



Licensing & Out of Hours Compliance Team - Representation

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Department	Licensing and Out of Hours Compliance Team
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Premise Details

Application Ref No	LPA225748
Name of Premises	Event Space
Address	Level 3, Bonded Warehouse, 18 Lower Byrom Street, Manchester, M3 4AP

Representation

Outline your representation regarding the above application below. This representation should describe the likely effect of the grant of the licence/certificate on the licensing objectives and on the vicinity of the premises.

The Licensing and Out of Hours (LOOH) team have assessed the likely impact of the grant of this application taking into account a number of factors, including the nature of the area in which the premises is located and any potential nuisance or risk to safety that the granting of this licence may pose.

The premises is located on Lower Byrom Street, on which there are multiple residential properties. Lower Byrom Street adjoins Liverpool Road, where there are also multiple residential properties.

With particular regard – but not limited to - the licensing objective of Preventing Public Nuisance, LOOH request that should the licence be granted, the following conditions be added:

- No speakers shall be mounted externally
- A risk assessment shall be carried out on an event-by-event basis to determine the need to employ SIA staff
- From the hours of 7.00am – 10.00am all supply/consumption of alcohol shall be ancillary to supply/consumption of food
- All Challenge 21 staff training shall be documented

Recommendation:

Approve with Conditions (Outlined Above)

Representations relating to the following three licence applications

1. Event Space, Level 6, Bonded Warehouse, Lower Byrom Street
Reference: 225742/RP5
2. Pop Up Event Space and Screening Room, Level 1, Bonded Warehouse, 18 Lower Byrom Street
Reference: 225745/HH1
3. Event Space, Level 3, Bonded Warehouse, 18 Lower Byrom Street
Reference: 225748/PW5

All the above applications request the premises be open until 3.30am and serve alcohol until 3.00am

A further application

4. Coffee Shop and Wine Bar, Level 3, Bonded Warehouse, 18 Lower Byrom Street
Reference: 225751/LD2

requests opening until 11.30pm with alcohol sales until 11.00pm. This fourth application is not objected to, but is referenced here to show the context.

Applicant: All Work and Social Bonded Limited

These premises are all located in The Bonded Warehouse located in the former Granada site, now being redeveloped as St John's. Appropriate redevelopment of this magnificent building, listed as Grade 2 in July 2018 is vital to the success of the area. The Granada site was to be developed as a mixed use area, including residential, offices, workshops and The Factory, a new large Arts Centre.

It now appears that there will be fewer residential units in the overall site than previously intended. There are long-standing neighbours in the vicinity, notably in Liverpool Road and across Lower Byrom Street in the St John's Gardens development. This wider neighbourhood has been residential for some time. St John's Gardens was a Manchester City Council initiative in the late 1970s designed to bring residential accommodation back to the city centre. The neo-Georgian apartments on Liverpool Road came later. Both developments are low rise and experience little direct disturbance from the current level of bars and restaurants in the area, which close at generally reasonable hours. These developments do not have the same level of sound proofing which is being installed in modern city centre developments.

Deansgate Councillors have three main concerns, all relating to the issue of public nuisance.

1. The late hours of 3.00/3.30am are not common in the area. They may be common elsewhere, but not here. There is concern that there will be noise disturbance in the early hours of the morning from customers moving between the nearby Spinningfields and the Bonded Warehouse. There is further concern that the dispersal policy has not been shared with local residents. The dispersal policy needs to address the fact that during the early years of opening the construction site for The Factory will limit dispersal options and customers leaving at late hours will disturb residents who need to work the following day. Whatever the dispersal policy, these hours are thought to be unsuitable for an area with such a high level of residential accommodation given the potential for the nuisance of late night and early morning noise.
2. One of the applications is for level 6 of the Bonded Warehouse. At this height noise will carry across the roofs of the adjacent building and find its way to existing nearby residential buildings. This aspect of noise dispersal is often unrecognised. We do not know of any measures being installed in the building to prevent noise escape. In fact there is currently no recent planning permission nor live application for level 6 of this building. While we recognise that planning and licensing applications and decisions are separate matters, we do have concerns that such a late licence has been applied for in a listed building with, as far as we know, no physical intervention to minimise noise escape.
3. Changing the nature of the area. Local residents realise that the former Granada site is changing and that there will be positive and negative aspects for them. However the number of late licences being applied for is worrying. As well as 20 Stories, there is now a late licence for the hotel and diner at the former Granada House as well as a relatively late licence at the new cinema in Astley and Byrom House. In the early stages of development the clear message was that there would be controls on late night disturbance because the new residents of the new St John's buildings would not wish to be disturbed at unreasonable hours. Now that there has been a dramatic fall in the number of residential units proposed, and a considerable decline in the proportion of owner occupation which is likely to occur, existing residents are concerned that current plans will turn the area into one known for hosting late night venues.

We are told that these licences are to provide for work-related events. Councillors and residents need more clarity on how often these might be operated, the capacity of each space, and whether they could link up with firms sponsoring events at The Factory, pushing into later departure times for guests enjoying corporate hospitality.

This representation is submitted by Councillor Joan Davies and supported by Councillors William Jeavons and Marcus Johns.