

**RES 1**

**From:** [REDACTED]

**Sent:** 15 November 2023 09:56

**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>; [REDACTED]  
[REDACTED]

**Subject:** 295116/LH6

Dear Sirs,

I am happy to see the use of the historic building but the alcohol licence applied for is inconsistent in one respect with the Council's expressed desire to encourage families to live in the city centre and the protection of children and prevention of public nuisance. The evening hours for provision of alcohol are only for provision to the general public especially large private parties. The exiting causes a great deal of noise. 11pm finishing time on a Sunday is too late for children going to school on Monday morning. There are already 12 licensed restaurants on Liverpool Road and they are already serving this market for the public but further from our residential are. This application creates the noise immediately in our vicinity

Yours faithfully

[REDACTED]

[REDACTED]

## RES 2

**From:** [REDACTED]

**Sent:** 30 November 2023 15:50

**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>

**Cc:** [REDACTED]

**Subject:** Premises Licence application Reference: 295116/LH6 - Lower Campfield Market

Hello,

I am writing to register my concerns regarding the Premises Licence application (Reference: 295116/LH6) in relation to Lower Campfield Market.

I am a long-term resident of [REDACTED] which is part of [REDACTED]. I value living in the city centre, having lived at various places across the city centre for the best part of 30 years. I've lived at [REDACTED] for over 10 years. It is a well-established residential community, where neighbours look out for each other - and although it is in the centre of town, it is quite quiet.

I welcome Lower Campfield Market being brought back into use and have been supportive of the plans to do so. During all previous consultations regarding Allied London's plans for the wider neighbourhood we were assured that they were looking to create co-working spaces within both Campfield Market buildings. It was only recently that we were advised that these plans now included a bar and events space.

I am concerned about the potential for this to cause nuisance, particularly in relation to noise.

I live extremely close to Lower Campfield Market. The proposed bar area will be directly across from my bedroom window, and at that point the market building largely comprises of a strip of very thin panes of glass.

As a structure, Lower Campfield Market is poorly sound-proofed. During the previous tenure of the building by the Museum of Science and Industry, an attempt to run evening events had to be quickly cut short due to the resulting noise nuisance to local residents.

I understand from recent consultation events that there are no plans to improve soundproofing of the building structure. There is a proposal to use a sound-proofing curtain within the building, however I'm unclear how well-tested such an approach is. I'd welcome the Licensing Sub-Committee seeking proper assurances from the applicant regarding that.

We will be living next to a building that will operate for 24 hours day seven days a week. To then add on to that provision for evening events catering for up to 140 people at a time does cause me concern. Without the appropriate mitigating measures, there is real potential for noise nuisance from within the building itself as well as when people leave late in the evening, and early morning.

I appreciate that city centres have a diversity of uses, and Manchester is growing and evolving. However, thriving cities should also include well-established residential communities, and efforts should be made to support them in continuing to remain part of the make-up of the city. My immediate neighbours and I are all in full-time employment and work long hours. At some point everyone needs to sleep.

The applicants feel that alcohol provision is a key part of a modern workplace. While it is not a working environment that many would recognise (beyond maybe 10 Downing Street), that is not my concern.

My main concern is that in seeking to have such a wide-ranging licence, All Work and Social will have a real impact on the 'quiet enjoyment' that we currently experience as residents [REDACTED]

I would ask that the Licensing Sub-Committee kindly take into account the potential for nuisance from the premises due to lack of adequate sound insulation, and the late licensed hours proposed.

I am grateful for the efforts that All Work and Social have made in engaging with residents and listening to concerns. While I welcome their decision to slightly reduce the licensed hours they were seeking, I still feel that midnight on Friday and Saturday is slightly too late for a building, and a proposed bar area, that is in such close proximity to residents' bedrooms.

All Work and Social also advised us that they intend to offer various conditions, including the following, "to be attached to the licence, if granted, to provide safeguards to (us) as residents". I would ask that the Licensing Sub-Committee ensure that these safeguards are put in place.

These were:

- Conditions requiring that no noise or vibration shall emanate from the premises such as to cause a nuisance;
- A requirement that the kitchen extraction system does not cause a nuisance;
- A requirement that deliveries and refuse collections take place only between 8am and 8pm;
- A no entry provision after 11pm on a Friday and Saturday to avoid the possibility (which we consider remote in any case) of attracting anyone leaving the pubs on Liverpool Road after last orders;
- A condition requiring the acoustic attenuation of the Tonman Street frontage to ensure no noise nuisance;
- A condition restricting the access and egress point to Liverpool Road only for customers and for staff after 8pm;
- A condition restricting the maximum capacity to 140 persons at any one time.

Thank you for taking the time to read through my concerns, I hope that in considering the licence application, proper consideration is given to the potentially significant noise nuisance impacts on neighbouring residential properties.

Many thanks,

[REDACTED]

[REDACTED]

I have cc-ed in both my local Councillor and the Chair of [REDACTED].

## RES 3

**From:** [REDACTED]  
**Sent:** 01 December 2023 09:48  
**To:** Premises Licensing <Premises.Licensing@manchester.gov.uk>  
**Subject:** Opposal to lower campfield market license

Hello

I will make this as short as possible.

This building was a museum when I purchased my apartment which sits within 20m from lower campfield market.

As a result any alcohol license is a more than considerable shift in use for the building.

Reasons for opposal:

\* Alcohol encourages public nuisance as we all know. Especially the outdoor consumption being requested and considering the gardens on our estate and opposite my flat sit near the building there is no doubt these will be used for urination

\* Adding to this there is an increased likelihood of people trying to cut through the estate and when they see the gate that sits below my flat closed they will most likely jump it creating a nuisance and in the process damage it as has happened before

\*Alcohol means glass containers and glass means hazard/noise. The pavements have enough of it shattered on and this poses a hazard for people especially those with pets. This also being me to my problem with the bottle bins being emptied after closed at day midnight creating excessive noise- and this won't be done in the morning since they will want the bins collecting early before reopening

I can keep going but I will have to stop myself there before it frustrated me more.

Can I plead to your personal side and ask you to reject this proposal.

I do shift work and buying this property in this part of the city was very important to me given my unsociable hours and the last thing I need is to become fatigued and go to my extremely safety critical job as an airline pilot suffering from sleep deprivation.

That is all and if you have any more questions don't hesitate to ask me

Thanks for your time

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]