

# Appendix- Consultation Responses

## Q1. What are the primary objectives you believe Manchester's licensing policy should aim to achieve?

- Attract enterprising bars and cafés that recapture spend and increase footfall in Fallowfield, create destination places and spaces for people to meet and dwell, reduce problems of alcohol-related antisocial behaviour, in the fallowfield and withington area
- Avoid any more takeaways and places to consume alcohol and decrease where possible
- Ensuring safety and ID checks are carried out in clubs, ensuring that bars and clubs are not exploiting partygoers.
- Growing the 'offer' provided by the City, whilst clearly promoting the Licensing Objectives.
- I would like the policy to be tightened so there are fewer late licences.
- Keeping Manchester attractive for tourism, students and residents in terms of nightlife, but just enough to keep place safe and clean. Regions that people vomit and piss in should be cleaned more often, and the places around that caused it should be also solving this
- Laudable objectives, but only if each case is carefully considered and takes into account the number of existing licenses in Withington village and even greater consideration is given to the residents who live here permanently.
- Limited number of responsible off licenses on Moston Lane and surrounding areas
- Provide safe and sociable premises for all
- Safety of attendees, staff and the public balanced against the right for people to go about their business, enjoy venues and drink alcohol.
- The currently way the licensing policy is laid out always serve the people and businesses or Manchester in a fairly way
- To create a vibrant and fun city.
- To enable Manchester to grow as a vibrant and inclusive place, WHILST protecting the quality of life and rights of residents. People must want to live in Manchester.
- We accept and support the approach set out in the Draft Statement of Licensing Policy at Section 3.

But we believe greater emphasis needs to be given to the rights and needs of local residents in residential areas to enjoy quiet neighbourhoods free from late night alcohol related anti social behaviour, excessive noise and littering.

Support for an attractive evening economy must not adversely impact residential amenity in a residential area such as Withington.

- We agree with the primary objectives:
  1. A safe city in which people are confident they will not experience threat or harm
  2. A diverse city with a wide range of options and offerings available
  3. An inclusive city that welcomes and enables everyone to participate
  4. A vibrant city renowned for a lively and energetic atmosphere or ambience

## 5. A creative city, which is a source of innovation and cultural production enhancing city life

However, we consider that the late night economy and the increasing move towards a 24/7 vibrant city is completely at odds with a sustainable and safe city. The city centre and suburbs all have large residential populations and an all-night economy creates much harm especially where food, drugs and alcohol are consumed. This puts increasing pressure on council and policing resources in terms of dealing with crime, anti-social behaviour, litter and time spent by officers in MCC dealing with the after effects.

## Q2. In your opinion, how can the licensing policy balance the needs of the local community with the interests of licence holders and applicants?

- Allowing a fair access, non discriminatory process of entry into venues.
- By considering the balance of licenses already in existence. Decisions made without this are unfair and are made sometimes by people who don't live here and have no concept of the consequences, particularly for the residents
- By not including the special licensing policy in fallowfield and withington. This will deter national operators from investing in the area. All new applications should be judged on there individual ideas rather than having there licensing hours rejected
- Growing the 'offer' provided by the City, whilst clearly promoting the Licensing Objectives.
- I believe that the licensing policy needs to place the onus of compliance on the businesses that want to make money in a local community. When a business is impacting the quality of life of residents in the community, residents must have recourse to be protected.
- I'm worried that the licensing policy is far too restrictive and is stifling the night time economy of the city.
- It comes down to a balanced risk assessment of the disbenefits (excessive noise to local people, disruption, staff safety etc) versus the legitimate right for businesses and business-goers to enjoy their lives, particularly for private members venues with consenting adults. Within the bounds of the law and safety, licensees and venue attendees should be able to enjoy themselves with no imposed morality or judgment from others.
- Stop 24 hour off licenses in residential areas
- The balance needs to be more in line with community interests. Licensed premises tend to be associated with anti social behaviour and disturbances. This has a detrimental effect on local neighbourhoods.
- The currently licensing policy does work out fairly. I disagree with its change because of the way the council is setting out their consultation, making it difficult for everyone to understand what the key aspects of the proposed revised policy is. The key aspects of the new policy should have been highlighted and compared to the current policy so it would be easier for people to read and understand how the change would affect the positively and also negatively. Almost no one has time to read review a 100+ pages documents just to provide the council with a feedback it is

just not fair. For this reason I request to further consultation should be done a in fairly an open manner.

- The needs of the local community are not best served by having every other retail outlet selling cheap or often illegal alcohol
- The needs should match each other. A sensible approach would recognise the value of suitable licensed premises to the local community. An approach which is too biased in favour of licence holders and applicants will damage the local community by driving away permanent residents and families and would for example run counter to the recently adopted Withington Development Framework.
- There isn't a balance in Fallowfield with the amount of take aways. We need less of them
- We feel that in suburbs of Fallowfield and Withington licence holders and applicants need to be aware before applying for a licence that these areas are residential suburbs and not a student campus. Such applicants should clearly be shown any planning restriction hours and be made aware that special policies for these areas mean that they are unlikely to be granted any evening or late night economy hours. The harm done to the communities that we live in over the past two decades has been severely destructive because of the concentration of licensed premises and the associated late night opening hours. To bring balance to our community, the policy must address these concerns and prevent any more late night economy licenced premises being granted. We would like to see much more enforcement of licensing and planning hours too. Licence holders and applicants not interested in these restrictions should seek to locate in areas which would suit their business better.

### Q3. What are your thoughts on the proposed consideration of different phases of the night time economy, as set out in Section 4 of the policy?:

- Depends how they're used
- Good, as long as each decision is declared publicly
- Great. I'm not convinced of the need for an hour of overlap between each phase. It would be much clearer to use specific hours e.g. presumption against off licences serving alcohol after 22:00hrs etc, as it will invite debate, differences of opinion and Hearings - but this is a good start.
- I approve of this
- I would like to see the late night economy hours reduced
- Late night economy to reflect and detail. a one stop hub. for all clubs that are considered as each of the categories, central hub for most places in manchester to be managed effectively as possible.
- The phases do sound sensible, and I think it sensible that different rules should apply for each. Operating in later phases should be more restrictive.
- The proposed consideration aims on the late night economy. I don't agree for it being break down as it was but As it is, it should have been given more consideration for other economies and set out what would be the planning for them

- There should in general be a policy of granting later licenses. It's really worrying what we see in London where there's very few places open late at night and it's important not to have the same thing happen here in Manchester
- Until 1am is too late for "night time". To be honest I think you should have early evening 1700-1900, evening 1900-2300 and late night 2300+
- We agree with the different phases as proposed which in our view will assist everyone in understanding what is acceptable in different situations. However we suggest that the Evening Economy should last until 11 pm rather than 10 pm. This would better reflect the aspirations of businesses without adversely impacting residential amenity.
- We consider the different phases of the night economy acceptable and helpful for reference purposes.
- We should be a 24hr economy by now.

#### Q4. Do you consider that any of the steps (in Section 5) should be removed? (if answered YES)

- Use of DISC (see NITENET) for identifying known offenders  
The initial cost is too much for independent venues. Unless this will be paid for and funded by the city council it is not fair to introduce another cost for venues that are already struggling as it is.
- Applicants for non-minor variation licences should be able to progress with the variations per current policy. Only if a new application was to be done the new policy should apply
- I'm very uneasy about the "drugs" section. Drugs are illegal and I don't use them; however, to me it strikes me it's the job of the law and the police/NCA/justice system to enforce the UK's drug stance. By far the most helpful thing that licensees can do is focus on the SAFETY of its users. So I think the parts here relating to safety (eg medical provision) should be kept and the parts that are relating to doing the police's job (catching people) should be removed.
- Potentially merging Night time and late night (to have three categories) as both offer similar experiences at night time, albeit by a few hours.
- The late night economy, which isn't appropriate for such a small village
- While Martyn's Law makes sense for large venues I'm worried that it could be super restrictive on small venues and not proportional at all to the risk faced.

#### Q5. Are there any additional steps you would include?

- Define off times for residential areas
- I don't think the noise and nuisance section is explicit enough. I think there should be noise level figures that a business should comply with and lux levels at nearby properties.

- I'm content with the inclusion but the "offensive or controversial" themes and the "adult or sexual" concerns me. This generic term could be easily misused, for example by religiously-motivated people, to unfairly target some communities such as the LGBT community. Yes - consider the safety of people and U18 protection but please ensure this is not abused to target communities but doing any harm to anyone regardless of wider intolerances.
- There should be a minimum of 2 door staff on each licensed venue.

## Q6. Do you consider the policy identifies and addresses the relevant licensing issues in these areas? If not, what changes would you suggest and why?

- Ancoats - the ban on late night (post 11pm) licenses is stifling this area and against the wishes of most residents.
- Excellent.
- I am concerned that it is often mentioned that for the late night economy the policy is to refuse , except in exceptional circumstances. I fear that there will be a lot of additional exceptional circumstances and that new licences will get through.
- Like I said the way this consultation is being laid out does not make it fair for people to have their say. Even this form is difficult to fill out. The council have to understand that even people born and raised here have difficulties in reading and hundreds of licence operators and DPS's are foreigners and have English as their second language. Consultation should have been Made easier
- No
- No answer
- Not sure!
- The area covering the Village fails to acknowledge the importance of the area to the LGBT community. I would expect to have seen this acknowledged, and that licensing considerations in that area should take into account any particular needs or safety concerns of that community
- The special licensing policy should be removed from Fallowfield and Withington.  
NTE and late-night economy: Policy is to refuse except in exceptional circumstances: This is not an answer to the problem in terms of anti social behaviour and noise complaints. This makes the issues worse. In an area that is student orientated i can see why local residents would be concerned about noise however having all licensed premises close at 2am means there is an increased chance of house partys around the area. By allowing late night clubs and bars (a limited amount) that are open later to the public this would mean a better dispersion policy as well as reducing the chance of house partys on different streets. A last entry time can be included on the individual premises license to reduce people going from entering late night venues and reducing the chance of alcohol lead anti social behaviour.

Anyone attempting to apply for a new premises license should be judged on there idea's and willingness to work with local residents and authorities and not be refused. The exceptional

circumstances is ridiculous as this deters ANY operator from investing in the area.

Residents in Withington especially take pride in the history of the hacienda and it's roots in Withington however they contradict themselves by refusing to let operators in the area open anything to match the cultural significance that the venue had on Manchester.

The area is being ran by local residents groups and not by the councillors.

The distain that the local resident groups have on students is completely ridiculous and unfair considering that most of the major crimes that happen in fallowfield and withington are committed by there own residents.

- We are concerned that even if the Special Policy is implemented for Fallowfield and Withington, applicants will still be granted licences because there is no definition of 'exceptional circumstances' defined in the policy. We would like to see a robust definition which applicants would have to demonstrate before an application be granted, where the policy suggests a refusal would be the most likely recommendation.

We would like to see additional measures for applicants to demonstrate how they will not add to the cumulative effect if they are applying for alcohol sales at any time of the day or night. Daytime drinking in outdoor licensed premises causes much noise and nuisance. In addition, off licence sales are often consumed in parks and residential gardens and contribute greatly to public nuisance.

- Yes BUT we also consider the frequently used "except in exceptional circumstances" proviso has led and will in the future lead to debate, argument and litigation. That phrase could be modified to include a brief list of the type of circumstances which could be regarded as "exceptional" and those (for example relating to the applicant rather than the needs of the area) which should not.
- Yes, by and large but in Spinningfields, for example, how on earth can helping you protect the ears and lungs of residents not be included? Of course, support balanced development and the factory, but the impact of horrific traffic noise and pollution in this area has been terrible for residents (eg following the effective closure of many other routes through and in/out of town). Licensing can directly help or exacerbate the dangerous levels of traffic in this area.

## Q7. Should any other areas be included (in Section 6)?

No other areas identified

## Q8. Does the licensing policy promote diversity and inclusivity in the types of licensed premises available? How can the policy do this better

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Yes (7):

No (5):

- “Diversity and inclusivity” well I’ve lived in Withington since 1995 and the increase in licensed property has been enormous. This mainly benefits the greedy business owners more than anyone clamouring to benefit from the multitude of students that surround us.

There’s very little diversity and inclusivity for the residents.

- I think diversity and inclusivity across all clubs and bars need to be considered and values should not be allowed to ask for social media to access booking links to get into their clubs, it is an invasion of privacy and does not allow for those that want to attend the clubs to attend. Instead, clubs are turning people away based on race and this will only continue if something isn't written into the policy to ensure diversity and/or a central hub for booking to go to a venue is brought in.
- Think we could do with a lot less licensed premises of all types.

## Q9. Please provide any comments or suggestions about how we propose to licence large events (Section 7)

- Ensure security safety measures are in places for any metals and that checks are carried out effectively, as well as ID is scanned and the overall running of the venue is monitored effectively
- Hopefully withington will never be privy to “large events”
- Need to consider cars and other vehicles parking plus local residents having their environment shaken by excessive noise, traffic and anti social behaviour
- No comments
- Platt Fields is within our area. We would like to see the Special Policy for Fallowfield applied to the licensing of any events at Platt Fields to minimise harm to the residential community.

## Q10. What strategies can be implemented to ensure that licensed premises are operating in compliance with the Licensing Act 2003, and that any breaches are dealt with swiftly and effectively?

- It's not rocket science- better monitoring and consequences for those that flout the conditions of the license
- More site visits and more staff available to police council policies
- REGULAR inspections!
- Regular monitoring and enforcement of both planning and licensing regulations.
- Spot checks and operators made aware that Council Officers can come in (in plain clothes) to monitor compliance, this essentially will act as a deterrent.
- We believe there is no alternative to regular monitoring and prompt and efficient enforcement. This can only be achieved with sufficient manpower and resources.
- Where is this in the policy? Section 13 really just hand waves at the general enforcement policy and says nothing on how compliance will be undertaken eg driven by measurable intelligence eg crime reports.

## Q11. What role do you think temporary event notices should play in the overall licensing policy, and how can they be managed effectively?

- Given the current problems and well documented history of anti-social behaviour and late night economy problems in our neighbourhoods, we would like GMP and Environmental Health Officers to refuse the majority of late night TENs in Fallowfield & Withington. Better managed large events in the city centre are more suitable and such late night events should not be encouraged in residential suburbs.
- I think that these are being used to avoid sticking to opening hours and that they should be severely curtailed. Maybe a maximum of 5 a year ?
- No comments
- Temporary event notices should not be extended to businesses who have a history of noise complaints against them.
- That's something for you to work out!
- They don't seem that important but I've no strong view
- Useless, needs to be widely distributed & published, larger posters not tiny bits of white paper on a couple of lampposts



## Q12. How can we better support licensees in adopting responsible alcohol management practices and promoting a safe and enjoyable environment for patrons?

- As 10 above
- By making the rules clear from the outset and if they're not adhered to the genuine threat of the license being revoked.
- DBS checks on the owners of the property, the business and all staff employed regular monitoring
- Ensuring that alcohol is served responsibly
- Help them connect with the community they're in and hear how they are affected.
- Regular monitoring and enforcement of breaches of conditions. Residents in our group regularly report such problems. An increased police presence would also help.
- The provision of free tap water at any venue is inconsistent at best and obstructed in many places. A monitored and enforced condition for the prompt provision, hassle-free and zero cost tap water would hugely help with safety. With clear signage at all bars reminding people of this availability. Long way to go on this one.

## Q13. Are there any elements in the policy that you believe should be removed or amended?

- Mentioned earlier: clarification on sex/adult issues and removal of criminality-related drugs items to focus on safety instead.
- No idea what the current policy is
- We would like the section on Fallowfield to focus on being a residential suburb and not a student area. Many students live here but they are temporary residents and do not contribute to council tax funds. They often treat the area as a student playground / campus without any sense of belonging. We would like this section to start with residents and not with the stance that it is a student area.

## Q14. Are there any additional considerations or suggestions that you believe should be taken into account in this licensing policy?

- Opening hours to be considered to allow for people to leave at staggered times throughout the evening maybe
- I have this comment/contribution to make:  
Well done for getting rid of the Cumulative Impact Assessment/Policies. They simply locked out

responsible retailers who wanted to bring new business and better practices to problem areas, whilst locking in poor operators with antiquated conditions, able to retail any strength products with comparative impunity (depending on enforcement bandwidth and offences disclosed).

This 2023-2028 Policy is definitely the way forward. Well done :)

- Alcohol can be a severe health risk. I believe that there should be much tighter controls on the sale of alcohol
- And open, fairly consultation, highlighting the key aspects of the proposed change, instead of throwing a 100+ pages documents and requiring businesses to read them
- The residents
- There are many factors and evidence of harm which led to the implementation of the Cumulative Impact Policy and stress area for Fallowfield & Withington in 2013. The increasing rise in student numbers at Universities since then means that there continue to be many serious problems which undermine the licensing objectives in this area. The daytime, evening and late night economies all contribute to a significant increase in anti-social behavior, which poses a threat to public safety and the well-being of residents. Recent incidents of vandalism, noise disturbances, and public intoxication have left many of us feeling unsafe in our own neighborhoods. These instances are not isolated but have become distressingly common occurrences, impacting the overall quality of life for residents. Despite having the CIP, Fallowfield has 54 licenced premises, the cumulative effect is terrible for many residents and has led them to leave the area. We feel therefore that extra emphasis needs to be put on any new applications and that committee members of the panel need training to understand the complex needs of living in areas with such a dense population of students. Fallowfield & Withington are very different to other neighbourhoods in Manchester.

We are also extremely concerned about plans to significantly increase numbers of students on the Fallowfield Owen's Park campus to 5400. Increasing numbers of mainly first years students on campus will increase demand for student accommodation in the community by 2nd and 3rd years students. Licensees are likely to continue to swarm in this area to take advantage of rising numbers of students.

- There is not enough emphasis on the protection of residents from businesses that abuse their licenses in the community.

## Other Responses submitted directly to the Licensing Unit

### Related to “Ancoats & Back of Ancoats” (Section 6)

- "Rather than referencing the 'updated Back of Ancoats regeneration strategy', should this refer to the adoption of the Poland Street Zone NDF in July 2020'?"
- Replace 'Back of Ancoats' with 'Poland Street Zone' throughout." "We would like to continue to explore this (waste presentation) in line with with MCC - our residential schemes were designed following discussion with Biffa, to make collection streamlined (by putting refuse stores on the same street where possible) on the understanding that Biffa would go into the bin stores to collect and replace the bins. This has not happened, and lack of certainty over collection times means that there is a large number of refuse bins lining these streets overnight and until they are collected. This could be improved with some joint liaison, and should be carefully considered for the future management of the Poland Street Zone.
- Please note, waste companies contracted by our commercial tenants are prepared to enter into the refuse stores so these bins do not cause obstruction on the pavement."
- consideration should be given to the encouragement of retail and employment generating ground floor uses as the Poland Street Zone is developed out.
- (Back of Ancoats) is referred to as the 'Poland Street Zone' in the NDF - consider replacing Back of Ancoats with Poland Street Zone throughout.
- The Poland Street Zone's south-west boundary is Radium Street. Please amend the boundary on the map
- (Re. Twilight and Evening Economies in Back of Ancoats) -Consideration should be given to the encouragement of retail and employment generating ground floor uses as the Poland Street Zone is developed out. "Manchester Life, MCC and Step Places have reinforced the Ancoats licencing policy/ hours in leases with commercial tenants. Other developers in the area should be encouraged to do the same as the Poland Street Zone is developed out."

### Related to “Red Bank” (Section 6)

- We’d like for the Red Bank section of the licensing policy to be updated as follows;

Red Bank is an emerging new neighbourhood adjacent to the existing residential communities of the Green Quarter and Angel Meadow, located at the northern edge of the city centre. More than 4,000 new homes are planned to be delivered in this location over the next decade. The commercial uses within the neighbourhood should be consistent with what will be a predominantly residential environment, highlighting the proximity to the natural landscape provided by the River Irk and adjacent green spaces, including St Catherine’s Wood.

Objectives;

- Promote uses along Dantzic Street to create a vibrant local high street to serve the community
- Retail and food and beverage uses will promote Red Bank as a desirable neighbourhood to live in, providing active streetscapes and animated public spaces.
- Incorporate uses that support both the daytime and evening economy
- Develop a destination and sense of identity as a new city centre quarter
- Night time uses to be allowed where appropriate and not detrimental to residential amenity

Any night time economy uses must be complimentary to creating a thriving residential neighbourhood, Night time uses will therefore need to be justified and demonstrate minimum impact on residential amenity', that way it's clear that this is a residential focused part of the city and any commercial uses should be complimentary to that

## Related to "Withington" (Section 6)

- As a Withington resident I would like to comment on the draft licencing policy as it relates to Withington Village. As mentioned in the document the recently approved MCC Withington Village Development Framework has a vision to develop Withington Village as a viable retail and leisure location with a good range of shops, community services, activities and an attractive evening economy.

The draft Licencing Policy draws on The Framework and looks to:

- Build on recent pop-up events, which have created a sense of vibrancy
- Attract enterprising bars and cafés that promote a local economy and increase footfall in Withington
- Develop Withington Village as a local centre for cultural activities
- Create destination places and spaces for people to meet and dwell
- Support an attractive evening economy and extended activity hours, while preventing any adverse impact on residents.

With this in mind I am very concerned that the draft 'Special Policy' for Withington notes it seeks to "support the development of the evening economy" yet for " Pubs, clubs and bars, including other primarily drinking establishments" the proposed policy for the Night Time Economy is to refuse except in exception circumstances.

The 'Night Time Economy ' as defined by the draft policy is 9pm – 1am. In my opinion a 9pm curfew on drinking establishments is too draconian. Withington Villages evening economy will not be allowed to thrive if good businesses are forced to stop selling alcohol at 9pm. New businesses will just not be viable. I would therefore encourage a relaxation of this element of

the policy to the same as proposed for the Twilight and Evening economy which is:

“Presumption in favour, subject to compliance with steps and unless outweighed by demonstrable concerns raised in relevant representations that granting the licence would undermine the licensing objectives”

This would then give good operators the chance to flourish and add to Withington’s vibrancy and evening economy whilst providing sufficient restraints to prevent operations which might give cause for concern.

- I was around when the cumulative impact policy was first introduced and it certainly had beneficial effect. In general I approve of the ideas behind the new proposal and hope that it will be followed through with adequate monitoring and that it includes my area, Withington. For me, street noise is then biggest problem late at night or the early hours. I hope the council will take it up and apply the policy thoroughly.

#### Related to “Fallowfield” (Section 6):

- I would support the above policy in respect of licensing in Fallowfield. I would even go so far as to say that the area does not need anymore licensed premises, there is more than enough.

I have lived in Fallowfield for over 40 years, I remember it being a lovely neighbourhood, there was a corner shop on Furness Road as well as a Hardware store. Malcolm Bishops was a lovely shop, there was a clothes shop as well. Slowly over time, the student population have taken over the Furness Road and surrounding roads to the loss of families. What has happened is that more take aways and bars have opened solely to cater for the student population. It would be good if the council could give more consideration to the permanent residents of Fallowfield, let’s have some pop up shops or markets, let’s cater for others instead of Fallowfield being considered a student area.

The Fallowfield area has suffered, alcohol fuels anti social behaviour, you get broken glass and sick on the pavements, loud behaviour, parties and other nuisance behaviour. Litter is from the numerous takeaways it is thrown onto the ground as there are not enough litter bins around. I often get people eating take aways in the Avenue, and just before they leave they lob their rubbish into the street.

I do not believe that there should be any exceptional circumstances when considering an alcohol license. This is from a resident of Fallowfield who thinks that Fallowfield is dirty and unkept.

I could go on, but think I have said enough. We need this special police to protect residents of Fallowfield.

- First, my family wish to endorse and support the submission made by [redacted] on behalf of Fallowfield and Withington Community Guardians. We live about 200 metres from the boundary of Fallowfield District Centre. We are regularly disturbed by noise and asb during the night from people returning home from the concentration of Licensed Bars and Takeaways in Fallowfield.

The first attachment below lists recent reports from this household to the City Council. The majority of them are of shattered glass from beer bottles and drinks' glasses carried away from licensed premises.

We feel strongly there should be a presumption against any new Night and Late Night Licensed premises in Fallowfield. A major reason for such a presumption is the already high number of premises in Fallowfield with pre-existing licences to trade into the small hours and the consequent fall-out of noise, littering and asb.

We note the draft policy statement for Fallowfield includes 'Policy to refuse licences for Night Time Economy and Late Night Economy premises except in exceptional circumstances'

We can see no reason for the rider except in exceptional circumstances which will in practice neutralize the stated policy. We ask that it be removed from the final statement of Policy.

We note the emphasis given in the Draft Policy to the location of the premises and the wider consideration of the geographic location. (pages 24 and 75). We think it essential that the Fallowfield Licensing policy takes into account the cluster of hostels for the homeless sited on The Wilmslow Road between Fallowfield and Withington - namely The Ram, Fallowfield Lodge and The Lansdowne Hotel.

The second attachment gives some indication of the impact of the hostels on the neighbourhood and of alcohol upon the lives of the homeless. The e-mails also give an insight into general asb and crime locally. Night-time drunkenness is a factor which drives such behaviour

There is a correlation between homelessness and alcoholism. The siting of the hostels just South of Fallowfield District Centre should in our view be an additional reason for a clear statement of Licensing Policy for Fallowfield 'to refuse licences for Night Time Economy and Late Night Economy premises'

Date of request	Type of request	Where it's up to	When that will be done	Reference
20 Jul 2023	<a href="#">Report a street or open land</a>	Clean-up arranged -	by 27 Jul 2023	CRM-517-

	<a href="#">that needs cleaning</a>	With service area		2329
5 Jul 2023	<a href="#">Report a street or open land that needs cleaning</a>	Closed - Completed		CRM-515-9203
30 Jun 2023	<a href="#">Report dumped rubbish</a>	Investigation complete		CRM-515-4667
26 Jun 2023	<a href="#">Report a street or open land that needs cleaning</a>	Closed - Completed		CRM-514-9580
26 Jun 2023	<a href="#">Report a street or open land that needs cleaning</a>	Closed - Completed		CRM-514-9565
4 Jun 2023	<a href="#">Report a street or open land that needs cleaning</a>	Closed - Completed		CRM-512-8637
30 May 2023	<a href="#">Report a street or open land that needs cleaning</a>	Closed - Completed		CRM-512-4543
30 May 2023	<a href="#">Report a street or open land that needs cleaning</a>	Closed - Completed		CRM-512-4541
21 May 2023	<a href="#">Report dumped rubbish</a>	Closed - Completed		CRM-511-5589
21 May 2023	<a href="#">Report a street or open land that needs cleaning</a>	Closed - Completed		CRM-511-5588
14 Apr 2023	<a href="#">Report dumped rubbish</a>	Closed - Completed		CRM-508-3181
26 Mar 2023	<a href="#">Report a street or open land that needs cleaning</a>	Closed - Completed		CRM-506-5842
26 Mar 2023	<a href="#">Report a street or open land that needs cleaning</a>	Closed - Completed		CRM-506-5841
24 Mar 2023	<a href="#">Report a street or open land that needs cleaning</a>	Closed - Completed		CRM-506-5059
23 Mar 2023	<a href="#">Report a street or open land that needs cleaning</a>	Closed - Completed		CRM-506-4333
15 Mar 2023	<a href="#">Remove unwanted item(s)</a>	Closed - Completed		CRM-505-7031
12 Mar 2023	<a href="#">Report a street or open land that needs cleaning</a>	Closed - Completed		CRM-505-3690

8 Mar 2023	<a href="#">Report a street or open land that needs cleaning</a>	Closed - Completed		CRM-505-1091
8 Mar 2023	<a href="#">Report a street or open land that needs cleaning</a>	Closed - Completed		CRM-505-1089

Mon, Jun 28, 2021 at 4:39 PM

Dear Cllr

I have just returned from walking into Withington Village along Brook Road West (between Clifton Avenue and Wilmslow Road). Two individuals, a man and a woman, shouting aggressively and drinking from bottles were lurching to and fro across Brook Road then along Mitford Road towards The Ram.

Last Wednesday as Jenny and I attempted to save some of the plants and clear the litter from the bases, a man was playing a ghetto blaster sitting on the wall of 1 Brook Road, drinking and eating and chucking the litter into the 'garden'. 3 others came and joined him, then wandered off shouting towards The Lansdowne. A fifth man drinking from a beer can came and asked if he could sit on the kerb near us. We twice had to help him avoid the broken glass on the pavement and had quite a long conversation with him. He was clearly drunk but was trying to tell us his story. I observed people coming along the road crossing to avoid them (and us) and looking uneasy.

As individuals these are tragic cases. It seems hopeless for them. For the neighbourhood it's a disaster.

The tree-base group have decided not to continue maintaining the bases in Brook Road West. The combination of risk - from aggressive drunks - with litter, poorly managed bins, abandoned gardens and inadequately cleansed gutters and pavements have defeated us.

I know you understand the difficulties but the impact on our local streets is becoming worse. And it sticks in my throat that public money so urgently needed to rehabilitate the homeless should be wasted in this way - simply flowing into the pockets of private hotel and HMO owners. What do they give in return apart from a room? What are MCC's plans to solve these problems and to keep this a 'Neighbourhood of Choice' for a settled population?

Sincerely,

Sat, Feb 12, 2022 at 7:47 PM

Dear Cllrs,

I am sending this to you (I've submitted a more detailed on-line report to GMP) as I felt entirely demoralised afterwards. I met the owner of the car whose Satnav had been stolen. I went out to let him know I was a witness and to commiserate. He was visiting friends at [redacted] Clifton Avenue. His friend said 'What do you expect. This is Fallowfield'. It was this comment that utterly depressed me.



You may know that in the last 2 years I have been the victim of a break-in to the cellar of my house (reported) a break-in to my car (unreported) and an arson attack (reported). I am still without heating as a consequence of that and the garage remains burnt out. Last year, I also found two homeless people in my garage one evening which left me rather unnerved when I went out in the dark.

Manchester and Fallowfield are my home. I recognise and applaud the huge efforts individual officers make to deal with the consequences of both student living and more recently the concentration of homeless - and supported accommodation - sited in my neighbourhood.

But surely the time has come for a step change in Manchester's commitment to neighbourhoods of choice? Are there plans for the regeneration of Fallowfield District Centre dominated still by bars and takeaways? Will more enforcement officers be deployed to ensure landlords do not evade HMO Licensing regulations and planning restrictions as too many still do? Will MCC actively promote policies to bring HMO housing back into home ownership to achieve a balanced housing offer? When will the scandal of student second homes end (for that is what the majority are) - exploiting young people, profiting landlords and distorting the housing market?

When neighbourhoods like mine are utterly destabilised by transient living, criminals can easily hide and get away with it.

I have heard from the police - the case is closed.

- I've lived on the Fallowfield Brow for nearly 40 years now, in my property on Landcross Road. There is a total of 320 houses on the Brow

Fallowfield Brow

What is it?

The "Fallowfield Brow" location, is an area encompassing a canopy of 7 x streets. 5 x streets moving South to North & 2 x streets East to West:-

5 x main streets - Landcross Road, Furness Road, Cawdor Road, Mabfield Road and Langley Road, with an additional street boarding Platt Fields Park looking West {Albion Road} and a Service Road {Riga Road} which confusingly, has 4 x end terraces facing into it.

My comments and opinions here, are very much in support for this policy. The drinking emporiums, alcohol/off licences and takeaways are the scourge of this area.

My comments over the many years have been typed out in numerous objections and voiced. The "Go-Local" store/off licence objection that I read out at the hearing was taken up by an MEN reporter and featured in an article on 02-02-23, with the headline:-

'Our neighbourhood is now a drunken, drugged up 24-hour party place not fit for humans'

Here's the link for you, and thank you:-

<https://www.manchestereveningnews.co.uk/news/greater-manchester-news/our-neighbourhood-now-drunken-drugged-26141012>



['Our estate is a drunken, drugged up 24-hour party place not fit for humans'](https://www.manchestereveningnews.co.uk/news/greater-manchester-news/our-neighbourhood-now-drunken-drugged-26141012)

Long-term residents of Fallowfield say allowing another shop in the student-dominated area to sell alcohol will make matters worse

[www.manchestereveningnews.co.uk](https://www.manchestereveningnews.co.uk)

and a further follow up MEN article post hearing outcome; Here's the link for you, and thank you:-

<https://www.manchestereveningnews.co.uk/news/greater-manchester-news/it-beggars-belief-new-alcohol-26189712?IYA-reg=9132d0d6-c2d8-4918-9a51-6b9a9b3470af>



['It beggars belief': New alcohol licence for shop in '24/7 party' neighbourhood](https://www.manchestereveningnews.co.uk/news/greater-manchester-news/it-beggars-belief-new-alcohol-26189712?IYA-reg=9132d0d6-c2d8-4918-9a51-6b9a9b3470af)

Residents have said their neighbourhood has become a 'drunken, drugged up conurbation' with a 24/7 party atmosphere

[www.manchestereveningnews.co.uk](https://www.manchestereveningnews.co.uk)

This area (The "Brow") has become one giant noise fest; people to and fro, taxis to and fro, shouting, screeching, hollering, yelling, "music" pumping out ad finitum, from early evening until 6am in the morning.

I've many examples, many videos, many sound recordings of it all. If you would like any these, I can forward/post across to you and no problem at all. Thank you.

Here's one "event" that I typed up recently for a licencing objection:-

I returned to my lovely home on Landcross Road late night on 24-05-23 (after attending a jazz concert in town) Coming across Wilmslow Road from the bus stop and just into Landcross Road at 11:45pm, I'm greeted by the deafening alcohol fuelled babbling cacophony of the herds of inebriated patrons that are crammed into the outside seating area of the "Studio Bar", resting on the corner of Landcross Road, which at that time (11:45pm) is at fever pitch.

Comment to this

At the 12 am closing time (which at the head of a residential street, is unbelievable anyway) the patrons don't go straight home for tea, toast and bed, this drunken zombified mass totters around the "Fallowfield Brow area" with a view to purchasing more alcohol, where these inebriated humans (and I use that term loosely) gather to collect their further alcohol supplies, with people spilling out onto the busy thoroughfare of Wilmslow Road, putting themselves and others at risk and from the opportunists (drug dealers looking for another sale, thieves and of course, robbers for an easy mark)

2011 Census statistics illuminate matters, endorsing and galvanising concerns. Over 90% of the housing stock in the "Fallowfield Brow" post-code locations are rented stock. My Road on the Brow (Landcross Road)? – 96%. Unsustainable & Unliveable (just to reiterate)

Unliveable? Yes, unliveable and I speak for the few long-suffering remaining residents and also many of the transient/student population here, and I'll go into some headlines.

### Garbage

The Council run service furnished by Biffa cannot cope.



Every single alley has between 2-3 industrial size general waste bins (black) a paper recycling bin (blue) and a red one for bottles. These are full to overloaded > spilling out onto the alley ways (and beyond) permanently. I spoke to a "Neil" fairly recently; one of the Biffa garbage collection men and 38 years in the profession and proud of his work. "Nick" he said; "I love my job .. but, I'm so depressed coming round here now .. dealing with all of this .. and the fly tipping .. I can only imagine how you feel"

### Rats

This is new (in the last year) We have a rat infestation now on the Brow (and of no surprise with the garbage overload) I've spent my £42 for the Pest Control visits, and of course, having little long-term effect, as with all of the ongoing/never ending garbage overload and mounds of takeaway waste; it's a feast central for these rats. I've given up spending any more of my money

on Pest Control. (Picture below is of my little visitors to my yard .. every day)



#### Parking

In Term time now, the Brow streets now are absolutely packed with cars. You're lucky to get a space. These cars are owned by young inexperienced drivers and often cavalier in attitudes to speed (there is a 20mph signage on the Brow Roads - rarely adhered to) and to parking "manoeuvres", there are a multitude of collision incidents. Car theft (magnate for the robbers; Insurance premiums here, are some of the highest in the UK)

My personal experience? , In the four years that I've purchased my car, and parked up outside my house, it has been "hit/vandalised" 8 x times (and has cost literally thousands in repair bills)  
Example:

"Hit and Run": Offside front smashed into - 11-02-22 @ 20:25pm (Paint hardly dry from the last time this was smashed into in the same spot {No footage of that}) + Pic of damage



## Noise

Residents have had to put up with all the dust, dirt and noise related issues with the building process. Post builds and ongoing, residents have been plagued with noise related issues from these properties (there are established noise related incidents logged & actioned) where, due to the giant extension and no room in the back yard, the students have spilled into the shared alleys between the Roads, utilising it as a "play area" with full on parties, barbecues etc. The noise has been particularly bad & none stop outside in the summer months; "Alcho babble" of loud voices, shouting and high-pitched screaming in it. In the background, is some inane budum, budum, budum chordal mash of musical nonsense, often accompanied by some riff or looped "tune"; invariably joined by some drunken/drugged up students singing along to it. Torture - and mirrors similar "events" in the surrounding streets, going on sometimes until 6am in the morning. A giant noise fest then; a party/club fested, drunken drugged up forlorn landscape, that's really fit for no human life or existence.

With no room anywhere; In the warmer weather/summer months; students go en masse to Platt Fields Park, creating the same mayhem and yet another garbage fest (shots below from last summer – 2022)



ASB/CRIME/Drugs – Off the scale and culminating in the murder of a student last October. Desperate.

I can only do my bit as a "Guardian" of this area in support of the long suffering permanent residents along with the wonderful area resident support groups (the two chairs - Sue and Kattie, I've cc'd into this mail and thank you yet again for all your tireless efforts) and in point of fact, an increasing transient working demographic (we've a family, two University academics and "regular hour" working folk that live on my Road now {Landcross Road that is}) and try to remain as positive as I can, in hope for a future that lies in acres of respect and understanding of this area and to grow and maintain it to a peaceful and tranquil suburb that it long deserves to be.

With a policy in place that in it's fundamentals is in tune with that vision, can itself play a major part in this pro active vehicle, underpinning the guardianship of this area

I leave you with one final article from the MEN, [redacted] .. but this time .. a little different ..

[https://www.manchestereveningnews.co.uk/news/greater-manchester-news/three-manchester-alleyways-transformed-inner-27273056?utm\\_source=mynewsassistant.com&utm\\_medium=referral&utm\\_campaign=embedded\\_search\\_item\\_desktop](https://www.manchestereveningnews.co.uk/news/greater-manchester-news/three-manchester-alleyways-transformed-inner-27273056?utm_source=mynewsassistant.com&utm_medium=referral&utm_campaign=embedded_search_item_desktop)

[Three alleyways transformed into havens are now vying to be crowned city's best](#)

The winner of the RHS and MEN Ginnel Garden competition 2023 will be invited to the RHS Tatton Park Flower Show and win £1,000

[www.manchestereveningnews.co.uk](http://www.manchestereveningnews.co.uk)

Dum Spiro Spero

Thank you so much in respect of your understanding here and your time and trouble in reading through this,

### Related to "Fallowfield" and "Withington" (Section 6):

- I am contacting you to support the introduction of a special licensing policy for Fallowfield and Withington. I have lived in Derby Road for almost 30 years and seen the adverse impact on the area of a combination of an increasing proportion of students and other transient residents living in or passing through this area and a growing number of outlets able and willing to sell alcoholic drinks and/or takeaway food late into the night and early hours. Due to a more "laissez faire" licensing policy recently, the number of these outlets has become excessive, exacerbating the problems noted below.

One major effect of this combination has been a steady decline in the number of "normal" shops, cafes and other outlets, especially in Fallowfield, in favour of those outlets focused on selling alcohol and other products to late night drinkers. This has distorted the balance of amenities in the area and made it much less attractive to longer term residents.

Another major effect of the combination is the facilitation of various forms of anti-social behaviour that many users of the late night economy inflict on others living in the area. These include discarding bottles and cans of drink (often not empty) onto the streets or into residents' gardens or hedges; discarding takeaways (often only partly eaten) in a similar way, which then attract rats and other vermin; discarding other refuse such as vapes and gas canisters; bin-tipping on the nights before refuse collections are due, which can be dangerous in the case of bins containing glass; loud shouting and other noise and abuse; and sometimes even the vandalism of flowers, shrubs and saplings in gardens or on the streets in the neighbourhood. Many of these problems, as well as reducing the quality of life for most people living here, must also undermine the Council's policies in favour of recycling, achieving and more sustainable use of resources and protecting the environment.

I believe that a special licensing policy for Fallowfield and Withington would help to mitigate these major problems and help to achieve a better balance in this area between longer term residents and transient residents and help to make it a better place in which to live. I also think it would help the Council to achieve many of its other policies.

- I'm emailing you to register my support for the new special policy for Fallowfield & Withington. I have detailed below my comments in more detail:

The concentration of licensed premises with late night opening hours has had a destructive effect upon our local community over many years. I co-ordinate a monthly litterpicking group to



try and stem the flow of the tide of litter which swamps our community. I can testify first hand that the majority of litter collected is from late-night drinking (half-empty cans and bottles discarded on the street/ pavements) and from take-away food cartons. Licensing and Keep Britain Tidy both have research to show that most littering occurs at night time and that takeaways and off-licences produce a lot of this litter. Fallowfield has a high density of licensing and take-away units in operation. Since October 22 our group has collected 80 bags of litter (see attached photo from our most recent litterpick).



Late night drinking and ASB also results in wheelie bins being knocked over (see attached pic from Ladybarn Lane) creating further work for the council to clear up.



I also have concerns about the granting of temporary event notices and 'exceptional circumstances'. I would like to argue that GMP and environmental health officers should refuse TENs and that these should be held in the city centre, away from residential areas. 'Exceptional circumstances' is a definition which is not robust enough - please amend to ensure that it is highly unlikely.

In the section about Fallowfield this should recognise that although there are students living here, this is a residential area first and foremost and as such it should be described as this



primarily, with a recognition of the transient nature of temporary student accommodation. Can you amend this on the policy please?

I am also extremely concerned about plans to significantly increase numbers of students on the Fallowfield Owen's Park campus. Our community and local services are already struggling to cope with the number of students in the area. Increased student numbers will result in a knock-on effect of licensing premises chasing the business which greater student numbers bring. The quality of life for residents in our community is already greatly impaired by high student numbers. We have many sheltered housing units for people over 55 in our area, many of whom are disabled and vulnerable. ASB, transient noise, late night drinking and littering/broken glass on the streets can leave people feeling scared and uneasy about walking around in their local community. Manchester's Age Friendly Neighbourhoods agenda must include Fallowfield and Withington to ensure that our older residents feel safe and happy in the community they live in.

- I am emailing on behalf of the Withington Ward councillors regarding the Council's licensing policy consultation.

We work closely with the Council, and with residents, regarding numerous premises licensing applications each year. We therefore recognise the need to have a balanced policy, one that enables responsible businesses to thrive, whilst also preventing others from undertaking activity that would have a negative impact on the local community.

We have opposed a number of what we (and local residents) believed to be unsuitable licensing applications, which were nevertheless allowed due to the applicants' legal representatives being able to pick holes in the previous version of the policy.

Recently, there has been no special policy in place for either Fallowfield or Withington, as a result of the entire policy being under review. This has understandably led to a lot of frustration at local level. We therefore welcome this revised policy.

On a citywide level, we are particularly pleased to see commitments to ensuring women's safety and the safety of vulnerable people more generally. We also welcome the commitment to Martyn's Law to ensure greater safety and security on licensed premises. We are pleased that this is something that the Council has already sought to get ahead of, with training sessions offered to licensed premises. We also think that the various phases of the night-time economy, and the times within these, make sense.

On litter, we are pleased to see that there will be requirements around limited, and biodegradable, packaging, and on banning single-use plastics. With regards the latter, it is important that this is communicated effectively ahead of the ban coming into force on 1 October 2023. We are thinking not only of businesses (both licensed premises, and mobile traders such as burger vans and ice cream vans), but also voluntary groups who often have a presence at community events, and who may have traditionally served food and soft drinks with

plastic crockery and cutlery provided. It is important there is an effective communications strategy to ensure that these groups, who would not go through the normal licensing process, do not fall foul of these new legal requirements.

On a local level, we welcome the proposed special policy for Withington and Fallowfield recognises that these are two distinct areas, with their own specific needs and challenges. We have further comments on these as follows.

With regards the proposed special policy for Fallowfield, we are pleased it notes that there is a significant non-student population, and that this population has ambitions for a more diverse and inclusive local economy. We welcome the commitments to tackle problems around antisocial behaviour, litter, and improving both quality and diversity of the local offer, and the overall visual appearance.

We agree with the approach that will be taken when considering licensing applications from various different premises. It would perhaps be useful, however, to have more detail regarding what might constitute exceptional circumstances. The policy only gives examples of what would not be considered exceptional circumstances.

With regards the proposed special policy for Withington, we are pleased that this cites the Withington Village Framework, and seeks to be reflective of the Framework's aspirations for Withington. We also welcome the focus on developing the evening economy in Withington.

We agree with the approach that will be taken when considering licensing applications from various different premises. Again however it would be useful to have some more detail on what would be considered exceptional circumstances when considering a licensing application.

In summary, therefore, we support this policy, subject to the points and clarifications raised above.

- I write in support of the new Licensing Consultation. Since the council neglected to renew the Community Impact ,which had been so successful over 10 years , we have returned to the way things were before and licences have been approved in the majority of cases which have made the lives of residents in the Fallowfield and Withington areas less pleasant.The night time economy seems to have become more important than the residents. We would ask that the lower middle and possibly late hours could be maintained but not the timing which allows sale of alcohol drugs etc until 4pm which promotes anti social behaviour ,noise, litter and disturbance of sleep to those of us who need a good nights rest. Please approve this new Licensing Consultation and bring more stability to our lives.
- I write to support this much-needed policy. We need the safeguards that the policy proposes. I note it says Fallowfield and Withington are "minor night-life clusters", which is no doubt true, but the amount of disturbance to the individuals and householders is real and specific wherever

it happens. We have frequently been disturbed here in Ladybarn by parties in student houses, and called for assistance by the Out of Hours team. Nighttime eaters and drinkers constantly leave litter of food and drink packaging all round Ladybarn streets and park. Everyday I am picking up litter, which now includes heavy canisters of nitrous oxide among the other wrappings. Much of the litter originates from food outlets in Fallowfield, nearly a mile away. Please put this policy in place and enforce it.

## Related to General Policy and City Centre

- I am disappointed to discover that this consultation exercise is so little known among residents. I would ask that the licensing team, the communications team and the survey management team consider the reasons for this and produce a plan to rectify the problem prior to the next consultation process
- I have lived in the city centre for almost 18 years, since September 2005. Although not employed in the city centre, I was drawn to live here by the range of the cultural offer: theatre, music, galleries and museums, and cinema. The offer was multi-faceted and attracted different interests across a broad age demographic. The hospitality industry offer enhanced the experience.

I have been a city centre councillor since 2012 and have worked to support residents in responding to licence applications and dealing with some of the negative aspects that can arise as the city continues to offer and expand a vibrant evening and night-time economy.

I have also worked part-time as a tour guide, and see the city through the eyes of tourists, who compare our city both favourably and unfavourably with others they have visited.

I fully recognise the strengths of the hospitality industry and its importance to the economic wellbeing of its residents and visitors, through employment opportunities as well as the provision of a welcome range of activities

From a resident's point of view, concerns would include

The level of late-night noise which disturbs residents in unacceptable ways.

The current level of Anti-Social behaviour which can distress and disturb residents. This includes the taking of non-illegal drugs such as NOs [ laughing gas] , and widespread cannabis smoking.

Sections of the city being seen as 'unpleasant' or 'no-go areas', particularly for older residents and visitors

The perception that this sort of behaviour can drive away some customers, reducing the range of the demographic in the city at night, and potentially increasing the problem

A further concern is that this change can have a high impact on certain activities which are not alcohol-heavy e.g., theatregoers choosing alternatives nearer their home rather than face a city centre with a highly alcohol-focused clientele.

These views are reflected in the late submissions from two Deansgate residents. I have incorporated these views into my response. Their representations are included in full at the end of this document.

### 3. Our vision for the city

A welcome introduction. The focus on diverse activities is highly positive. A mass of large 'stand-up' bars promotes a monoculture which is likely to eventually drive diversity away. Good management and regulation are key here, as noted in Lesley Chambers' comments on Great Northern. It might be helpful to encourage a more pro-active approach to engagement with neighbours when there is staff change and management and supervisory level.

Noise and balancing mixed-use areas: There might be a need for greater clarity here. Residents should be able to sleep, but that does not mean that all day noise on any sunny or warm day noise acceptable. The policy has not found a way of managing this.

The statement re agent of change is clear. The difficulty will be managing expectations, control and enforcement. Welcome statement on older people and look forward to seeing the results of the monitoring programme

Welcome the statement on women's safety and the associated policies and actions.

### 4. How we will consider Premises Licence applications

Would welcome a clear statement on not delivering to outdoor areas such as Castlefield Arena

Would welcome some clarity on venues changing from predominantly food-led to drink-led

Welcome 'effective engagement with residents' as the first bullet point relating to

### 5. Steps to promote the licensing objectives

Would like to see a reference under crowd control to keeping pavements passable. At present there are too many occasions when passers-by are having to step into the road because of the extent of the pavement being taken up by queues. Has an ultimate sanction been considered here – eg reducing the capacity of the venue if this has not been managed properly

To smoking areas, add 'location should not be under residential windows and balconies. Nor in front of residential doorways'

### 6. Area-based policies

Welcome this approach

Chinatown: welcome these proposals

Oxford Road [Southern Gateway] Recognise increase in residential population, particularly student population, alongside long-term residents.

Peter Street and Great Northern Area: Welcome the proposals and special policy.

Recognise that GNT is home to many residents, including families. Consideration needs to be given to noise management and perception of

Central Retail District and Civic Squares: a considerable mix of areas. Important to ensure that the calmer nature of alfresco dining in key parts is maintained in order to retain diversity of offer.

Spinningfields and Granada (now St John's): Encourage engagement with nearby residents.

Castlefield: fully support these objectives. It is even more important that these are met now that Factory International customers are also using the area

Deansgate Locks: Welcome these proposals and the Special Policy. More attention needs to be paid to the residential community who, although it tall towers, are still disturbed by undue noise.

§ At times it appears that Whitworth Street West is not a public highway but is an outdoor extension of the party. This creates a different atmosphere for pedestrians using the street to access other addresses. Effective management from premises and from MCC (Manchester City Council) needs to address this and return WSW pavements to pedestrians.

## 7. Large events

If this is possible, could we include a specific requirement for the large gigs at Castlefield Arena and Factory International [Aviva Studios] not to run on the same dates, nor immediately consecutively.

## 8. Temporary Event Notices

Premises applying for a licence or extension of hours often argue that there will be no public nuisance because there have been no complaints when a TEN has been applied. I do wonder whether the strategy of obtaining a TEN and then running a low-key low-attendance early-hours event is used to ensure no complaints. Is it possible to require TENs applicants to provide an assessment, possibly alongside LOOH, when TENs are used close to the time of an application?

## 9. Designated Premises Supervisors

I have some concerns about

- o Relevant experience levels of DPSs

o Late appointment of DPSs, such that they are not able to be fully involved in preparatory work, particularly of large venues.

10. - 14 No comment

15. Determining applications : The draft policy states

“Later hours will generally be more appropriate within the city centre than other areas of the city due to the developed infrastructure in respect of managing a later night-time economy, such as the comprehensive integrated CCTV network, increased access to public transport, cleansing services, and a more visible enforcement presence”

While this is true, the opening section of the policy recognises that city centre resident must be able to sleep and to enjoy their homes. This should also be stated in this section of the policy.

Additional points:

I am concerned at the level of drunkenness on the streets on weekend afternoons arising, it appears, from the Bottomless Brunch events which are spreading across licenced premises. These encourage a high level of drinking within a short period of time, eg two hours. The effects can be seen in our city centre on a regular basis, at a time of day when there are many families. Should our policy address this, or can it be dealt with appropriately under existing concerns about alcohol promotions.

I am also concerned about complaints I hear about delivery drivers and cyclists, particularly Deliveroo cyclist, who ignore red lights, jump between pavement and road lane cycling, and who often cycle without lights. Residents and other users of the city centre are concerned about the possibility of an accident. I am aware that these riders are currently classed as ‘self-employed’ and therefore are not under the direction of the premises whose products they are delivering. This is a problem across other cities too, and I would urge some concerted action to address this.

Outside space and, particularly, rooftop space is becoming more widespread. In fact, there seems to be a race to add rooftop space to existing buildings, often buildings without relevant experience of the licensed trade. While this can be very pleasant for customers, there is limited experience of how the noise travels and affects residents in city centre developments, often at some distance. This noise disturbance is not heard at street level. Applications for licensing outdoor space, particularly at high level, should show evidence that this spread of noise has been considered and there has been some engagement with residents likely to be affected.

There are too many examples in the city of licensed premises not clearing up their outside areas properly during and at the end of service. Streets are then littered during the day, until the venue has staff available to clean up. This can be particularly bad on a Sunday morning, when people using the city centre for different purposes find themselves faced by an excess of litter. This needs to be addressed.

The policy should encourage provision of a range of low and no alcohol options. We have premises which pride themselves on the quality of their alcohol offer, yet their soft drink offer is poor. We should state that we welcome applications which address this and maintain the quality.

I support the comments from resident 2, below, regarding the issue of noise concerns during daytime hours.

I also support the ideas expressed regarding the general impact alcohol-based premises have on their immediate neighbourhood, whether that be residents, the general public, or family activities. The existence of licensed premises should not have a negative impact on others who wish to go about their business. There are occasions and locations where the balance is incorrect. For example, Peter Street is a major pedestrian route for visitors to The Opera House who have travelled into the city centre via tram. Yet it can be difficult to walk along because of the numbers of customers of the licenced premises, some of whom have consumed considerable amounts of alcohol. I do think that we need to impress on premises the fact that the pavements do not belong to them, and that queues and outdoor tables must allow for the safe and comfortable passage of pedestrians.

- 1 Welcome the comments about deliveries to venues. Waste collection should also be considered.
- 2 The increase of outside space has also led to increase of outside 'entertainment'. Noise control seem to have relaxed - louder, starts earlier and stops later. Calling Out of Hours is often ineffectual due to scarce resources - don't arrive in time, want access to home late at night etc
- 3 Impact of light and sound travels further than voices & sound of transport
- 4 Traffic jams in congested areas - rain, taxis, density of venues all contribute. Peter St and Deansgate Locks area specifically. Current road restrictions caused mayhem on Saturday evening on Peter St - the current traffic restrictions don't work and increase the number of people standing in the roads. This makes it impossible for premises to take due care of customers. Noted the comments in the document
- 5 Better communication and response to potential situations - recent events around City Centre need review. Did bar on Deansgate Locks inform police of mass trouble? What steps made to disperse crowd in controlled manner? What calming presence was there on the route to Piccadilly?
- 6 Venues must not operate unless full fire risk issues have been resolved e.g., fire boards linked to control centres must work, dirty extractors on fire.
- 7 Very happy to see details regarding Martyn's Law, spiking, womens' safety etc - haven't checked but assume same applies to all vulnerable groups

8 Post Operation cleaning to apply to all venues and completed by agreed time - Sunday morning can be disgusting. Must adopt a generous nature & clean up nearby too

9 Licence applications are not widely advertised. They were in the MEN paper (with other public notices). Local newspapers are not widely circulated anymore. Public has to proactively seek them out now - poor response to applications leads to granting 'lenient' applications. Always harder to tighten licence after it's been granted.

10 There are great low/no alcohol options on the market but don't see them promoted very well.

11. Crime stats are frightening!

## **Comments from resident 2**

- I'm delighted to see such a comprehensive, considered piece of work. Those involved should be congratulated.

The Statement brings together both city-wide vision and area-based strategy, context and intention, together with licensing objectives, in a pragmatic and intelligible manner informed by experience and monitoring of operations. This is refreshing and very welcome in the constrained and closely delineated landscape of The Licensing Act 2003. It offers a proactive approach to the licensing process contributing positively to the overall health and well-being of the city, its residents, businesses and visitors, while maintaining a balance of development and avoiding concentrations of alcohol-led venues.

It remains regrettable that this now 20-year-old Licensing Act allows that where no objection is lodged to an application, the licensing authority must by law grant that application as set out in the operating schedule, and that the steps proposed by the applicant become licence conditions. Not least, operators and their solicitors are often thus not inclined to engage with residential and other neighbours and stakeholders - notices slip to the bottom of lampposts or are tiny in a corner of a premises windows. I would hope that any governmental review after two decades would take account of the need for joined-up urban management and for authorities to be able to employ discretion in that context - not only to be able to refuse an application but particularly to be able require alteration or addition to the conditions arising from the operating schedule.

While such a review is obviously not in MCC's remit, it's good to see this Statement set out a sound and sensible approach, encouraging applicants to follow the policy guidelines in meeting the licensing

objectives through their operating schedules and arrangements - or explain why not. It echoes long acceptance of local planning guidelines sitting alongside national planning legislation. I wonder whether, not least given that licensing solicitors in the area tend to know very well who the stakeholders and interested parties are or would be, whether the Statement might also encourage (I do understand that no more than that would be possible) something more



proactive in respect of communication on an application at the outset, by some means over and above only small blue notices? - in the "Noise and balancing mixed-use areas" section on p14 maybe?

I note that the Statement confirms that the granting of a Premises Licence or Club Premises Certificate (or variation) does not negate the requirement for the licensee to ensure that relevant planning permission (or building control approval) is in place prior to the premises operating. This is welcome, not least to clarify that where acoustic lobbies with double sets of doors have been required by planning, to mitigate noise escape, premises propping the doors open in hot weather or to attract custom (and/or opening windows) is not acceptable.

Living in the Great Northern Tower, in one of over 250 homes, my rooms overlook Peter Street on one side and Great Northern Square on the other. It's good to see the block specifically acknowledged in the Statement's section on this area, which has seen many changes since I moved in almost 20 years ago. While attractive and vibrant in many ways, it can also be chaotic and intimidating. To learn that public-order offences are 3-times the level of the rest of the city centre during the peak hours of 11pm to 4am comes as little surprise. The Special Policy for the area is welcomed, with its emphasis on safety, visibility, and a better, broader balance of venues, along with the quality of operational management standards and plans. My own experience has been, however, that even where these exist, consistent management and monitoring of implementation by operators (and relevant authorities) is key if submitted and approved plans and schedules are to amount to more than lip service. So often, a change in site personnel - even simply holiday absence by a manager - has caused issues for residents here.

The section on p24 "The days and hours of operation" appears to omit daytime activity, which in and around Great Northern Square/Peter Street can be considerable at weekends, with crowds - including large groups - visiting and moving between establishments around the square and Peter Street, and families and others using the amphitheatre. Music is played, pavements overspill at times, and the roads are busy too - not only in good weather. For this area, and other public spaces in the city with similar relevant daytime use, the fact of and issues arising from daytime operation should perhaps be included in both the area-based and more general areas of the Statement. The objectives of safety, visibility, and a better, broader balance of venues should apply 24 hours a day.

I have supported the efforts of the Great Northern Warehouse team to attract a wider demographic to the Square, and applaud in particular the environmental improvements, family-friendly sandpit and the amphitheatre and attractions, e.g. landscaping and a play hut for children. The Square demonstrates the need to consider the nature and impact of primarily drinking establishments on their neighbours -

business as well as residential. I appreciate that this is a work - or policy - in progress, but have observed that leasing an external open-air site to alcohol-led operation Beach Club/Pong and Puck site, operating at weekends and some other days from late morning, is a poor fit, with its bouncers and club soundtracks adjacent to a cafe and Italian restaurant, whose outside

customers all have to bear the Beach Club/Pong and Puck music choice - along with the families in the amphitheatre.

Thanks again for the opportunity to see this important document.

I hope my comments are helpful and would be more than happy to participate in any further discussion

## Responsible Authority Responses

### GMP

- Late night economy is listed as being from midnight to 4am. Is there scope to be specific at a terminal hour of 4am to say that the relevant authorities will scrutinise in greater depth any applications/variations for premises that want to operate beyond this time.
- Vulnerability & Women's safety - is it worth listing police initiatives such as Op Mantle that target sexual predators in the city centre NTE (albeit both male and female). Also "Op Make safe" which is a gmp/cityco led initiative with hoteliers that provides awareness training to reduce CSE, CCE and other relevant sex offences.
- SEV's - is there scope to specifically mention "Sex on Venue Premises" / dark rooms as there are quite a few in the city centre with the likes of Eagle bar, the saunas then the likes of rebellion have thrown a few fetish type parties. Think I am right in saying that the approach was going to be around premises having a comprehensive code of conduct as opposed to a specific licence.
- Accreditations - is Manchester Standard still a thing or has it been put on hold. Would initiatives such as the Purple Guide or LSAVI be mentioned or best avoided as they are not active across the city.
- Peter St - would an objective be to reduce traffic congestion in the area
- Is there scope of a checklist type section for crime prevention similar to what is listed in appendix 7a of the Westminster policy ( [Licensing Policy - October 2021 FINAL.pdf \(westminster.gov.uk\)](#) ) that would cover the prevention of crime and disorder element of the objectives.
- External promoters/TENs - can a caveat be added that the expectation from the relevant authorities is that a robust management plan will be in place following recent issues.
- BWV - is there any scope that the use of BWV would be encouraged as an addition to the CCTV requirement that premises have placed on them? I've not got the exact figure but I'm told my gmp safety trainers that police assaults have dropped by a considerable amount since the introduction of BWV. It can also act as best evidence and usually comes with audio.

## Public Health

- Chapter 3 -(Our vision for the city page 10)

Licensing function should like to the city's Food Board (led by Barry Gillespie, Assistant Director, Public Health) to ensure a coordinated approach with the food landscape we would want to see in the city. In particular, work with our provider Food Synce who have really close contacts and knowledge of the food and hospitality industry in Manchester.

- Chapter 3 -(Alcohol related violence page 16-17)

Additional reference to the women and Girls Safety work and Nighttime charter would be helpful to reiterate in this section.

- Chapter 4 -(How will we consider premise licence applications, Boxing and wrestling page 19)

Public Health supports the refusal of applications for bare knuckle fighting or slap fighting unless there are exceptional circumstances and actively supports the need for a comprehensive risk assessment to be in place.

- Chapter 4 -(How will we consider premise licence applications, Operation of Challenge 25 Age verification policies - 20)

Public Health support challenge 25 approach

- Chapter 4 -(Nature of the business, page 21)

Given the growing nature of online deliveries and the ability and availability of licensed premises to stretch beyond the borders of the premise; and the known risks relating to online deliveries (particularly alcohol deliveries) Public Health would like to ask if premises operating online delivery and/online alcohol deliveries only can be captured in addition to the specified venue categories

Public Health would also like to see the inclusion of hotels in the category of venues given that there are occasions which may arise with individuals and families being housed either by temporary or emergency accommodation.

Work closely with Health Protection Team (Department of Public Health) in relation to licensed premises which may operate regular/ pop up sex on premises events as well as licensed SEVs

- Chapter 5 -(steps to promote the Licensing Objectives, spiking vulnerability page 31)

Additional reference to the women and Girls Safety work and initiatives would be helpful to reiterate in this section.

- Chapter 5 -(steps to promote the Licensing Objectives, Drugs, page 32)

change wording from 'How illegal drugs (including nitrous oxide)' to 'how illegal drugs (and nitrous oxide)'

- Chapter 5 -(steps to promote the Licensing Objectives, alcohol deliveries, page 33)

The Department of Public Health acknowledges the need to monitor and manage new and emerging risks posed by new ways of selling alcohol and other products, such as alcohol deliveries. Safeguards need to be in place for staff, residents and consumers, in the same way that we consider these in licensed premises.

- Chapter 5 -(steps to promote the Licensing Objectives, control of smoking and external areas, page 35)

Include reference and/promote smokefree pavement licenses if/where applicable

- Appendix D9 Premises Operational policies and procedures (Alcohol server training, page 91)

Include prevention of proxy sales in the training

- Health Act 2006

Where appropriate, demonstrate compliance with the Health Act 2006 is listed in the section for areas Chorlton and Rusholme in relation to shisha venues. Could reference to compliance to Health Act 2006 be included within section 5 steps to promote the licensing objectives where there is an expectation that licensed premises will comply with existing relevant legislation e.g the Health Act 2006.

## Zero Carbon Team

*Litter Arrangements for controlling litter and keeping venue/perimeter tidy:*

- *Providing adequate waste bins*
- *Having staff regularly clean the surrounding area*
- *Use of branded wrappers*
- *No use of single-use plastics*
- *Biodegradable and limited packaging.*

My suggestion is that it would say **No use of avoidable single-use plastics – use reusables where possible** as we know that some currently are not avoidable and would be good to promote reusables here. Though not sure if that's too grey, but rationale is some items, e.g. coffee cup lids (no real viable alternative that doesn't contain plastic) and even recommended disposable coffee cup by [GMCA](#) (who lead on PlasticFreeGM pledge which we're signed up to) has plastic lining (if reusable can't be used).

And rather than biodegradable and limited packaging – would suggest **Limited packaging, which should be most environmentally friendly option (aligned to the Waste and Resources Strategy)**

My issue with biodegradable is that it's so grey – as per GMCA guidance (below)

#### **WARNING ON BIODEGRADABLE**

**There are a lot of products using the term biodegradable. These may seem like a good option for the environment, but this isn't the case. Biodegradable materials break down by the action of living organisms like bacteria. This can take a very long time, and results in toxic chemicals being released into the environment. Over a long enough timescale, most materials could be described as biodegradable.**