

I am writing as a resident of Chorlton, [REDACTED]
[REDACTED]
[REDACTED] who have been renting in Chorlton for about three years, and we have had to save for several years each to afford a deposit for our first home together. [REDACTED]
[REDACTED] we will be significantly impacted if this business is granted a licence to open late.

Overall, we are strongly opposed to this premises being granted a license to open to midnight Sunday to Thursday, and until 2am on Fridays and Saturdays. We have particular concerns about potential disorder and public safety, along with the prevention of public nuisance and the protection of children from harm.

As a first point, we are concerned about the business producing noise and disorder late at night, and into the early hours of the morning. We note, first, that the proposed opening hours are well beyond those of other businesses on this stretch of Manchester Road, which know both from frequenting the restaurants and bars on this street, and from researching their official opening hours.

We note this to stress that we're not the kind of people who are opposed to all developments (quite the opposite: Chorlton desperately needs more affordable homes, and I can't state how supportive we have been of the Chorlton Cycleway). We love the vibrancy of Chorlton. But, we also have a right to the quiet enjoyment of the property in which we're going to make a home, and in which we soon hope to start a family. We are aware of Miami Crispy's other outlets in Burnage and Levenshulme, and the press coverage about how people queue for almost an hour to get in, and the reports of nuisance parking for customers (and the noise that these cars and people would bring to Chorlton in the early hours of the morning). Likewise, if there are issues with noise and antisocial behaviour, will the out-of-hours policing teams have the resource (after over a decade of cuts from central government) to properly address these?

The point about parking brings me to my second point regarding public safety. Numerous articles and reports, and a quick visit to Miami Crispy's other premises in Burnage and Levenshulme, make clear that a large amount of customers are likely to visit the Chorlton branch via car. Works are about to finish on the Chorlton Cycleway, which is outside the premises of the branch. My bike is my main mode of transportation, and I'm incredibly grateful for Manchester Council for building the new cycleway – as this stretch of road around 100-110 to Manchester Road (from the Library upwards) has always been dangerous for people riding bikes, and I have had close misses with drivers myself on this stretch. Antisocial (and illegal) parking has already been a significant issue for other parts of the cycleway, and I think it is right to consider how customer parking in the cycle lanes will serve to endanger people like myself and anyone else who relies on (or otherwise chooses to) cycle as a mode of transportation.

Next, I think it is important to consider the prevention of public nuisance resulting from this premise's application for a late license. News reports about Miami Crispy's other outlets in Burnage and Levenshulme (notably, in the Manchester Evening News) make clear that there is a longstanding issue with litter resulting from this business and its customers, that does not seem to have ever been properly addressed. If the license is granted for this business to serve customers until the early hours of the morning, are Manchester City Council going to provide or—post-austerity, be able to provide—increased litter collection and daily street cleaning to compensate for the customers of this business? We are all aware that local council's have struggled (understandably) to provide these services when budgets have been slashed by central government austerity, and any consideration of

a late license should consider whether the business can feasibly control for litter resulting from its nature as a takeaway food outlet.

[REDACTED]

[REDACTED]. We have made our peace with this because we love Chorlton (which is near our family and friends, and work), [REDACTED]

[REDACTED]

[REDACTED] take away food outlet of a business renowned for high volumes of customers and long queues outside its premises, until the early hours of the morning. This may be their business, [REDACTED], not to mention the surrounding side streets in the area.

Thank you for considering our consultation response.

[REDACTED]

re license ref: 296175/SMC

Tue 20/02/2024 14:45

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

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To whom it may concern.

I wish to make the following representations with regards to the license application 296175/SMC.

For the avoidance of doubt, as a local resident, I am wholeheartedly against the granting of the application.

1. The Council will be aware of the problems associated with another site of the same operator...The TikTok chicken shop where customers come from far and wide - but some of them aren't welcome - Manchester Evening News. This story covers clear evidence of both public disorder, litter, nuisance and parking issues which are likely to be similar at the Chorlton site.
2. The site is a request for takeaway licence, but notes 'the provision of light refreshment will take place indoors'. It is understood that the takeaway will have no or limited seating, leading to similar issues as noted above, being eating on the street, rubbish and nuisance and disorder up to 2am at weekends.

Chorlton is a vibrant neighbourhood which is why people choose to live there. I live on [REDACTED]

[REDACTED] Whilst there have been some issues, the sites are generally self contained. For example, whilst The Font bar may have a Nighttime licence to 2am, it is clear that after 10pm people must consume their food and drink inside the premises. Customers are not allowed to linger outside.

It is clear that the same is not the case for the proposed takeaway site, whereby people will be lingering, eating and generally providing for disturbance throughout the night and early morning.

3. The Council is already dealing with a number of issues with regard to lack of car parking in Chorlton. There are ongoing parking issues on our street [REDACTED] due to lack of parking for existing bars and restaurants. We have been informed that Resident's permit parking would need to be funded and policed by the residents. It is clear from evidence presented in the above article that this site will cause a significant increase in car traffic in the area. The site has no parking and furthermore the new cycleway has decreased the available parking. Potentially this will lead to parking on residential streets, causing disturbance with car lights and car door noise in the early morning.

Our streets are already being used as 'rat runs' to get around traffic on the main roads. Cars are being driven way above the 20 MPH speed limit, apart from danger to children and elderly, there are sometimes arguments between drivers when road is blocked with delivery vehicles.

[REDACTED] have a strong family community, which we wish to keep.

Regards

[REDACTED]

Rep for Ref 296175/SMC

Tue 20/02/2024 17:20

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

I am writing to express my objection to the application for the late opening chicken shop on Manchester Road in Chorlton, Miami Crispy.
Ref 296175/SMC
101 Manchester Road
Chorlton M21 9GA

It is my opinion that the placing of a shop, with its already negative reputation, in another residential area is an extremely poor decision. This shop is not in an area where it will serve the local community, but will bring in visitors from other areas who will have no interest in keeping the area tidy and quiet, and it will contribute to the already unacceptable parking problems.

My objections to the late license are as follows;

Every expectation are that is will cause a public nuisance in several ways. The shop' s popularity means that large numbers of patrons will be visiting and they will largely be drivers. It seems a shame that we have lived with the disruption of the building of the cycle lanes for a year only for them to become a car park for Miami Chicken once finished. Parking for local residents is already problematic. The road I live on, [REDACTED] is already used as a rat run for cars trying to escape the Kensington Road junction. Cars regularly speed down here. There are also increasing numbers of hostile stand offs with cars trying to go in opposite directions as the parking means that the road is almost always a single lane. The double yellows are regularly ignored, meaning that it is difficult to wait for a car that is travelling up from the opposite side without blocking traffic either on Manchester Road or Oswald road. And there are often cars parked on the pavement outside the empty premises on the corner of Cheltenham and Manchester Roads.

Once cars are parked and patrons are waiting to be served, there is not adequate space for them. There is no indoor seating. The shrinking pavements and new cycle lanes will be regularly blocked by people waiting for their orders. An article published last April in The Mill on the history of chicken shops in Manchester [Millions of pounds a year, queues around the block and a customer base gone neurotic: what's in Manchester's secret sauce? \(manchestermill.co.uk\)](https://www.manchestermill.co.uk/news/millions-of-pounds-a-year-queues-around-the-block-and-a-customer-base-gone-neurotic-what-s-in-Manchester-s-secret-sauce/) mentions Miami Chicken by naming saying that 2 hour waits are not uncommon and on a quiet night there is only a 40 minute wait. This means that the shop will not be catering to people who are just popping in and out, but will be hanging around for long times waiting.

Millions of pounds a year, queues around the block and a customer base g...

Jack Dulhanty

Miami Crispy and the chicken shop gold rush

Other points to consider the public nuisance:

1) A late license would only be serving people who were leaving pubs at closing times. These are not people buying a family meal to take home. They are drunks who would leave rubbish everywhere as they scoff their chicken and chips on the way home.

2) Please consider the social housing for over 55s that is soon to be built on the site of Chorlton Baths. A late night chicken shop with the associated noise, smell and lights will not be wanted.

3) The local bars have to have their patrons indoors from 10 pm so as not to annoy the nearby residents. Surely a 10 pm closing should apply in this instance.

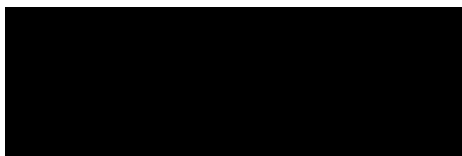
Please also consider that large crowds are intimidating and scary. During all hours, large groups will intimidate children walking home from school, or late night revelers walking home from the pub. Pedestrians having to walk in the road or cycle lanes to pass could lead to possible traffic collisions. All of these problems, as well as the increase in litter and as an environmental concern of public safety are already documented with the Miami Chicken brand. See [The TikTok chicken shop where customers come from far and wide - but some of them aren't welcome - Manchester Evening News](#)

TikTok chicken shop brings thousands of customers - but some aren't welcome

Joseph Timan

Miami Crispy in Burnage has seen a rapid rise in success - but residents claim their customers are causing havoc

Miami Chicken is sure to lead to many more complaints with just regular opening hours. Surely the extended opening hours should not be allowed in what is a quiet residential area.



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

Wed 21/02/2024 00:02

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

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Dear Mr McAvoy

I submit a revised representation in respect of the Premises Licence (new) application for 101 Manchester Road, Chorlton.

As a long-standing resident of [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 11:00 and 24:00 / 02:00, 7 days a week. I have provided my feedback aligned with the four licensing objectives as listed below:

1. The prevention of crime and disorder

The application does not discuss how it will prevent crime and disorder. 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 examples at Barlow Moor Road junction with Sandy Lane/High Lane; all along Wilbraham Rd from the Post Office to Four Banks Junction; Barlow Moor Road through the centre of Chorlton) or on the side streets which are already congested.

2. Public safety

Once the Chorlton Baths development is established, it will mean a significant increase in the number of residents who will be adversely affected by these extended opening hours. The application does not discuss how it will ensure public safety. Staff 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. The increase in littering with a take-away is easily predictable, and will affect the local environment; this is not just from customers but also the take-away itself. Previous businesses have not engaged suitable commercial waste disposal arrangements which have had a significant affect on the alleyway behind the commercial properties and that affects residents too.

3. The prevention of public nuisance

The proposed extended opening hours far exceed any others in the immediate vicinity for take-aways or bars and are well outside the normal social hours for this area of Chorlton. The fact that the premises expects to be open until 12am/2am 7 days a week 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 really discuss how it will prevent public nuisance. Staff won't be able to prevent groups hanging around outside the shop. 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.

4. Protection of children from harm

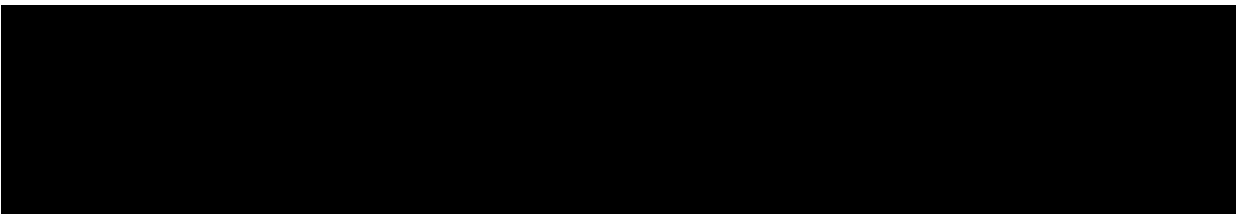
I think it is naïve to place members of staff in a situation where they take responsibility for interacting with a child to enquire about their welfare. What do they consider to be 'late night' as criteria for their staff to be concerned about a customer's age. There is a distinct lack of clarity in the stated approach to 'protection of children from harm'.

In conclusion, I am objecting to this application based on all the points raised above. In addition, I feel that a decision to allow a takeaway to open with extended trading hours will set a precedent. There are already many options for customers to purchase from chicken-themed take-aways in Chorlton. 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, focus on the community spirit, and consider the environmental and sustainable impact.

This application goes against all of that.

Regards





Ref: LPA296175

Date: 26 January 2024

Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005

Application Type: Premises Licence (new)

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

Further to our previous e-mail, please be advised that the consultation period for the above application has been restarted as the application was not advertised correctly.

The new date by which representations must be received is 21/02/2024 and any representations received prior to this e-mail must be resubmitted.

Yours sincerely
Scott McAvoy

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

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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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Takeaway application, 101 Manchester Road, Chorlton M21 9GA

[REDACTED]
Wed 21/02/2024 11:09

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

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I would like to make a representation about the proposed opening hours of the takeaway as I believe they will create public nuisance, particularly after 11pm.

I would suggest that the opening hours are adjusted to be in line with other bars and restaurants in the immediate area.

- There will be a limited number of customers arriving on foot or by bicycle.
- The majority, especially after midnight, will arrive by car as there are not large numbers of people on foot at this time in the area.
- There is no on-street parking on Manchester Road.
- Therefore, customers who drive must either park illegally on Manchester Road or park in neighbouring residential roads where the noise and litter will cause public nuisance.

[REDACTED]