



Licensing & Out of Hours Compliance Team - Representation

Name	Luke Solczak
Job Title	Neighbourhood Compliance Officer
Department	Licensing and Out of Hours Compliance Team
Address	Level 1, Town Hall Extension, Manchester, M60 2LA
Email Address	Luke.solczak@manchester.gov.uk
Telephone Number	0161 234 1220

Premise Details	
Application Ref No	225671
Name of Premises	General Convenience Store
Address	374 & 374a Cheetham Hill Road, Manchester, M8 9LS

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 Team (LOOH) have conducted an assessment of this application and have concerns that the proposed conditions in the operating schedule are not currently clear or precise to adequately demonstrate how they will uphold the four licensing objectives.

The area is a largely residential, with properties close to the proposed premises, this has the potential to cause problems of nuisance from customers leaving or congregating outside. There are issues of Anti-Social Behaviour, street drinking and begging in the area.

To alleviate the above concerns, the LOOH team request the following conditions should be amended within the operating schedule.

From

A CCTV camera system (which will include 'facial recognition') capable of providing evidential quality images in all lighting conditions shall be used covering the interior and the immediate exterior (entrance) of the premise. Images will be retained for a period of at least 31 days and be made available to the Police as soon as practicable upon request subject to data protection legislation.

The CCTV recording equipment shall be kept in a secure environment under the control of the premises licence holder and/or another named responsible individual.

To

A CCTV system (which will include facial recognition) capable of providing evidential quality images in all lighting conditions shall be used covering the interior and the immediate exterior (entrance) of the premise. The CCTV cameras shall continually record while the premises are open to the public and recording shall be kept available and unedited for a minimum of [31] days with the date and time stamping.

Cameras will cover the full interior of the premises with no blind spots, and directly to the front outside area of the premises. A CCTV monitor will be positioned near the entrance to the premises so that staff are able to monitor the images.

A staff member who is conversant with the operation of the CCTV system shall be present on the premises at all times when they are open to the public and must be able to produce/download/ burn CCTV images upon request by a police officer or an authorised officer of the licensing authority.

Any footage must be in a format that can be played back on a standard personal computer or standard DVD player.

From

The DPS and other staff will be vigilant and monitor the area immediately outside the shop to ensure that youths do not cause annoyance by congregating.

To

All employees will be vigilant and monitor the area immediately outside the shop to ensure that members of the public do not cause annoyance by congregating.

From

Appropriate fire safety equipment to be available. The licence holder shall comply with other legislative requirements to ensure that the shop is safe for customers and staff.

To

Appropriate fire safety equipment to be made available and is inspected and serviced in line with the appropriate British Standard annually and is documented.

Conduct a Fire Risk Assessment for the premises, which is reviewed as required, and as a minimum every 12 months.

From:

Staff will monitor the area immediately outside the shop on a regular basis to check for litter.

To

Staff will monitor the pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kerb edge, shall be swept or washed, and litter and sweepings collected and stored in accordance with the approved waste storage arrangements. The area will be checked at the start & finish of the working day, and periodically throughout the day.

From

Any deliveries to the shop will be arranged during hours which will not lead to any public nuisance.

To

Deliveries to the premises shall be conducted in a manner that will not cause a nuisance to the occupiers of any residential properties surrounding the delivery address and deliveries shall be made at a time which will not lead to any public nuisance.

From

A documented training scheme shall be used for all staff authorised to sell alcohol. The training will emphasise the importance of preventing under age sales and complying with licence conditions. Refresher training shall be provided annually, records will be kept and be made available to responsible authorities upon request.

To

In addition to any other training, the premises licence holder shall ensure that all staff are trained to prevent underage sales, are aware of and prevent proxy sales, recognising signs of drunkenness & refusing the sale, complying with licence conditions, maintain the refusals log, and that they monitor staff to ensure their training is put into practice.

All training will be documented, signed and dated and refreshed at least every 6months, and will be made available to authorised officers upon request.

A log shall be kept at the premises to record all refused/ challenged sales of alcohol. The log shall record the date and time of the refusal/ challenge, reason for challenge/ refusal and the name of the member of staff dealing. The log will be available on request by the police or an authorised officer of Manchester City Council. The log shall be checked on a regular basis by the Designated Premises Supervisor to ensure that it is being used by staff and each check shall be recorded in the log.

Additional Conditions

- Staff will be monitor the outside area to identify any potential proxy purchasing concerns.
- The premises will display prominent notices in the premises explaining the law in relation to purchasing alcohol on behalf of persons under 18 and the penalties involved.
- The premises shall display prominent signage indicating at any point of sale that it is an offence to sell alcohol to anyone who is drunk.

Recommendation:

From: **Catherine Keane** [REDACTED]
Date: Mon, 11 Feb 2019 at 16:02
Subject: Re: Premises Licence (new) 225671/RP5: General Convenience Store, 374 & 374a Cheetham Hill Road, Manchester, M8 9LS, (Cheetham ward)
To: Premises Licensing <premises.licensing@manchester.gov.uk>

Dear Premises Licensing Team

I am writing with reference to the licence application for the General Convenience Store at 374 and 374 A Cheetham Hill Road, Cheetham. M8 9LS.

The application is for General Convenience Store proposed hours and licensable activities:

Provision of late night refreshment:
Fri & Sat 2300 to Midnight

The supply of alcohol for consumption off the premises only:
Sun to Thu 7am to 11pm
Fri & Sat 7am to Midnight

Opening hours:
Sun to Thu 6am to 11pm
Fri & Sat 6am to Midnight

I am objecting to this licence application on the following grounds.

Prevention of Crime and Disorder.

The sale of alcohol off the premises and opening hours could have an impact on crime and disorder. I appreciate the measures the applicant has proposed. However, I believe this will still create a risk to crime and disorder in the area with customers coming to the premises to buy alcohol and consume it near by. This could result in anti-social behaviour and public disorder. The General Convenience Store is close to residents as well other businesses including a pharmacy.

There has been other incidents of anti-social behaviour by businesses who are selling alcohol on Cheetham Hill Road, near to the General Convenience Store. Therefore, I would not support more businesses to sell alcohol and potentially increase the risk of problems occurring on Cheetham Hill Road.

In addition, as there are a number of businesses premises selling alcohol along Cheetham Hill Road and District Centre, I do not see a need for the General Convenience Store to sell alcohol.

Prevention of Public Nuisance

The General Convenience Store is close to a residential area. Selling alcohol at the times proposed 6 am - 11 pm and 6 am - 12 midnight could result in increase anti-social behaviour, noise and public nuisance.

Parking. There are major challenges with parking in the area. Offering sales of alcohol at 6 am - 11 pm or midnight at weekends could impact on residents with customers to put more parking pressures in the area over a longer period of time.

Litter. We have major challenges with litter and flytipping in this area of Cheetham Hill. I have serious concerns that having a alcohol licence will increase problems of litter and inappropriate disposal of waste. The applicant states that they will monitor this on a regular basis. However, I would like more details on this and their commercial waste contract.

Public Safety

Cheetham Hill Road is a very busy commercial and residential area. It attracts a wide variety of visitors to the area too. In recent years, we have seen an increase in homelessness, rough sleeping and begging. The City Council, GMP and partners are working together to address this. If the General Convenience Store were were to sell alcohol at the proposed times, it could present a public safety risk and attract customers who are vulnerable to purchase alcohol.

Protection of Children from Harm

The applicant has stated that they will put appropriate measures in place to address underage purchases . However, there are still concerns that an adult could purchase alcohol and sell on to young people.

I would like more information on this to ensure that this risk has been considered and any further actions the business would take stop this. (e.g labelling of bottles etc)

In summary, I object to the licence application submitted by the General Convenience Store 374 - 374A Cheetham Hill Road for the above reasons.

If you have any further enquiries, please contact me to discuss.

Many thanks

Cath

cc Cheetham Councillors and colleagues for information.

Cath Keane
Neighbourhood Team Lead
Cheetham, Crumpsall and Higher Blackley
North Neighbourhood Team

[Redacted signature block]

[Redacted signature block]

From: [REDACTED]
Date: Wed, 23 Jan 2019 at 10:00
Subject: Fwd: Premises Licence (new) 225671/RP5: General Convenience Store, 374 & 374a Cheetham Hill Road, Manchester, M8 9LS, (Cheetham ward)
To: Premises Licensing <premises.licensing@manchester.gov.uk>

Dear Premises Licensing Team

Please note comments from Councillor Shaukat Ali, Cheetham ward.

Many thanks

Cath

Cath Keane
Neighbourhood Team Lead
Cheetham, Crumpsall and Higher Blackley
North Neighbourhood Team
Neighbourhoods Directorate
Neighbourhoods and Strategic Development
Manchester City Council

[REDACTED]

[REDACTED]

----- Forwarded message -----

From: **Councillor Shaukat Ali** <cllr.shaukat.ali@manchester.gov.uk>
Date: Tue, 22 Jan 2019 at 21:39
Subject: Re: Premises Licence (new) 225671/RP5: General Convenience Store, 374 & 374a Cheetham Hill Road, Manchester, M8 9LS, (Cheetham ward)
To: Catherine Keane [REDACTED]

Hi Cath

Thanks for the email and notifying the application for the General convenience store where supply of alcohol for consumption off the premises only. I strongly object this application because I think that I will cause great harm in regards he local community and anti-social behaviour in the area. I have been contacted by the local residents of Esmond road and surrounding area to object this application.

Can you please pass on my strongest objection to licensing department on my behalf.

Many thanks

Regards

Cllr. Shaukat Ali

[Redacted]

[Redacted]

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30/1/19

Premises Licensing
P.O BOX 32
M60 2LA

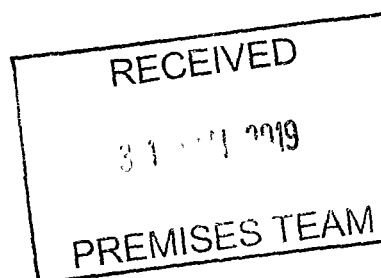
Dear Sir,

I am writing this letter in regards to the licence application at 374 CHEETHAM HILL ROAD MANCHESTER M89LS.

I OBJECT to this application as there are already six to seven licences in the 1/2 miles area. TESCO up the road is open 24 hours. This applicant who has applied to open till mid night will only cause lots of unrest in the area as there will be more drunks causing in the area specially at the weekends. The area is mostly muslim dominated; by granting one more licence you will be encouraging more young people to alcoholism and more to crime in the area.

Will the final decision rests on you.

Thank you



LICENCING DEPARTMENT
MANCHESTER, M60 2LA

Dear Sirs,

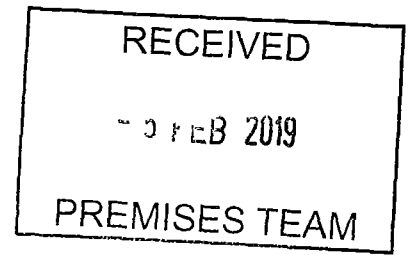
I write in relation to the Off Licence application for 37⁴/₈ Cheetham Hill
9LS.

As a resident in the area, I would like to voice my concerns and
application. The applicant has applied to stay open and serve alcohol
is already enough trouble in the area, with burglaries, muggings and
few.

- The premises was recently subject to one of these crimes, where
robbed and had a few of his fingers decapitated with a knife. Al
Esmond Road, was also attacked with a knife in her own home.

I feel that if the late licence is allowed, it is going to bring even more
to mention more drunken people making more noise, then we
There are already enough off-licenses in the vicinity, one a close a
same block of shops) as well as a large superstore in the area - we

By allowing yet another off licenses to open in the area, it is only
generation to drink and turn to alcoholism, and also bring in more



Dear Sir/Madam

I wish to object to the alcohol licence application by 374-374A Cheetham Hill Road, M8 9LS

I have an interest in this application that is greater than the general public because The basis for this opposition is that granting a licence for these premises will not promote the licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour.

I object to the application on the following grounds:

Objection 1:

Grounds for objection – state grounds for objection

Reasons for objections:

1. Residents in this area already suffer noise nuisance
2. Antisocial behaviour at all hours of the day and night

Objection 2:

Grounds for objection – state grounds for objection

Reasons for objections:

1. public nuisance have already reached problem levels for the local police.
2. Store is just around the corner of a quiet residential street.

Objection 3:

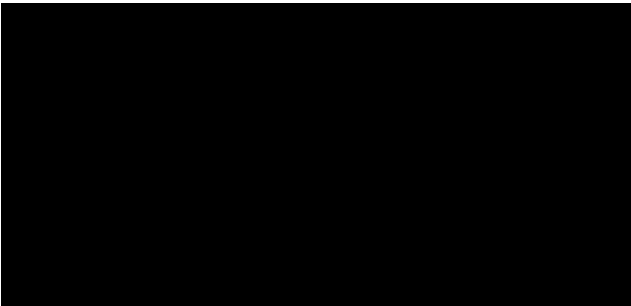
Grounds for objection – state grounds for objection

Reasons for objections:

1. Granting a licence would provide a further source of alcohol within an area already so heavily populated with licensed premises.

In view of the above, I would urge the Licensing Authority to refuse the application.





RECEIVED
- 01 FEB 2019
PREMISES TEAM

TO WHOM IT MAY CONCERN

I WRITE IN RELATION TO THE ADDRESS OF 374-374A CHEETHAM HILL ROAD MS 9LS, ABOUT MY OBJECTION AGAINST THE ALCOHOL LICENCE APPLICATION.

MY CONCERNS ARE OF THE ON GOING ANTI SOCIAL BEHAVIOUR, VANDALISM, GLASS BOTTLES, LITTER AND WITH THIS ALCOHOL LICENCE IT WILL MAKE THE MATTER MUCH WORSE FOR EVERYBODY.

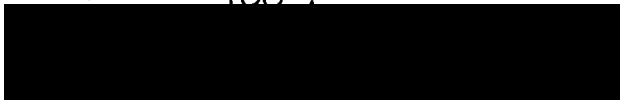
THE DISTURBANCE IN THIS LOCATION IS ALREADY OUT OF HAND.

MYSELF AND LOCAL NEIGHBOURS SEE THIS EVERYDAY ALSO URINATING OUTSIDE FAMILY HOUSES.

PLEASE CAN YOU RE-CONSIDER AND RE-THINK ABOUT THIS ALCOHOL LICENCE, AS IT WILL CAUSE FURTHER DEVASTATION TO THE AREA AND OUR HOUSES.

PLEASE DO NOT GRANT A LICENCE.

THANK YOU





RECEIVED
- 5 FEB 2019
PREMISES TEAM

Dear Sir/Madam,

I am writing to register my objection for a Alcohol premises license by 374, 374A Cheetam Hill Road, M8 9LS.

The basis for this opposition is that granting a license for these premises will not promote the licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour.

Granting the premises to sell alcohol would be totally detrimental to its aims and objectives. The application proposes that alcohol will be sold for consumption off the premises between 7.00 am till midnight, seven days a week.

Granting a license would provide a further source of alcohol within an area already so heavily populated with licensed premises that crime, disorder and public nuisance have already reached problem levels for the local police.

Residents in this area already suffer noise nuisance and antisocial behaviour at all hours of the day and night.

(P.T.O)

We have endured this inconvenience for a very long time. Also the proposed premises is close to a existing licensed shop which has had its problems with dealing with antisocial behaviour.

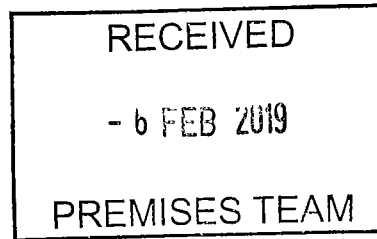
I strongly would like to request that do we need another shop will fuels such behaviour.

I would urge the licensing authority to refuse the application.

Yours faithfully,

A solid black rectangular redaction box covering the signature area.

Attention: Licensing Department
Town Hall Extension
Manchester
M2 5DB



Dear Licensing Department

Re: General Convenience Store - 374 & 374a Cheetham Hill Road, Manchester, M8 9LS
Reference: 225671/RP5

I am writing to register my objection to the application for a premises licence by Ms Rojin Mohammadi for 374-374A Cheetham Hill Road M8 9LS. The basis for this opposition is that granting a licence for these premises will not promote the licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour.

Being an active member of the community who was born and raised in the area and as a volunteer for many years with numerous youth schemes within the local mosque there have been numerous concerns raised to myself by local residents in regards to this application.

374-374A Cheetham Hill Road M8 9LS is situated in the heart of a residential area. The application proposes that alcohol will be sold for consumption off the premises between Sun to Thu 7am to 11pm and Fr & Sat 7am to 12 midnight. Granting a licence would provide a further source of alcohol within an area already so heavily populated with licensed premises that crime, disorder and public nuisance have already reached problem levels for the local police.

Residents in this area already suffer noise nuisance and antisocial behaviour at all hours of the day and night. Another source of alcohol would only add to this existing problem. The premises is less than 100 yards away from residential properties.

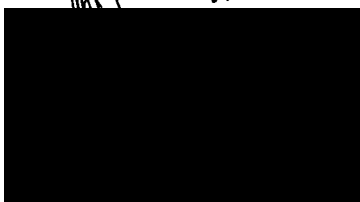
The premises is also on route to a local school where a large amount of children pass by daily. This has been voiced as a concern by local residents the fear being that there would be groups gathering outside consuming alcohol.

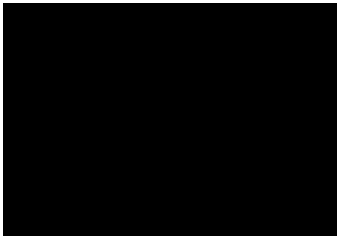
There is also an issue regarding the increase in vehicles on an already congested junction. Parking is already at a minimum due to the other shops within the vicinity. The residential road (Esmond Road) is one way and there is safety concern that when exiting onto Cheetham Hill Road the increase in vehicles with restricted space would further cause a hazard.

Please note that these concerns have not only been voiced by the large Muslim population of the local area but also the non - Muslim residents who feel that there is a concern for the multicultural community as a whole.

Thank you for taking the time to seriously consider these objections.

Yours Sincerely,





RECEIVED
- 6 FEB 2019
PREMISES TEAM

Dear sir/ madam

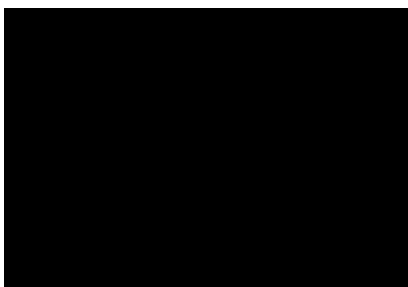
I am writing to register my objection to the alcohol licence application by 374-374A
Cheetham Hill Road, M8 9LS

The reason for this opposition is that granting a licence for these premises will not promote the licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour.

Granting a licence would provide a further source of alcohol within an area already so heavily populated with licensed premises that crime, disorder and public nuisance have already reached problem levels for the local police.

Residents in this area already suffer noise nuisance and antisocial behaviour at all hours of the day and night.

I would urge the Licensing Authority to refuse the application.
Yours faithfully,





Dear sir, madam

I am writing to show objections to the application off a alcohol licence by 374. 374A opening on Cheetham Hill Road, M8 9LS

My main concern is that public nuisance has already surpassed acceptable levels for the local residents and the police.

its location is no longer appropriate due to the way in which your community is developing. We are as a community are majority Islamic and the acceptance of alcohol is strongly prohibited. I do not want to see another off licence opening in our area.

The area has suffered from this for many decades and I believe it's because of shops selling alcohol in a deprived area.

There already is a shop which is opened till late which has caused Antisocial behaviour in the past but opening another shop a few doors away will only heighten the antisocial behaviour showed by our younger community members.

I strongly urge and request that this application shouldn't be granted.

Thank you

RECEIVED

- 7 FEB 2019

PREMISES TEAM

I'm Objecting to the Application for 374-374A
Chesham Hill Rd, M89L.

[REDACTED], I have a few issues
CRIME IS AT ALL TIME HIGH, noise pollution
at night, parking a major issue, I see
DRUNKS sitting at the bus stop all day,
the bus stop is directly opposite the shop.
Granting a license would worsen the issue
people catching the bus get scared waiting for
buses to come with DRUNKS vomiting everywhere.
The sign is not good for the area, my sister
walks past the bus stop + shop to go to
school for her to see MORE DRUNKS at
all hours outside the bus stop + shop is not
what the area needs in a Muslim area
families are concerned with what extra issues
that could be created with the shop asking for
to save alcohol from tax - but night, area
needs solution for crime prevention, not
making it worse.

Thanks
[REDACTED]

RECEIVED

- 7 FEB 2019

PREMISES TEAM

Dear Sirs,

I am writing this letter to object to the off licence application for 374 Cheltham Hill Road,

I have great concern for another off licence to open in closer proximity to our houses. There are already a lot of problems with crime in the area. This new off licence will cause more not to mention parking issues and noise til all hours as they have requested a licence until midnight.

I can force gangs hanging outside until all hours. There are already issues with alcohol and violence in the area. The shop in question has had an armed robbery a few months back, where a staff member working there nearly died from knife wounds.

My neighbours who are very elderly are already worried in leaving their house, and will be more so if this off licence gets granted.

Please consider the residents of the area and their safety when making a decision

Yours sincerely

From: [REDACTED]
Date: Sat, 9 Feb 2019 at 19:16
Subject: Letter of Objection Application - Type: Premises Licence (new) Reference: 225671/RP5
To: premises.licensing@manchester.gov.uk
<premises.licensing@manchester.gov.uk>

09/02/2019

Manchester City Council
Licensing Department

Dear Sir / Madam

**Re: General Convenience Store, 374 & 374a Cheetham Hill Road, Manchester, M8 9LS
Reference: 225671/RP5**

This is an objection in reference to the new application by Ms Rojin Mohammadi for **374 & 374a Cheetham Hill Road, Manchester, M8 9LS** to sell alcohol between the hours of Sun to Thu 7am to 11pm and Fr & Sat 7am to 12 midnight (7 days a week).

Prevention of Crime and Disorder.

Opening and an alcohol licenced premises will draw unwelcome attention and increased footfall at unsociable hours to a residential area.

Noise, public nuisance, anti-social behaviour, low-level nuisance (non reportable crime inc. shouting, swearing, urination in public, littering) will be increased.

Public Nuisance / Public Safety.

Late opening times in a quiet, residential area will unnecessarily draw people from a wider area at unsociable hours. Signage will be visible which will add to the additional draw of pedestrians and vehicles.

Noise, light pollution, traffic and traffic noise will all have a negative impact.

Additional traffic, to an already busy main road and a one way road on the junction of Esmond Road to Cheetham Hill Rd (where the property is situated) will have serious public safety implications.

The proposed site has no parking. Customers will have to either use the main road (Cheetham Hill Rd) or the side road (Esmond Rd) which is one way and is a no entry from the main Road. This will in turn increase road safety issues, particularly bearing in mind that Esmond Road will be used if no spaces are available on Cheetham Hill Rd and cars will subsequently drive into the no entry just to park up. The alternate route around to the shop is a left turn 200 meters south and then a drive through a residential area. There is a bus stop opposite so any cars stopping across the road will pose a further danger.

The Protection of Children from Harm.

The license conflicts with the amenities available to children in the area, putting them at risk from anti-social behaviour, increased littering, rodent and fox infestations, exposure to the marketing and sale of alcohol and cigarettes, increased potential for road traffic incidents.

The proposed site lies en route for many school children walking to the local high school which results in a high footfall number twice a day with children exposed to these dangers.

Thank you for taking the time to seriously consider these objection.

Yours sincerely,



RE: Objection to Premises license application by Rojin Mohammadi for 374-374A Cheetham Hill Road, Manchester, M8 9LS.

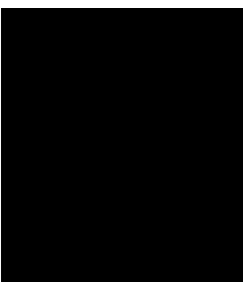
I am writing to register my objection to grant a premises licence to the above applicant for the above mentioned premises.

The reason for my objection is as follows:

1. Granting a license for these premises will not promote the licensing objectives, particularly the prevention of crime, disorder and anti-social behaviour.
2. Based on the demographic of the residents within the vicinity, there is no market for such a premises.
3. Granting a license would further provide a source of alcohol within an area already heavily populated with licenced premises. There are already several off-licences locally therefore there is no requirement to fill a 'need' within the area.
4. Residents of this area already suffer from noise nuisance and antisocial behaviour at all hours of day and night coupled with an existing parking problem around the road connecting Esmond Road and Cheetham Hill Road, this general convenience / off licence store will not help this problem.
5. This location was previously targeted for a daylight cash robbery crime as reported in the Manchester evening news: *"Police continue to hunt men who attacked grandad with meat cleaver, Saeed Ahmed, 56, was left with a severed artery following the raid at his business Pound Box on Cheetham Hill Road, north Manchester, last week" 23 AUG 2018*
<https://www.manchestereveningnews.co.uk/news/greater-manchester-news/cheetham-hill-attack-meat-cleaver-15064025>
As most off-license stores hold mostly cash on the premises granting a licence for the sale of such goods, would make the premises a target for similar crimes to take place.

In view of the above, I would urge the licencing authority to refuse the application.

Yours faithfully,



[REDACTED]
Date: Sun, 10 Feb 2019 at 16:41

Subject: Objection to Premises license application by Rojin Mohammadi for 374-374A Cheetham Hill Road, Manchester, M8 9LS.

To: premises.licensing@manchester.gov.uk
<premises.licensing@manchester.gov.uk>

Dear Sir/Madam,

I am writing to register my objection to grant a premises licence to the above applicant for the above mentioned premises.

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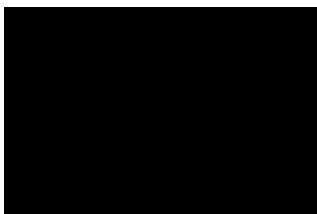
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As most off-license stores hold mostly cash on the premises granting a licence for the sale of such goods, would make the premises a target for similar crimes to take place.

In view of the above, I would urge the licencing authority to refuse the application.

Yours faithfully,

[REDACTED]



From: [REDACTED]
Date: Wed, 13 Feb 2019 at 15:58
Subject: Objection
To: premises.licensing@manchester.gov.uk <premises.licensing@manchester.gov.uk>

To whom It concerns.

I am writing to object to allow a licence at the property 374-374a Cheetham Hill Rd.

Reasons for the objection :

There is already an off licence 6 doors down the road that creates nuisance , crowds of rowdy people and people begging for loose change to purchase alcohol.

The main reason is urinating outside my property from people leaving the off licence as they pass my property.

