

Reference: 296175/SMC

[REDACTED]  
Fri 26/01/2024 13:54

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

Hi all

We object to this application on the grounds of the prevention of public nuisance. The area is already blighted by excess traffic due to works on the Manchester to Chorlton cycleway, and we have concerns about this takeaway causing excess litter and attracting rodents in the area similar to their other branches

It is the last thing the area needs but also seems Manchester Council should at least consider residents' wishes after inflicting so much disruption on the area for the past 18 months

Thank,

[REDACTED]

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[REDACTED]

RE: LPA296175 Premises Licence (new): TBC, 101 Manchester Road, Chorlton, Manchester, M21 9GA, (Chorlton ward) – APPLICATION RESTARTED

[REDACTED]  
Fri 26/01/2024 14:49

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

[REDACTED]  
Reference: LPA296175 Premises Licence  
Premises: 101 Manchester Road, Chorlton, Manchester, M21 9GA

As a [REDACTED] I am writing to formally express my objection to proposed use of the above listed premises as a takeaway food shop operating between the hours of 11am and midnight Sunday to Thursday and 11am – 2am on Fridays and Saturdays. Here is a summary of my main objections:

1. The proposed extended opening hours (open till 2am at the weekends and midnight during the week) are different to and later than those of any other business in the vicinity. The late opening is outside of the normal social hours for this residential area. With this proposal, we would expect an increased footfall immediately in front of it on Manchester Road and in the nearby streets which will inevitably lead to increased **noise** for those living nearby. While the proposed development does not include the sale of alcohol, I would expect those visiting the shop during the anti-social hours will include those people who have been drinking alcohol elsewhere.
2. I am also concerned that there will be an increase in the amount of **litter** on the streets – even if sufficient bin management is provided by the shop, there will be many customers who will eat their takeaway as they walk along the nearby streets and dispose of the packaging whenever they finish – wherever they are.
3. Given that there is already a shortage of **parking** in this area, the introduction of a takeaway shop will inevitably lead to more people looking for places to park. Those who cannot park on Manchester Road will then go into the nearby residential areas to park.
4. While the staff may do what they can to ensure people behave appropriately in the shop, they would have no control on people's behaviour once they leave. Given the late opening hours, the customer base for those visiting after 11pm are likely to include those who have been drinking alcohol elsewhere and there is an increased risk of drunken and **anti-social behaviour** in and around the shop. This could be a nuisance for the local residents.

In summary, I am objecting to this application based on the anticipated problems of noise, litter, parking and anti-social behaviour associated with a takeaway shop being open in a residential area until midnight or 2 o'clock in the morning. This proposal goes against other plans for the area to focus development on community spirit and social responsibility.

While I have personal dislike of shops that encourages unhealthy eating, I understand that there is a demand for the this kind of eating place. My main objection to this proposal is that the proposed late opening hours will lead to social problems in this residential area of Chorlton.

Thank you in advance for considering these objections. I look forward to hearing your response.

Yours sincerely

[REDACTED]  
Sent from [Mail](#) for Windows

Sent from [Mail](#) for Windows

Re: Reference: 296175/SMC

[REDACTED]  
Fri 26/01/2024 16:21

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

[REDACTED]  
Hi

I am writing in reference to the planning application as follows:

Reference: 296175/SMC

Premises: TBC, 101 Manchester Road, Chorlton, Manchester, M21 9GA

Applicant: [REDACTED]

I would like to object to the opening times as they are applying to open very late. This is actually a quiet part of Chorlton and that is reflected in the "capped" opening times of all the establishments in this area. There are a number of bars in the area and the latest closes at 00.30 (The Font). The others close earlier (11pm/11.30pm).

I live in the local area and even the noise from customers leaving those bars is annoying and a disturbance (especially having a young child at home asleep - or being woken up by the noise).

I would suggest if this new establishment (Miami Crispy) is allowed to open then it should be limited to 10pm closing to begin with and then reviewed at 6 month periods where they may be able to apply for an extra hour up to a maximum of 12.30am. To give them a licence immediately until 2am would be terrible for the local neighbourhood.

Given the nature of the business (late night refreshment) I would hope the council will closely monitor the situation and give only short licences for the late night period with the caveat to revoke the licence if needed.

I've also heard stories of the current Miami Crispy restaurant in Burnage causing horrendous littering issues and noise.

I would hope the council will continually monitor the amount of rubbish/littering produced by this establishment also with a view to revoking the licence if it becomes problematic.

Many thanks

[REDACTED]

Re: 296175/SMC - address required

[REDACTED]  
Mon 29/01/2024 19:50

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

[REDACTED]  
Hi

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

**Sent:** 29 January 2024 15:14

T [REDACTED]

**Subject:** Fw: 296175/SMC - address required

Good afternoon [REDACTED]

Can you provide your full contact address to enable us to fully record your rep?

Kind Regards

Scott

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](mailto:premises.licensing@manchester.gov.uk)  
Web: [www.manchester.gov.uk/licensing](http://www.manchester.gov.uk/licensing)

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

Find out what the new [Single Use Plastic Ban](#) means for your business

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

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**From:** [REDACTED]

**Sent:** 26 January 2024 19:47

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

**Subject:** 296175/SMC  
[REDACTED]

To whom it may concern

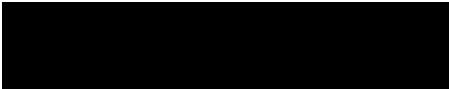
I am writing to object to the Premises Licence on a number of grounds.

First, we know that there is limited parking in the area, such that the additional influx of customers parking in the area will cause a nuisance to residents, and be a danger to other road users.

Second, it is likely that customers will park in the Chorlton bike lane, and therefore obstruct cyclists and hence cause a danger to road users.

Third, the 2.00am closing time will mean that there will be continued noise and traffic in the area, causing a nuisance to residents.

Fourth, the litter dropped by customers will cause a nuisance to local residents. It is known that this is a real problem at the other 'Miami Crispy' location.



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LPA296175

Fri 26/01/2024 21:00

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

Cc: [REDACTED]

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Dear Premises Licensing Dept

Reference: LPA296175

Premises: 101 Manchester Road, Chorlton, Manchester M21 9GA

[REDACTED] I am writing to formally lodge my objection to the proposed use of the above listed premises as a takeaway operating between the hours of 11am-midnight Sunday-Thursday; 11am-2am Friday and Saturday. I have provided my feedback aligned with the four licensing objectives as listed below:

1. The prevention of crime and disorder The proposed extended opening hours exceed any others in the immediate vicinity for takeaways or bars and are well outside of normal social hours for this area of Chorlton. The fact that this premises expects to be open until midnight/2am means that there will be increased footfall immediately in front of it on Manchester Road and this will inevitably spill into the surrounding residential streets Ransfield Road and Kensington Road in the first instance. Once the Chorlton Baths development is established that will mean a significant increase in the number of residents who will be adversely affected by these extended opening hours and the potential for crime and disorder in the local area. The application does not really discuss how it will prevent crime and disorder or other criteria - 'staff training and signage' does not mean anything in practice and the staff in the shop will have no say on how their customers conduct themselves when outside the shop or in the surrounding streets. Whilst no alcohol will be served in the premises, that does not prevent already inebriated customers entering and making purchases - their conduct outside the premises will surely not be handled by staff. Furthermore, increased littering on the main roads and side streets is inevitable. Numerous similar properties all over Chorlton provide the example of this unmanageable aspect. Given that there is no/limited parking on Manchester Road due to the cycleway it is inevitable that customers will park either illegally (see Barlow Moor Road at the junction of Sandy Lane/High Lane for everyday examples of this, or indeed all along Barlow Moor Road through the centre of Chorlton) or on the side streets which are already congested. The Burnage branch already shows many examples of this with countless reports of people parking illegally and creating significant hazards.

2. Public safety Many of the points raised above are also valid under the criteria for public safety. The proposed extended opening hours far exceed any others in the immediate vicinity for takeaways or bars and are well outside of normal social hours for this area of Chorlton. This premises will increase footfall immediately in front of it on Manchester Road and this will inevitably spill into the surrounding residential streets Ransfield Road and Kensington Road in the first instance. Once the Chorlton Baths development is established that will mean a significant increase in the number of residents who will be adversely affected by these extended opening hours. The application does not really discuss how it will ensure public

safety - 'staff training and signage' does not mean anything in practice and the staff in the shop will have no say on how their customers conduct themselves when outside the shop or in the surrounding streets. They won't be able to prevent groups hanging around outside the shop - Cluck-a-Rito up by the Quadrant is a good example of this, there is always a big queue inside and outside on the pavement. On such a busy road as Manchester Road, and indeed the corner of Kensington Road this may be a cause for concern regarding public safety. Whilst no alcohol will be served in the premises, that does not prevent already inebriated customers entering and making purchases - their conduct outside the premises will surely not be handled by staff. Given that there is no/limited parking on Manchester Road due to the cycleway it is inevitable that customers will park either illegally (see Barlow Moor Road at the junction of Sandy Lane/High Lane for everyday examples of this, or indeed all along Barlow Moor Road through the centre of Chorlton) or on the side streets which are already congested - they will not be concerned with public safety. The application states "staff will also ensure that all Health and Safety and Fire safety requirements are adhered to at all times" and yet it also implies that there could be only 2 members of staff employed on site in some circumstances which in my opinion could make it very difficult to ensure all safety requirements are adhered to as well as serve and ensure all other licensing objectives are met at the same time. There are reports from the Burnage branch as well that there has been a marked increase in the amount of rats as a result of the littering from Miami Crispy customers which can carry diseases, impacting the safety of the local community.

3. The prevention of public nuisance Many of the points previously raised are also valid under the criteria for prevention of public nuisance. The proposed extended opening hours far exceed any others in the immediate vicinity for takeaways or bars and are well outside of normal social hours for this area of Chorlton. Once the Chorlton Baths development is established that will mean a significant number of residents who will be adversely affected by these extended opening hours and the potential for increased public nuisance the local area. The application does not really discuss how it will prevent public nuisance in any detail, 'staff training and signage' does not mean anything in practice and the staff in the shop will have no say on how their customers conduct themselves when outside the shop or in the surrounding streets. They won't be able to prevent groups hanging around outside the shop - Cluck-a-Rito up by the Quadrant is a good example of this, there is always a big queue inside and outside on the pavement. There is a potential for public nuisance, especially during the late evening and early hours of the morning. Whilst no alcohol will be served in the premises, that does not prevent already inebriated customers entering and making purchases - their conduct outside the premises will surely not be handled by staff. We already experience increased volume of noise from the customers of existing premises at the weekend, but this has usually quietened down by 11-11.30pm. A premises that continues serving takeaway food into the early hours means there is a significant potential for residents to experience increased volume of noise from customers and cars well after social hours. On the whole this a relatively quiet and peaceful residential area even though there are a number of bars and eateries in place. Their opening hours are not outside the norm. The increase in littering with a takeaway is evidenced at the Burnage branch, and will affect the local environment, this is not just from customers but also the takeaway. Previous businesses have not engaged suitable commercial waste disposal arrangements which has had a significant affect on the alleyway behind the commercial properties and that affects residents too. It is worth noting the increased tension the first branch of Miami Crispy has caused in Burnage with neighbours complaining of being woken up by seagulls and rats fighting over the mountains of litter, an inability to park near their homes, and persistent stench caused by

litter. The MEN has already reported altercations between customers and local residents - this blatantly impacts public safety and is a nuisance.

4. Protection of children from harm The application states that "it is not anticipated that children will be using the take away during late night opening hours" which in my opinion is naive and whilst they may mean younger children, the term child is applicable to individuals up to and including 16 years of age. Indeed, judging by the clientele of similar establishments teenagers of 14/15 years plus are a key customer and will frequent the takeaway. I also think it is naive to place members of staff in a situation where they take responsibility for interacting with a child to enquire about their welfare. Finally, what do they consider to be 'late night' as criteria for their staff to be concerned about a customers age. There is a distinct lack of clarity in the stated approach to 'protection of children from harm'. Overall, I am objecting to this application based on all the points raised above, in particular points 1-3. In addition, I feel that a decision to allow a takeaway to open with extended trading hours will set a precedent. The impact of one such premises on this quiet, community focussed, residential area will be significantly detrimental in a number of ways and once the floodgates are opened it will be difficult to turn down other similar applications. Other developments in and around Chorlton, including the housing development on the Chorlton Baths site, are looking to improve the neighbourhood and focus on the community spirit, considering the environmental and sustainable impact and yet this application goes against all of that.

There are well documented examples of the impact of the Burnage branch of this chain as highlighted in the press with the following links (more can be found with a quick google):  
<https://manchestermill.co.uk/p/manchesters-chicken-shops-have-a>  
<https://www.manchestereveningnews.co.uk/whats-on/food-drink-news/tiktok-chicken-shop-customers-come-27576450.amp>

Regards,

