



Licensing & Out of Hours Compliance Team - Representation

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| Name | Wayne Adams |
| Job Title | Neighbourhood Compliance Officer |
| Department | Licensing and Out of Hours Compliance Team |
| Address | Level 1, Town Hall Extension, Manchester, M60 2LA |
| Email Address | wayne.adams@manchester.gov.uk |
| Telephone Number | 0161 234 1220 / 07989148218 |

Premise Details

| | |
|--------------------|------------------------------------|
| Application Ref No | REF: 294733 |
| Name of Premises | McDonalds |
| Address | 10 Queens Road, Manchester, M8 8UF |

Representation

Outline your representation regarding the above application below. This representation should describe the likely effect of the grant of the licence/certificate on the licensing objectives and on the vicinity of the premises.

The Licensing and Out of Hours Team (LOH) have assessed the likely impact of the granting of this application considering a number of factors, including the nature of the area in which the premises is located and any potential risk the granting of this licence could lead to issues of public nuisance.

The application for the Premises Licence requests the provision of Late-Night Refreshments (LNR) as follows:

| | |
|-----------|-------------------|
| Monday | 2300hrs – 0500hrs |
| Tuesday | 2300hrs – 0500hrs |
| Wednesday | 2300hrs – 0500hrs |
| Thursday | 2300hrs – 0500hrs |
| Friday | 2300hrs – 0500hrs |
| Saturday | 2300hrs – 0500hrs |
| Sunday | 2300hrs – 0500hrs |

With the hours the premises is open to the public as:

| | |
|-----------|-------------------|
| Monday | 0500hrs – 0500hrs |
| Tuesday | 0500hrs – 0500hrs |
| Wednesday | 0500hrs – 0500hrs |
| Thursday | 0500hrs – 0500hrs |
| Friday | 0500hrs – 0500hrs |
| Saturday | 0500hrs – 0500hrs |
| Sunday | 0500hrs – 0500hrs |

I have reviewed Manchester City Council's Planning documents for 10 Queens Road, Manchester Fort Shopping Park, Manchester, M8 8UF where the premises is located and outlined within Variation Document

132796/JO/2022 which was issued against application 104616/FO/2014/NI the hours for trading are outlined as follows:

| | |
|-----------|-------------------|
| Monday | 0600hrs – 2300hrs |
| Tuesday | 0600hrs – 2300hrs |
| Wednesday | 0600hrs – 2300hrs |
| Thursday | 0600hrs – 2300hrs |
| Friday | 0600hrs – 2300hrs |
| Saturday | 0600hrs – 2300hrs |
| Sunday | 0600hrs – 2300hrs |

We can therefore clearly see that the applicant has failed to adhere to the time constraints that have been outlined by Manchester City Council's Planning Department for this development.

The applicant has also submitted an Operating Schedule to meet the requirements of the four Licensing Objectives as outlined within the Licensing Act 2003. The requirements of which are as follows:

1. Prevention of Crime and Disorder
2. Public Safety
3. Prevention of Public Nuisance
4. Protection of Children from Harm

Although the Operating Schedule as outlined within the application looks to be comprehensive and detailed for the Prevention of Crime and Disorder, Public Safety and the Protection of Children from Harm, the provisions outlined for the Prevention of Public Nuisance, although seemingly outlined in accordance with McDonald's Restaurants Corporate Policies they do not provide enough consideration on the negative effect that the extension to their trading hours would have on the local populace.

Licensing and Out of Hours (LOH) are concerned that the lack of clarity provided within the premises Operating Schedule with regards to the Prevention of Public Nuisance will not adhere to the statutory guidelines as outlined within Manchester City Council's Statement of Licensing Policy 2021-2026. Most notably, I refer Committee to the following sections as outlined under ***"The proximity of the premises to local residents and other local businesses, particularly in relation to the potential for nuisance"*** of the policy which we feel will not be adhered to in a rigorous manner:

7.26. Where premises are in the direct vicinity of local residential properties, and where its discretion is engaged, the authority will give particular consideration to measures proposed in the application in relation to prevent nuisance, such as: – Prevention of noise or vibration escaping from the premises due to volume of music or plant and machinery noise – Prevention of noise disturbance from people entering and leaving the premises (eg. queue management, dispersal policy) – Prevention of disturbance by people outside the premises (eg. smoking areas) – Litter from the premises (This issue is considered particularly relevant in respect of late-night takeaways and smoking-related litter outside licensed premises) – Disturbance caused by deliveries associated with licensable activities, including waste collection.

7.27. The leisure and night-time economy can be an important contributor to an area's appeal to work, live or visit there. However, each of our neighbourhoods is different to each other and services need to be flexible to meet these different needs. For example, while doorstep access to a thriving late-night-time economy appeals to many living and working in the city centre, it will not be acceptable to those in other areas of the city.

7.31. It is recognised that in spite of the quality of the operation of the business, where patrons are out of the control of the licensee, the lateness of the terminal hour for the premises will often be a contributory factor in the potential for disturbance.

7.32. Therefore, where its discretion is engaged, the authority will be mindful of the density of residential use in proximity to the premises and the level of risk of nuisance arising. The authority expects that terminal hours will normally be earlier to promote the licensing objectives for licensed premises located in areas with a higher density of residential property.

Furthermore, Licensing and Out of Hours has reviewed the existing fast food outlets within Manchester Fort Shopping Park and we have identified that a precedent for closure times has been set at 2200hrs from Monday – Sunday with the exception of one premises that closes at 2330hrs on Saturday. Therefore, we do not believe that an extension to 0500hrs daily would be beneficial. Also, we have analysed the geographical location of the premises and there are four 24hr McDonalds already located within a 3-mile radius of the premises at 10 Queens Road. Therefore, we feel that a saturation point would be met if the licence for this premises was approved.

To summarise, Licensing and Out of Hours (LOH) have carried out due diligence with regards to this licence application and we have identified that a potential for an increase in Anti-Social Behaviour, vehicular activity, unacceptable noise as associated with a 24hr service provision and litter within the local area would have a detrimental impact on the amenity of the neighbouring residents. As such Licensing and Out of Hours seek to have this application refused.

| | |
|-----------------|--------------------|
| | |
| Recommendation: | Refuse Application |

From: [REDACTED]
Sent: 14 November 2023 20:10
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Re: Representation logged, option to provide address - McDonalds 294733/SMC

[REDACTED]

From: [REDACTED]
Sent: 14 November 2023 14:57
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: McDonald's extending hours

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Subject: Acknowledgement of objection to premises licence application 294733 (SMC):
McDonalds, 10 Queens Road, Manchester, M8 8UF - WHAT HAPPENS NEXT

Dear sir

I see that McDonald's on queens road is looking to extend there hours, well [REDACTED] from [REDACTED] would oppose this with it being so close to residential areas [REDACTED] and the extra traffic this will encourage and noise ([REDACTED]) cars revving up, people shouting to each other, there music blaring.

I think the hours they have are plenty and the extra hours over the weekend

I hope our concern are taken into consideration when this application is trying to go through.

There is a 24 hr Mac Donald's about a mile up the road already in harpurhey and not in a residential place

[REDACTED]

Sent from my iPhone

From: [REDACTED]
Sent: 13 November 2023 12:34
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Re: Edge resesteraunts T/A Mc Donalds

[REDACTED]

2. YES

On Mon, 13 Nov 2023 at 10:45, Premises Licensing <Premises.Licensing@manchester.gov.uk> wrote:
Good morning [REDACTED]

In order to log your letter as an objection against the proposed premises licence application (294733) can I please ask you to confirm

1. your address and
2. that your letter to Julie Roscoe dated 20th September 2022 which previously related to planning application number 131454/JO2021 is the one you would like to be logged as a representation against premises licence application 294733?

To clarify, petitions can be accepted as evidence in support of an objection but we would not consider each signatory and individual objector.

Kind regards

[REDACTED]

Premises Licensing
Growth and Development
Manchester City Council
Level 1 Town Hall Extension
Albert Square
PO Box 532
M60 2LA
Email: premises.licensing@manchester.gov.uk
Web: www.manchester.gov.uk/licensing

Sign up for the latest [ACT Training](#)

Tell us how we're doing with our [online feedback form](#)

Manchester City Council has introduced a Women's Night Time [Safety Charter](#)

From: [REDACTED]
Sent: 10 November 2023 18:20
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Edge resesteraunts T/A Mc Donalds

You don't often get email from foleygee@gmail.com. [Learn why this is important](#)

Dear Sirs ,
We the [REDACTED] object to this application most vehemently. Our original objections as described in the letter remain valid.

I enclose past correspondence for your perusal and emailed [REDACTED]
[REDACTED] Planning Officer Manchester City Council

Yours faithfully

--
[REDACTED]

Manchester City Council Planning

F.A.O. Julie Roscoe.

20th September 2022

Application number 131454/JO2021

Dear Sirs,

We are in receipt of notice for the application for 24 hour opening of Mc Donald's Queens Road.

We, the undersigned all [REDACTED] of the above fast food unit and totally object to the proposal of Mc Donald's opening 24 hours for the following reasons.

1. We predict it will attract convoys of cars coming from the city centre in the early hours, especially at the weekend, and give cause to anti-social behaviour.
2. Noise from these cars would involve revving of engines, tyres screeching, honking of horns, shouting, and the playing of loud music.
3. Increase the amount of litter [REDACTED]

N.B. This Neighbourhood office based at Abraham Moss Centre has already had to pay a visit to this unit and speak about litter problems and unemptied bins.

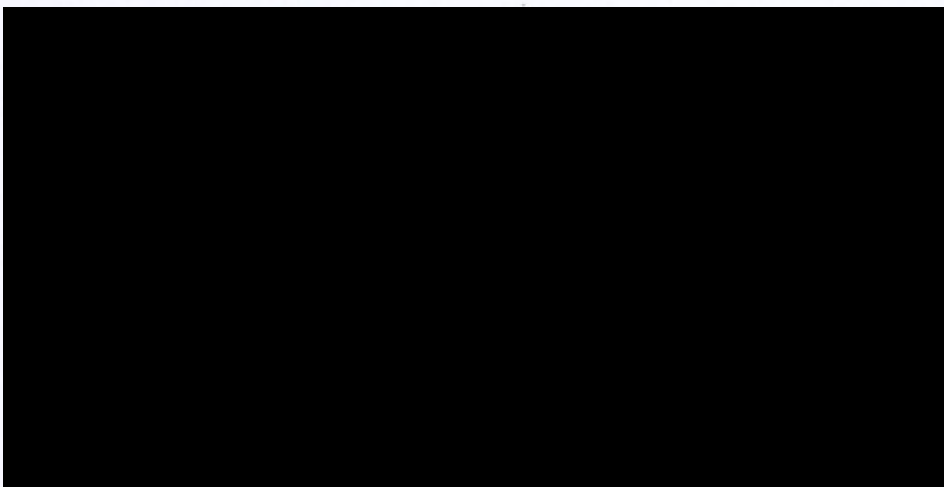
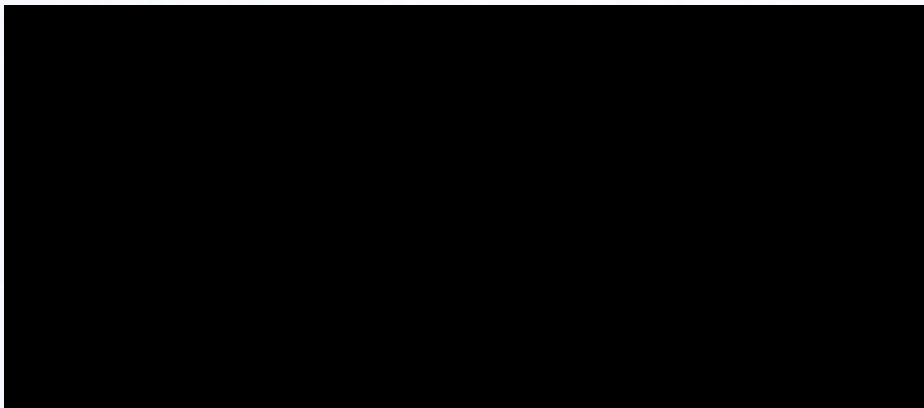
4. It will attract passing foot traffic that will most likely sit on Mc Donald's wall, loiter and be a nuisance, as what happens through the daytime.

N.B. This recently happened when 'Parklifers' after the festival, descended onto Mc Donald's after the festival, which incidentally stayed open all night.I thought the application was still in progress?

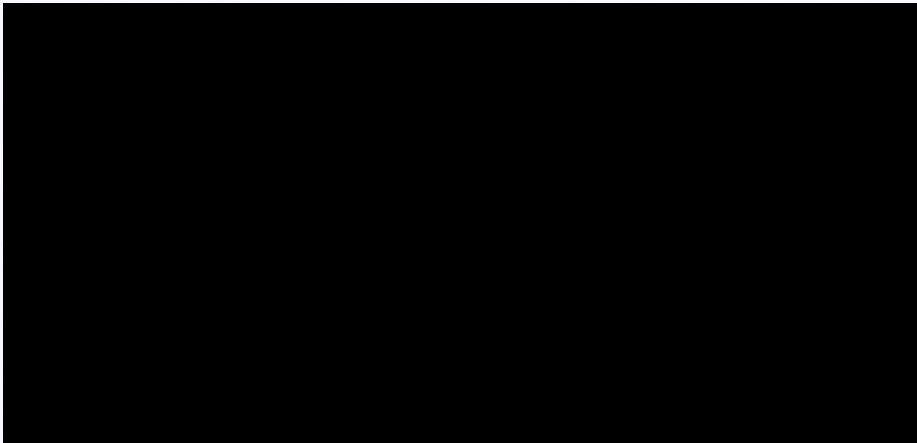
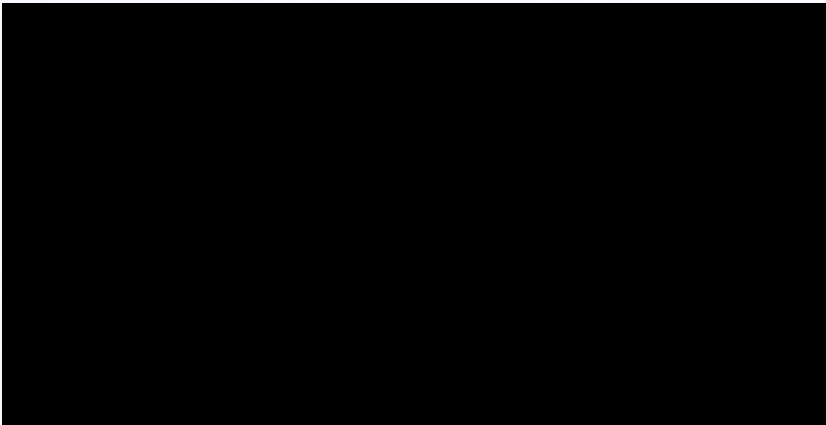
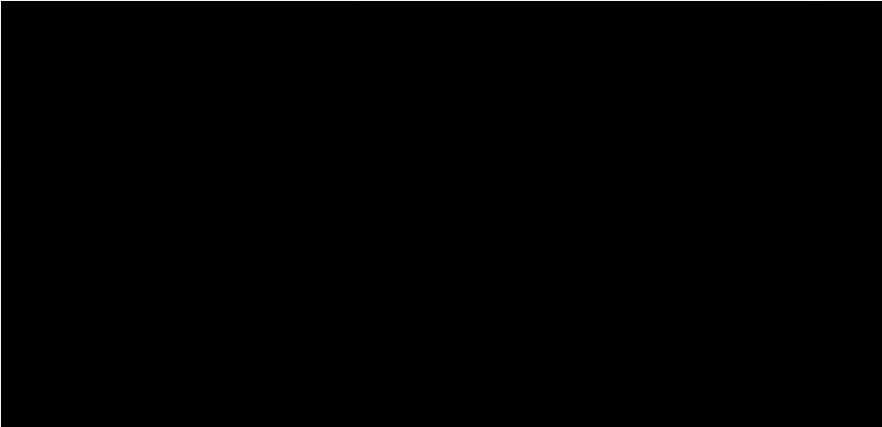
5. Increase the chances of vandalism and opportunist theft (smash and grab) [REDACTED]
6. There will be a strong likelihood of attracting prostitutes from the nearby red light area.
7. Any of the above disturbances would involve the community contacting law enforcement. This would put addition work on already stretched resources.
8. There is already a Mc Donald's outlet that currently serves the community 24/7 just over a mile from Queens's road site, (Harpurhey) which is located [REDACTED]

We, [REDACTED], have put forward reasons why we feel Mc Donald's Queens Road should not be allowed 24 hour opening, we cannot think of any good reason why 24hour opening should be granted, except of course for personal financial gain for the franchisee .

SIGNED PETITION AGAINST Mc DONALD's APPLICATION FOR 24 HOUR OPENING.



SIGNED PETITION AGAINST Mc DONALD's APPLICATION FOR 24 HOUR OPENING.



SIGNED PETITION AGAINST Mc DONALD's APPLICATION FOR 24 HOUR OPENING.

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NA

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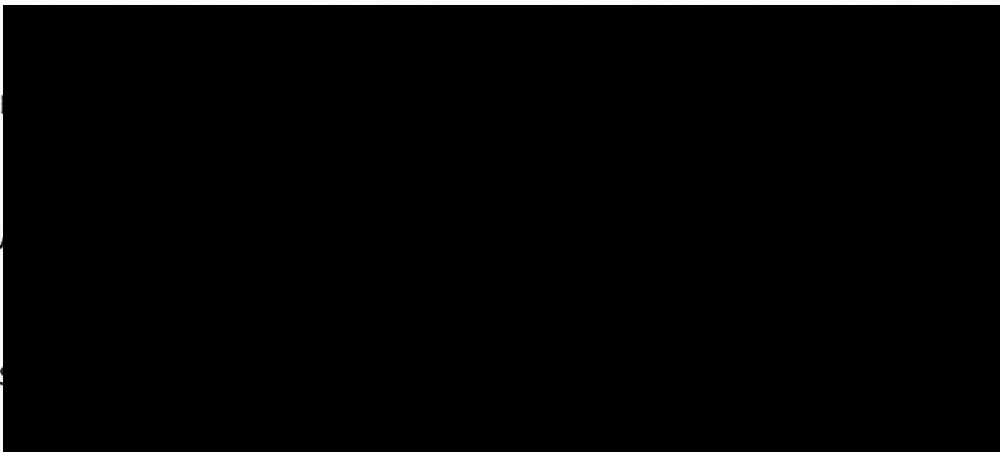
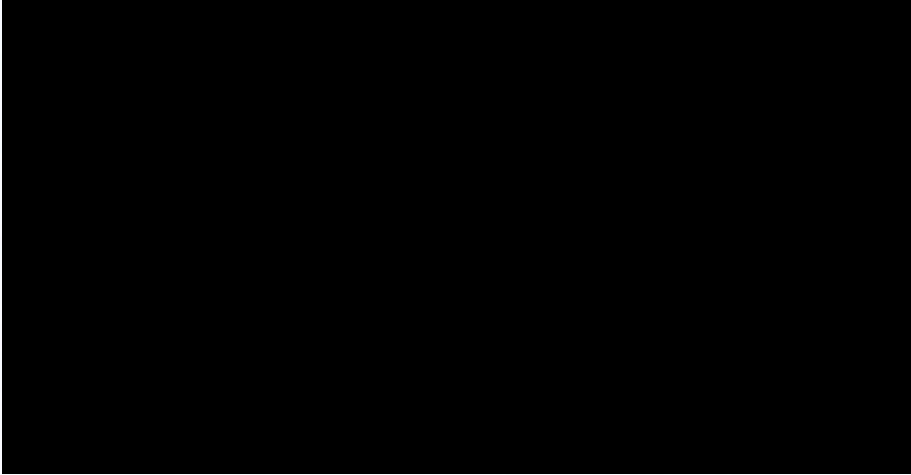
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NAME

ADDRE

SIGNIT

SIGNED PETITION AGAINST Mc DONALD's APPLICATION FOR 24 HOUR OPENING.



NAME-----

ADDRESS-----

SIGNATURE-----



MANCHESTER
CITY COUNCIL
Planning

Telephone: 0161 234 4555

Level 6 Town Hall Extension
P O Box 532 Manchester M60 2LA

[REDACTED]

Date: 31 August 2021

Dear Sir/Madam,

This letter is to let you know about the following planning application:

Application number: 131454/JO/2021

Description: Variation of planning condition 3 of planning permission 104616/FO/2014/N1 to allow 24 hour trading

Location: 10 Queens Road, Manchester, M8 8UF

Applicant: McDonald's Restaurants Limited

Ward: Cheetham Ward

Information regarding this planning application can be viewed and commented on via the City Council's website at www.manchester.gov.uk/planning/publicaccess. Alternatively, details can be viewed by using the online system at any library during opening hours.

If you have any comments to make, please write to me by **21 September 2021**. There are notes on the back of this letter that may help you decide what you want to say and a guide is available on our website at www.manchester.gov.uk/planning. All replies are carefully considered before any decision is made.

Many decisions are taken by me on the Council's behalf. The others are taken by the Planning & Highways Committee, and you may attend their meetings and speak if you wish. If you contact the office, you can find out what will happen in this case and get any other information you need.

Please note any comments you make will be placed on a publicly available case file and will be summarised in reports that will be available on the Council's website. Your personal details will not be included in these reports. If you wish to see the planner dealing with the application, which in this case is [REDACTED] you are advised to make a prior appointment. I will not acknowledge receipt of your comments. Please use the Public Access system to track the progress of this application and find out the decision.

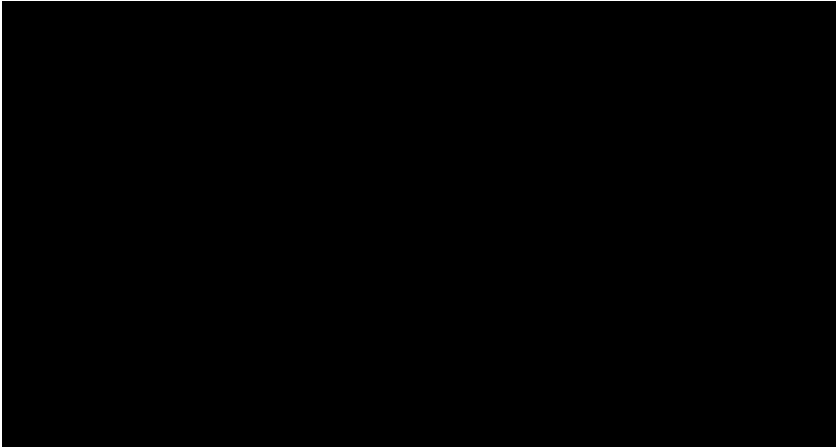
Yours faithfully,

[REDACTED]

Julie Roscoe
Director of Planning, Building Control & Licensing

SIGNED PETITION AGAINST AN OTC

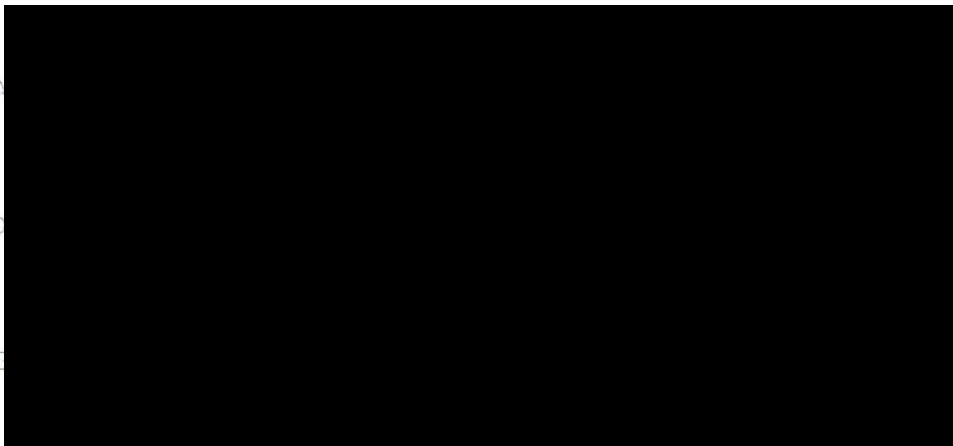
FOR SAHARA OPENING



NA

AD

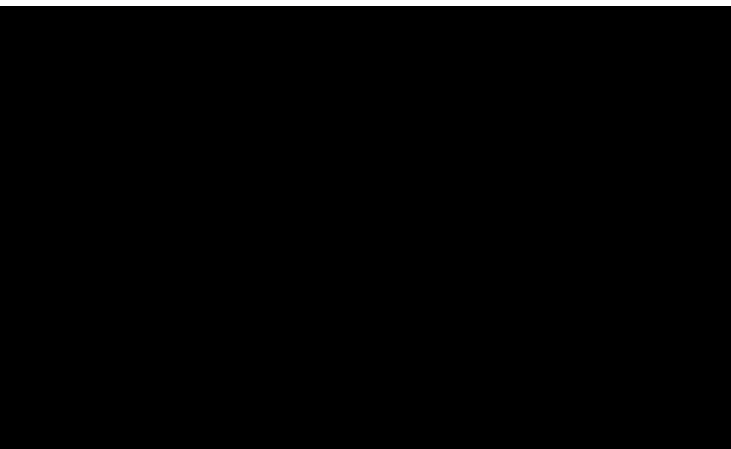
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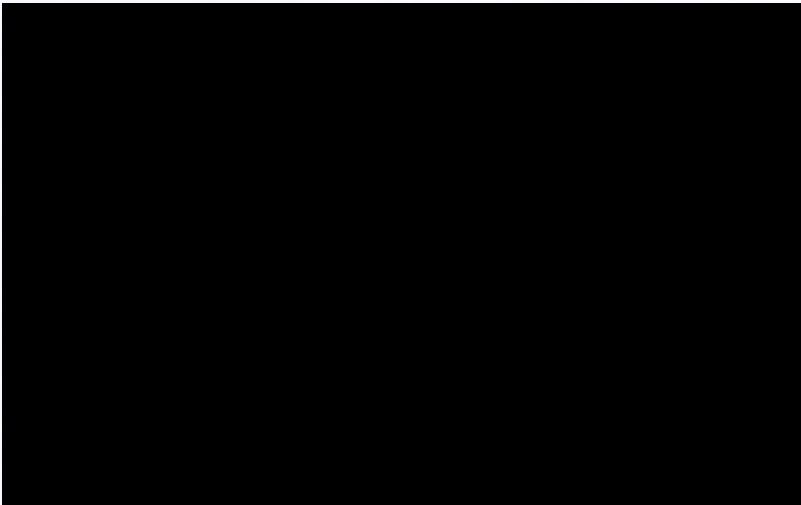
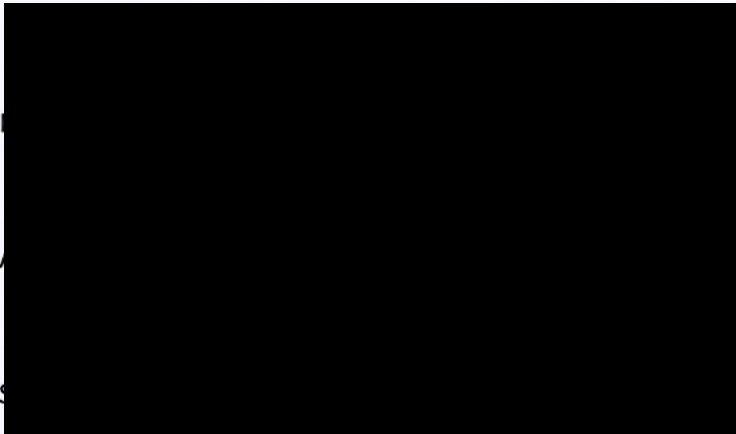
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SIGNED PETITION AGAINST Mc DONALD's APPLICATION FOR 24 HOUR OPENING.



LICENSING ACT 2003
NOTICE OF APPLICATION FOR A PREMISES LICENCE

NOTICE IS GIVEN THAT Edge Restaurants (NW) Limited t/a McDonald's Restaurants has applied to Manchester City Council on 23rd October 2023 for the grant of a premises licence to use the premises at McDonald's Restaurants, 10 Queens Road, Manchester Fort Shopping Park, Manchester, M8 8UF for the provision of late night refreshment for the sale of hot food and drink from 23:00 until 05:00 Mondays to Sundays for consumption on and off the premises.

Representations must be made in writing and received on or before 20th November 2023 to the below address :-

Manchester City Council
Premises Licensing
Level 1 Town Hall Extension
Albert Square
Manchester
PO Box 532
M60 2LA

Or by e-mail to premises.licensing@manchester.gov.uk

The Licensing Register and Record of application are available for inspection at the above office by appointment only.

For further details e-mail
premises.licensing@manchester.gov.uk

Note: It is an offence to knowingly or recklessly make a false statement in connection with an application. A person is liable to an unlimited fine on conviction should such a false statement be made.

Dated: 23rd October 2023





P O Box 532 Town Hall
Manchester M60 2LA

Important!

Date: 19 October 2022

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 132796/JO/2022

Planning Inspectorate reference: APP/B4215/W/22/3304464

Appellant's name: McDonalds Restaurants Limited

Development: Variation of planning condition 3 of planning permission 104616/FO/2014/N1 to allow 24 hour trading

Location: 10 Queens Road, Manchester, M8 8UF

Appeal start date: 18 October 2022

I am writing to inform you that an appeal has been made in respect of the above matter.

The appeal follows the refusal of the City Council to grant planning permission for the above-mentioned development. The reasons for refusing the application are as follows:

- 1) The proposed extension to the opening hours to allow 24 hour trading, seven days a week would have a detrimental impact on the amenity [redacted] due to the increase in the comings and goings to and from the premises, and associated noise, disturbance and increase in vehicular and pedestrian traffic late at night and during the early hours of the morning. The proposed extension to the opening hours is therefore considered to be contrary to the provisions of Core Strategy policies SP1, DM1 and C10 and Saved Unitary Development Plan policies DC10 and DC26.

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site inspection by the Inspector, appointed by the Planning Inspectorate, to decide this appeal.

The purpose of this letter is to give you the opportunity of making your views known to the Inspector.

If you have already commented on the application, we will send a copy of your comments to the Planning Inspectorate and a copy to the Appellant. If you wish to make any additional or new comments, you can do so online using the Planning Casework Service at <https://acp.planninginspectorate.gov.uk/> or in writing directly to the Planning Inspectorate (enclosing three copies if possible) to the following address: The Planning Inspectorate, 3/21 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.