

Premises Licence (new) 296175/SMC 101 Manchester Road, Chorlton, Manchester, M21 9GA

Wed 21/02/2024 12:00

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

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I am writing to register my objection to the above licence application for a takeaway premises. I am objecting on the following grounds:

Prevention of crime and disorder/public safety

I do not believe that the applicant has sufficiently addressed the potential issues which will inevitably result from the opening of Miami Crispy in a relatively quiet residential area. The proposed late night opening is likely to attract large numbers of people, some of whom may be intoxicated with alcohol. This environment has the potential to lead to fights which the staff will find difficult to prevent and will take up police resources.

It is likely that significant numbers of customers will arrive by car which will put more pressure on residential parking on adjacent residential roads. Manchester Road now has minimal parking since the construction of the cycle lane. It is likely that a significant number of customers will park inconsiderately and in some cases illegally. This behaviour will have a significant impact on local residents and will put other drivers, pedestrians and cyclists at increased risk. Again, this is likely to take up valuable police resources. Emergency vehicles use Manchester Road on a regular basis. Given that the width of the road has been reduced by the cycle lanes, illegal parking is likely to hinder emergency vehicles attending urgent calls.

The prevention of public nuisance

The nuisance caused by the Burnage branch of Miami Crispy is well documented, aided by hype on social media platforms. Local residents are likely to be disturbed by customers gathering in the vicinity to enjoy their takeaway. This will be a significant issue during the evening and night. Issues such as loud car stereo music, slamming car doors, shouting etc will affect residents' quiet enjoyment of their homes. I also suspect those residents with off street parking will experience customers and delivery drivers obstructing their drives.

Large numbers of people gathering outside Miami Crispy is likely to have a significant negative effect on other businesses on Manchester Road. The car park on Ransfield Road is for the exclusive use of Menzies Court residents but this is unlikely to stop Miami Crispy customers using it to park, eat their takeaway meal and generally congregate. I also suspect that the Unicorn Grocery will also see Miami Crispy customers using their car park as it is conveniently located just across the road. I think littering will be a significant issue with Miami Crispy. I accept that some customers will use the litter bins provided but generally people walk off to eat their meal on the way home or in their car, and then dispose of the packaging and any remaining food. If the Burnage Miami Crispy is an example of what we can expect, local residents are likely to experience increased littering on adjacent roads and in front gardens, which in turn will encourage vermin. The increase in littering will take up valuable street cleaning resources.

With the best will in the world, Miami Crispy staff will be unable to mitigate the negative outcomes from the premises and their ability to influence the behaviour of customers will be limited. Their priority will be serving customers as quickly as possible in a busy takeaway environment.

The protection of children from harm

I think the applicant has given a reasonable response to this issue.

On a more personal note, I have lived in my house on [REDACTED] accept that on street parking is limited and is used by residents and customers of local shops, cafes and bars. I support the diverse local economy we have in Chorlton but I believe that Miami Crispy will have a negative impact upon residents and other well established businesses.

[REDACTED]

[REDACTED]

[REDACTED] Nuisance behaviour associated with Miami Crispy is likely to have a significant impact upon me and my ability to do my job. We now have seriously consider whether it will be sustainable for us to remain in our home and moving may be our only option. I will be sad to leave the home and community which I have lived in for half my life. I really hope this licence application is rejected and I wonder how happy the applicant would be if his family was subjected to the nuisance Miami Crispy will inevitably cause.

Fw: 296175/SMC 101 Manchester Road - objection

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

Wed 21/02/2024 12:59

T [REDACTED]
GO

From [REDACTED]

Sent: 21 February 2024 12:38

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

Subject: Re: 296175/SMC 101 Manchester Road - objection

Hi Chloe,

Sorry, I wasn't sure how much info you needed. My address is [REDACTED] let me know if you need anything else.

Kind regards

[REDACTED]

On Feb 21, 2024 12:24, Premises Licensing <Premises.Licensing@manchester.gov.uk> wrote:

Good afternoon

Please could you provide your address to enable us to fully record your rep?

Kind Regards

Chloe

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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From: [REDACTED]

Sent: 20 February 2024 21:07

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

Cc: [REDACTED]

Subject: 296175/SMC 101 Manchester Road - objection

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Good evening,

I am writing to object to the extended opening hours for Miami Crispy at 101 Manchester Road.

Parking

The recent and ongoing roadworks are still causing traffic flow issues on Manchester Road and have mostly removed the parking spaces that were available for customers of the businesses on that stretch of road. Given the traffic chaos that has been widely reported at the same company's other premises, with customers and delivery drivers, I have real concerns about road safety. There is already antisocial parking for the ice cream parlour and fish and chips shop and another take away would see even further parking issues. The junction at Chorlton Baths is already dangerous with low visibility of oncoming traffic, if you sit outside Mary and Archies on the corner, you regularly hear horns being sounded due to collisions/near collisions.

Litter

It has also been widely been reported about the litter issues at this company's other premises, causing issues with vermin. It has been acknowledged by the council waste bin services that they cannot keep up with demand and residents report that it isn't only just outside the shop but on the surrounding streets that issues are reported (we live one street away). There is already a widespread issue with takeaway litter being dumped from vehicles, drive down Buckingham Road or Abbotsford Road for evidence of this and another take away without adequate seating for the customers inside will drive this up further. I have recently requested litter picking equipment and tackle this issue myself as reporting it to the council achieved nothing.

Late night

The residents of that part of Manchester Road have successfully ensured that the bars and restaurants are not allowed people seated outside after 9pm, queues of people stood outside will cause the same level of disturbance, as will increased traffic.

The company's other takeaway doesn't open late and if you consult Google, you can see that there isn't demand later in the evening so it isn't clear why they would want the extended hours.

As local residents we will likely use the takeaway but the concerns above remain valid given the lack of responsibility taken by the owners at their other site and the parking issues.

I have attached evidence for each part of my objection for you to take into consideration.

Kind regards

[REDACTED]

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Fw: 296175/SMC 101 Manchester Road

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

Wed 21/02/2024 13:00

To: [REDACTED]
GO

From: [REDACTED]
Sent: 21 February 2024 12:37
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Re: 296175/SMC 101 Manchester Road

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Yes, no problem.

[REDACTED]

Kind Regards

On Wed, 21 Feb 2024, 12:25 Premises Licensing, <Premises.Licensing@manchester.gov.uk> wrote:

Good afternoon

Please could you provide your address to enable us to fully record your rep?

Kind Regards

Chloe

Premises Licensing
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[REDACTED]
Sent: 21 February 2024 08:18

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

Subject: RE: 296175/SMC 101 Manchester Road

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Good Morning. I am writing to object to the extended opening hours for Miami Crispy at 101 Manchester Road. As a local resident, and someone who has to use that junction daily I have some concerns, primarily around the observed disregard for the local area shown by the clientele at the Burnage shop.

Parking:

I turn at the Kensington/Manchester Rd junction twice a day on my commute. The junction is always double parked, with customers from the ice cream shop a particular blight, parking wherever they want. This includes on the double yellows, in the disabled bay or just up on the curb nose up to the planter. If the experience of those who live close to the Burnage site of Miami is anything to go by, this will be further exasperated by the new shop. Locals have reported cars up on kerbs, blocking carriageways etc. I fail to see how this could not have been seen by the planners as a prospective issue. The new cycleway will only further compound this issue, as it has removed even more of the limited parking that was available. I also feel sorry for the existing businesses that have now got to cope with less parking and more demand, not to mention the below issues too.

Litter:

It has also been widely reported about the litter issues at this company's other premises, causing issues with vermin. It has been acknowledged by the council waste bin services that they cannot keep up with demand and residents report that it isn't only just outside the shop but on the surrounding streets that issues are reported [REDACTED]. There is already a widespread issue with takeaway litter being dumped from vehicles, drive down Buckingham Road or Abbotsford Road for evidence of this and another take away without adequate seating for the customers inside will drive this up further.

Late night:

The bars on this row all have limited licences. I am not au fair with them ins and outs, but I do know you have to be indoors at Mary and Archie's by 9 (or thereabouts). This is due to consideration of noise for the neighbours. I can't fathom then, how this premise could be granted a late licence, and to what end. There are no late night pubs within a 10 minute walk, and the one that is open is directly opposite 20 take aways.

I also now note they have put a great big illuminated sign on, and that it stays on all night. Pity the people who love in the flats above, and I can't imagine the old folk who will love in the propose Mosscafe Development opposite will have to say on having a new sun shining all night into their front rooms.

As local residents we will likely use the takeaway but the concerns above remain valid given the lack of responsibility taken by the owners at their other site and the parking issues.

Kind Regards



ps shop and another take away would see even further parking issues. The junction at Chorlton Baths is already dangerous with low visibility of oncoming traffic, if you sit outsid

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issue with takeaway litter being dumped from vehicles, drive down Buckingham Road or Abbotsford Road for evidence of this and another take away without adequate seating for the customers inside will drive this up further. I have recently requested litter picking equipment and tackle this issue myself as reporting it to the council achieved nothing.

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As local residents we will likely use the takeaway but the concerns above remain valid given the lack of responsibility taken by the owners at their other site and the parking issues.

I have attached evidence for each part of my objection for you to take into consideration.

Kind regards



Fw: App 296175 Re Miami Crispy Chicken

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

Wed 21/02/2024 14:34

To

GO

From

Sent: 21 February 2024 14:32

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

Subject: Re: App 296175 Re Miami Crispy Chicken

You don't often get email from [\[redacted\]](#) [learn why this is important](#)

Thanks Chloe

Sent from my iPhone

On 21 Feb 2024, at 12:25, Premises Licensing
<Premises.Licensing@manchester.gov.uk> wrote:

Good afternoon

Please could you provide your address to enable us to fully record your rep?

Kind Regards

Chloe

Premises Licensing
Growth and Development
Manchester City Council
Level 1 Town Hall Extension
Albert Square
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From [REDACTED]

Sent: 21 February 2024 07:35

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

Subject: App 296175 Re Miami Crispy Chicken

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To whom it may concern ,

Please let it be known that no other premises have been granted licence to purveyor foodstuffs or drink til 2am along this stretch of Manchester rd.

Please let it be known there is no provision for parking in the locality of the premises on the main road .

Should there be parking on any side street the noises from car doors closing will be a nuisance.

Provision for empty containers and waste in the locality is at a minimum.

Sincerely

[REDACTED]

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Fw: 296175/SMC

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

Wed 21/02/2024 15:03

T

GO

From: [REDACTED]

Sent: 21 February 2024 15:01

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

Subject: Re: 296175/SMC

Hi Chloe,

[REDACTED]

Thanks

On Wed, 21 Feb 2024 at 14:56, Premises Licensing <Premises.Licensing@manchester.gov.uk> wrote:

Good afternoon

Please could you provide your address to enable us to fully record your rep?

Kind Regards

Chloe

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From: [REDACTED]

Sent: 21 February 2024 14:08

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

Subject: 296175/SMC

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Dear Sir/Madam,

I am writing to object to the licensing application 296175/SMC, which proposes to open a fast food takeaway in an existing restaurant and extend the opening hours until 2am at weekends.

My objection is based on the following concerns:

1. Potential for increased parking and litter problems:

- The existing takeaway in another part of Manchester operated by the applicant suffers from well-documented problems with parking congestion and litter. This suggests a lack of commitment to responsible management and raises concerns that similar issues could arise at this new location, particularly with late-night opening hours.

2. Non-compliance with licensing conditions at existing franchise:

- I am aware that the applicant has another franchise location in Manchester that has a history of non-compliance with licensing conditions. This raises serious concerns about their ability to adhere to responsible operating practices at this new location.

3. Impact on community amenity and safety:

- Extending opening hours until 2am at weekends is likely to lead to increased noise disturbance, anti-social behaviour, and potential public safety issues in the surrounding area, particularly late at night. This could negatively impact the lives of residents and businesses in the vicinity.

4. Saturation of fast food outlets:

- There are already a significant number of fast food outlets in the area, and I believe that another one is unnecessary and could have a negative impact on the existing businesses and the character of the neighbourhood.

Therefore, I urge you to reject licensing application 296175/SMC based on the concerns outlined above. The potential for increased parking, litter, noise, and anti-social behaviour, coupled with the applicant's history of non-compliance, suggests that this application is not in the best interests of the local community.

Thank you for your time and consideration.

[REDACTED]

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