

Fw: Miami Crispy Chorlton

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

Wed 21/02/2024 16:37

To: [REDACTED]
GO

From: [REDACTED]

Sent: 21 February 2024 16:31

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

Subject: Re: Miami Crispy Chorlton

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Hi Chloe

[REDACTED]

On Wednesday, 21 February 2024 at 12:24:48 GMT, 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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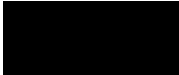
From: [REDACTED]

Sent: 20 February 2024 18:03

To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: Miami Crispy Chorlton

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I would like to add my opposition to the late licence for the as yet unopened Miami Crispy takeaway in Chorlton ref 296175/SMC. I believe that it will cause a great nuisance, as people using it at that time are going to be drunk people coming out of pubs and making a lot of noise in what is ostensibly a residential area. I would also like to point out that due to the lack of parking near the premises, it is likely that cars will be parking illegally in order to be close to the shop. It may be worthwhile having a roaming Traffic Warden there for the first few weeks after it opens.



Local resident

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Fw: 296175/SMC

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

Thu 22/02/2024 11:21

To [REDACTED]
GO

From: [REDACTED]

Sent: 22 February 2024 11:21

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

Subject: Re: 296175/SMC

You don't often get email from [REDACTED] [Learn why this is important](#)

Good morning,

No problem.

On Thu, 22 Feb 2024 at 09:11, Premises Licensing <Premises.Licensing@manchester.gov.uk> wrote:

Good morning

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

Kind Regards

Chloe

Premises Licensing
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From: [REDACTED]
Sent: 21 February 2024 21:05
To: Premises Licensing <Premises.Licensing@manchester.gov.uk>
Subject: 296175/SMC

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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] to 101 Manchester Road [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.



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licence reference - 296175/SMC

Tue 20/02/2024 17:01

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 licence application 296175/SMC. For the avoidance of doubt, as a local resident I am whole heartedly against the granting of the application.

1. Firstly, I am sure 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 issues at the proposed Chorlton site. I am aware that people normally "expect" issues like this to happen at new licence applications but this provides clear evidence of issues already occurring at a site under the same ownership and brand.
2. By its nature, the site is a request for a takeaway licence yet notes "the provision of light refreshment will take place indoors". I understand the takeaway will have no or limited seating for the anticipated high volume of customers, which will undoubtedly result in similar issues as the existing site, i.e. eating on the street, attract vermin, rubbish, nuisance and disorder up to 2am at the weekends. Chorlton is a vibrant neighbourhood, it is why people and many families choose to live here. I [REDACTED] [REDACTED] Whilst we have had some issues, the sites are generally self contained; for example, whilst Font Bar may have a nighttime licence to 2am, it is clear that people must consume whatever they buy (food or drink) inside the premises. They do not have an outdoor licence past 11pm (I believe), nor do they allow people to linger outside. Mary and Archie have a very strict policy of moving customers indoors far earlier - around 9pm. It is clear 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. I am sure the council is already dealing with a number of issues in Chorlton with regards to parking. A neighbour informs me that the council have advised there is no funding available for permit parking and, if anything were to be put in place, it would need to be paid for and policed by residents. It is clear by the evidence presented in the above MEN article, that this site will cause a significant increase in car traffic in the area. The site has no parking other than the adjacent residential streets and furthermore, the building of the cycleway has further limited any parking that was previously available. This will therefore result in cars loitering with their hazards on through to 2am. The site is planning to be open long after the tram is available therefore car will likely be the predominant option for people travelling to the site.

I already experience significant issues of parking anywhere close to our house after mid- afternoon and at weekends due to high volume of traffic. It is not unusual to have to park 3 or 4 streets away. Many drivers use our and adjoining streets as "rat runs" to avoid traffic congestion on the main road. This leads to cars regularly speeding up and down our road above the speed limit, stand offs in the street and arguments (as the street is not wide enough for two cars to pass) and general disruption both day and night. I expect that the site will further increase this.

4. Chorlton already has a significant number of similar "chicken takeaways", mainly on Wilbraham Road near Chorlton Tram stop, however these do not specifically adjoin any residential streets - their nearest streets would be Keppel Road and Albany Road, a large majority of which are larger, divided up, rented properties, with far fewer families. However this is not the case for the streets near to the proposed site where there is a strong family community, ie Cheltenham Road, Oswald Road, Kensington Road, Ransfield Road and Claridge Road.

Kind regards



LPA296175 Premises Licence (new)

Wed 21/02/2024 10:19

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

Dear Premises and Licensing Team,

These comments are submitted on behalf of Chorlton Ward councillors, John Hacking, Eve Holt and Mathew Benham regarding the following licensing application.

Reference: LPA296175 Premises Licence (new)

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

These premises are extremely close to residential properties to the side on Ransfield Road and Kensington Road. There are also several flats immediately above the property and neighbouring retail units.

Given the close proximity of these homes we believe that granting a licence to the applicant will have a negative impact on residents, and we believe a late-night licence is completely inappropriate for this area and should be refused.

1. The prevention of crime and disorder

The premises previously operated as a restaurant. If a licence were granted, it is likely that noise levels would increase and so create more disturbance for residents. With the possible increase in comings and goings, again we would suggest that due to the proximity of neighbours, disturbance would result well into the evenings. It is also very close to other takeaway premises on this stretch of road.

The proposed opening hours and request for a late-night licence exceed those of any other business in the immediate area. A midnight or 2am licence would increase footfall in the area far later than usual, and this would potentially lead to an increase in the amount of antisocial behaviour in the area and surrounding roads. The measures outlined in the report, including staff training and additional signage would be ineffective. Approving this application would work against the relevant considerations set out under the 'Impacts on the Locality' in the Licensing Policy. This includes noise pollution, public disturbance, traffic issues, litter and crime.

2. Public safety

There is insufficient information in the application, and no assurances about how any issues would be managed or if any risk assessments have been completed.

As the cycleway is under construction, there is now reduced parking on Manchester Road immediately outside the shop. This means that customers and delivery drivers will have nowhere to park nearby and could potentially park on the new cycleway, or on Kensington Road and Ransfield Road (both residential roads), and this could increase traffic and public safety issues, as these roads are very congested.

3. The prevention of public nuisance

Approving a midnight or 2am licence would be completely inappropriate for the area. If approved, it would generate noise disturbance and antisocial behaviour outside and on the surrounding roads.

The car parking issues would also be problematic and a public nuisance. A 2am or late-night licence would generate further noise disturbance for residents above the retail units and on surrounding roads as there is no parking outside the business. There is no mention of how delivery drivers or

idling vehicles would be managed. There could also be increased litter as result of customers using the outside area.

4. Protection of children from harm

There is insufficient information in this section of the application. There is no mention of staff training or risk assessments. It would be impossible to manage groups of people congregating outside.

Summary

The current balance of retail units and businesses on Manchester Road works well as there is a varied mix of units that open during the day and night. A new application would undermine this balance.

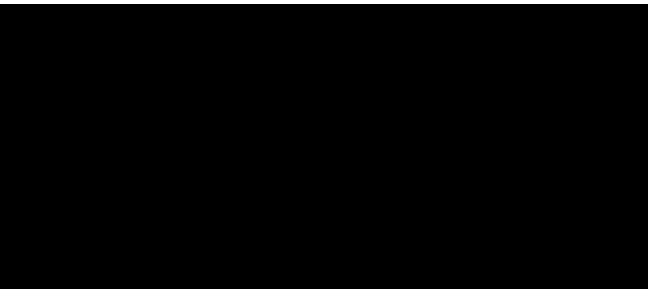
We have provided our objections based on the four licensing objectives. Unfortunately, we do not believe this to be a suitable site for licensed premises and therefore request that the application be refused.

END

Many thanks, Mathew

CLlr Mathew Benham

Labour Councillor for Chorlton Ward



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Objection to late licence Reference: 296175/SMC

Wed 31/01/2024 18:05

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

Hi,

I am the owner [REDACTED] from this proposed chicken shop. We have had over a year of struggles due to the cycle lane improvements and this business opening could be the final nail in the coffin for many of the micro businesses on our strip. I believe our business, that has been in Chorlton [REDACTED] is an asset to the area. With businesses like this [REDACTED] Chorlton is being destroyed and its reputation is currently overriding reality but soon people will not want to live in this area and the good businesses will go elsewhere.

Here is a link to a MEN article regarding the same business in Burnage and below I had added my comments to the 4 licensing objectives on how it will have a negative impact for the area.

<https://www.manchestereveningnews.co.uk/whats-on/food-drink-news/tiktok-chicken-shop-customers-come-27576450.amp>

The prevention of crime and disorder

- Lots of people waiting around outside for their food and late nights will make it more likely for petty thefts and potentially outbreaks of fights.
- The council is already aware of the anti-social behavior happening in Burnage. Why would this be any different.

Public safety

- parking is already an issue in this area. We havent even got our cycle lanes built People will be parking and blocking the cycleway.
- Seagulls and rats have been brought to Burnage due to this business. With this brings disease.

Prevention of public nuisance

- 2am licence is too late for the area. There are flats above and houses behind.
- litter will be horrendous as shown at their Burnage site.
- Noise pollution as there will be queues and long waits for food
- The bars aren't allowed to open this late. [REDACTED]

The protection of children from harm

- Seagulls and rats have been brought to Burnage due to this business. We have young families that live locally.

Kind Regards,

[REDACTED]

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

Thu 08/02/2024 12:54

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

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Hi,

I'd like to resubmit my representation against the application on the same basis as my previous submission; public safety and public nuisance, on account of litter and subsequent problems with vermin.

A litter bin has been installed on the pavement outside our store but nothing has convinced me that the proprietors will ensure their customers will not litter, or deal with litter issues themselves, and [I refer again to the MEN article](#) reporting problems residents in Burnage have suffered having that branch of Miami Crispy on their doorstep.

Regards,

On Fri, 26 Jan 2024 at 13:41, Premises Licensing <Premises.Licensing@manchester.gov.uk> wrote:

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
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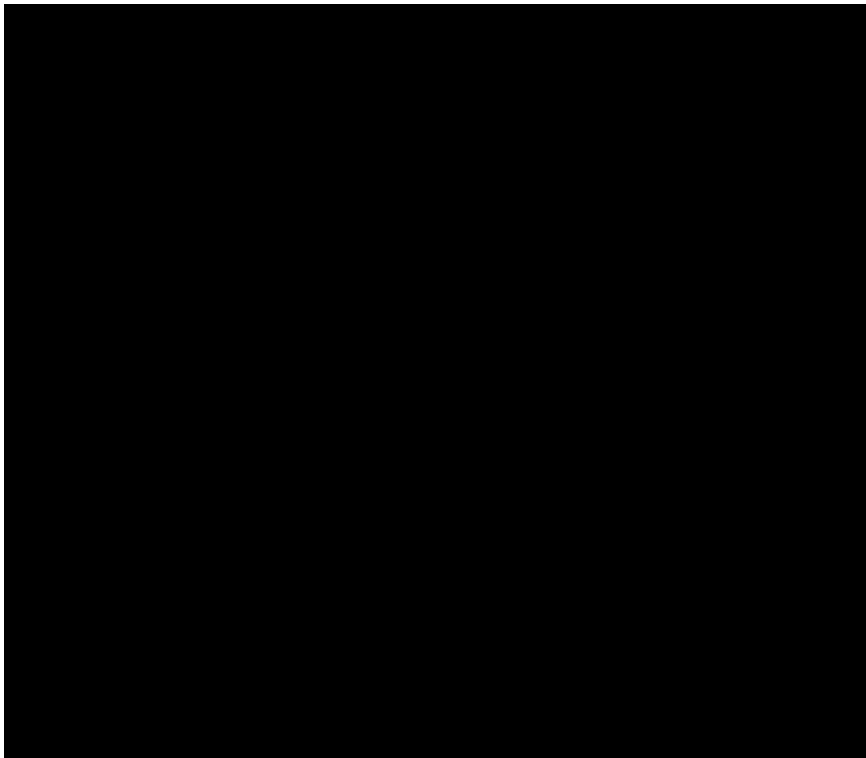
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