

Licence application 296175/SMC

Sat 10/02/2024 18:20

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

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To Whom it may concern

After reading the MEN article by Joseph Timam (1) regarding the Miami Chicken premises in Burnage, which is being proposed in Chorlton on Manchester Rd, I am writing to strongly oppose this under ***The of the prevention of public nuisance***. I have read some of the comments following this article and whilst some are ridiculous, this one stands out:

I live nearby and can confirm the effect of Miami Crispy is extreme disruption. Patrons routinely double park right up to the traffic lights outside. Illegal and dangerous. Sooner or later someone will be injured or worse in a car accident.... (A Burnage Resident's comments. August 27, 2023).

I have lived in Chorlton on [REDACTED] and over that time I've seen it decline into graffiti, litter and takeaways, particularly on Wilbraham Road. However, Chorlton for me is still a lovely place to live, where it is renowned for its independent shops and restaurants. Therefore, this is a really poor decision on behalf of the council to actually propose this in an area that supports independent traders. For me, the article at (1) says it all.

I am [REDACTED] but I find navigating the pavements currently on that particular stretch of Manchester Road of the proposed venue difficult to navigate; the pavements are narrow and poorly maintained. Therefore, the thought of queues and cars parking randomly for fried chicken fills me with despair at what is being proposed in the area that I have chosen to live in as it is quiet.

As depicted in the article at (1) the proposed venue will do nothing to enhance the area. On the contrary, it will be the very essence of a public nuisance: an increase in litter, cars parked everywhere, noise levels from the large crowds that will gather.

Chorlton is having a long awaited 'facelift,' with several spaces earmarked for development and currently, the roads are in a mess as they install cycle lanes on either side of Manchester Road. As I have written previously, there are narrow pavements outside of the proposed site of the venue, but also little parking availability, therefore our road is likely to be overwhelmed with parking.

The article at (1) describes the residents lived experience of having a venue of this kind in their locale and the thought of one being proposed in Chorlton fills me with dread for what is likely to happen if the venue is given the go ahead

I really do not want any more cars, noise and litter and I certainly do not want a venue that will do nothing for the area but create a public nuisance for all its residents.

1. [The TikTok chicken shop where customers come from far and wide - but some of them aren't welcome - Manchester Evening News](#)



Licence application 296175/SMC

[REDACTED]
Tue 13/02/2024 11:57

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

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Dear Sir, I wish to make the following comments regarding licence application 296175/SMC.

1. I am sure you will be aware of the ongoing problems associated to this business at their current Burnage location. There is clear evidence of public disorder, litter, nuisance and parking issues which is inevitable will happen at the site in Chorlton. There has been huge investment in building cycle lanes through Chorlton which I do support, however it has significantly reduced the on-road parking spaces and is impacting the surrounding roads. Already through the village you see cars parking in cycle lanes, obstructing cyclists and pedestrians.

With the proposed premises offering no parking spaces cars will be parking down residential roads, customers will be consuming food in their car and dropping litter on the pavements, it's blatantly obvious the impact this will have for local residents.

2. Having a late night chicken shop is also out a character for this area of the village, there are plenty of fried chicken shops along Wilbraham road which are less residential. The local shops at this end of Manchester Rd all close early evening and bars have a 10PM curfew for drinking outside. If you are not familiar with the area, can I suggest you visit before making a decision, you will see the parking issues during the day that's before a new take away opens.

I am completely opposed to this application and I feel it is irresponsible to consider a second location for the his business with the continuing issues at their first premises.

[REDACTED]

296175/SMC

Wed 14/02/2024 20:30

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

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Dear Sir / Madam,

I am writing in relation to the above premises licence application for 101 Manchester Road, Chorlton ref: 296175/SMC

[REDACTED] I want to object to the proposed hours of licensable activity.

Whilst there have been takeaways on this area of Manchester Road for many years never have they operated until the early hours of the morning. The proposed hours are not in my view appropriate for such a residential location and have the potential to cause a significant public nuisance and may contribute to increased potential for crime and disorder.

Impact in relation to the prevention of crime and disorder.

The proposed 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 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.

The application does not make clear how the potential for crime and disorder will be managed outside of the shop. It is hard to see how 'staff training and signage' will 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 intoxicated customers entering and making purchases - their conduct outside the premises will surely not be handled by staff.

Unfortunately for this proposed business along with many others in the Chorlton the creation of the cycleway involves the removal of on street short stay parking.

There is already significant pressure on parking spaces on all residential blocks in this immediate area and therefore it is inevitable that customers will park either illegally across the cycleway or on the corner junctions which have double yellow lines.

These are contraventions under the Road Traffic Regulations Act for which the Council has enforcement powers but does not appear to have the resources to effectively enforce and in particular does not seem to enforce at unsocial hours.

Impact on Public safety

The points I have set out above also have an impact on public safety particularly in relation to increased traffic and illegal parking which creates a risk to pedestrians and other road users particularly after dark.

Given that there will be no parking on Manchester Road due to the cycleway it is inevitable that customers will park illegally. There are already many examples of this - the corner of Kensington Road and Manchester Road is particularly dangerous when people park on double yellow line. Also 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.

Impact on Public Nuisance

My main concern is in relation to the nuisance that will be caused by the extended opening hours - in particular noise nuisance. This involves the noise from the operation of the takeaway, customers entering and exiting and the noise from increased traffic - car doors opening and closing, music etc.

Whilst some degree of nuisance has to be accepted allowing this to take place up to 2am is unfair and unacceptable in a primarily residential area.

As no other businesses in the immediate vicinity operate until these hours it is reasonable to assume that the proposed hours of opening will attract people from other parts of Chorlton so this will be an increased risk of nuisance rather than an extension from that attributable to existing businesses.

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 is a relatively quiet and peaceful residential area even though there are a number of bars and eateries the opening hours are not outside the norm.

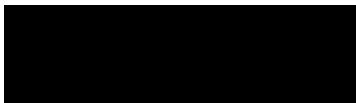
There is also an increased risk of littering which is considered a nuisance for licensing purposes. There is currently one litter bin on that section of Manchester Road and one outside the shop on Oswald / Ransfield.

The increase in littering with a takeaway is easily predictable, and will affect the local environment, this is not just from customers but potentially 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.

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. The fact that this premises expects to be open until 2am at the weekends 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.

Overall, I am objecting to this application based on all the points raised above specifically in relation to the proposed trading hours.

I believe 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. 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.



Re: Representation

[Redacted]

Thu 15/02/2024 11:31

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

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Scott,

No problem, its [Redacted]

On 15 Feb 2024, at 07:22, Premises Licensing <Premises.Licensing@manchester.gov.uk> wrote:

Good morning [Redacted]

Can you provide your 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
Web: 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](#)

From [Redacted]

Sent: 14 February 2024 16:19

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

Subject: Representation

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I would like to make a representation with respect to the opening of a new outlet of Miami Crispy at 101 Manchester Road (M21 9GA) by [Redacted]

I have no objection to the business as such, however the intended opening hours are problematic.

Opening til midnight through the week, and especially til 2 a.m. at the weekend, is likely to cause increased disturbance for local residents. While the new site is on a main road, it is situated in a largely residential area and between two residential roads (Kensington and Ransfield).

The customers who will attend at such, very late, times are likely to be either intoxicated, if on foot, or arriving by car and so need somewhere to park, when local streets are already near to full. Either way, the likelihood of disturbance on nearby residential streets will be raised.

Furthermore, as few other such shops in the surrounding area will be open at such a late time, the new site has the prospect of becoming a hub for late night gatherings of groups of people. Such gatherings, especially late on a Friday or Saturday night, often result in considerable noise pollution, abandoned litter and sometimes violence. Given the lack of parking on Manchester Road then much of this unwanted activity will inevitably take place wherever customers can park. i.e. on neighbouring residential roads.

I note that the opening hours for the existing Miami Crispy outlet in Burnage is 11-11 weekdays and 11-12 Friday and Saturday. These seem more reasonable opening hours and I fail to see why the new outlet cannot follow such, slightly, curtailed times.

If the hours of service are not amended then I would be interested to know what actions are being taken to ensure that none of the potential problems outlined above arise.

Yours sincerely,
[Redacted]

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Premises License Application: Chorlton

Sat 17/02/2024 09:22

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

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Dear Sir/Madam,

I am writing with regard to reference: 296175/SMC for premises 101 Manchester Road, Chorlton, Manchester M21 9GA.

I understand that there have been many issues raised and concerns shared regarding this new opening and I would like to add mine to the pile.

I am a [REDACTED]

With the proposed operating hours in the business application, I am concerned about the related impact that this will have on the day to day lives of residents including noise, litter and traffic issues.

None of the current restaurants, bars or takeaways along the same row of businesses operate beyond midnight any night of the week.

From the hours of midnight to 2am, it can only be expected that the majority of customers will be returning from nights out, likely causing noise and litter (there are no public bins in the vicinity), or will be ordering for delivery. There is no appropriate parking near the premises for delivery drivers except on the nearby streets and so drivers would either be travelling up and down quiet residential streets trying to park, or would likely park illegally outside the premises or across the new cycle lanes, rendering them useless.

In addition, there is a new development of 40 flats planned directly opposite the proposed takeaway, meaning many more residents who will be impacted by a license granted for these hours.

Based on the strong likelihood of increased litter, parking/traffic issues and noise affecting residents, I implore that the license is granted only up to the hour of 11pm in line with other restaurants in the area.

Please let me know of any further relevant information

[REDACTED]