

Dear Sirs

Many thanks for the notification that you have received an application for a street trading license in the layby next to the cemetery entrance on Nell Lane. It is with great concern we reply as you will be aware we already have a current trading licence for this area to trade at weekends. We have held this licence for many years (approximately around 25 years) since when you first set up the area now a layby for parking for visitors to the cemetery.

When the layby was first set up on Nell Lane we found our trade at the shop on the corner Princess Road /Nell Lane was dramatically affected as it was far easier for Cemetery visitors to park further down Nell Lane in your new layby than around our shop at the corner of Nell Lane and Princess Rd. At that time you allowed a street trader to trade there . This dramatically affected our business. We appealed to you and your department suggested as it was affecting our business that we applied for a licence also to trade. Eventually you consented to this for weekends and bank holidays only. We have held this license ever since.

We would respectfully suggest that your licensing committee take this letter not purely as an objection but more as a constructive observation on behalf of a long standing family business, that has over the years provided employment to many Manchester people and in addition paid considerable business rates into the City's funds.

For a number of years from first running a stall at this location trading was at a reasonable level and both the other trader and ourselves enjoyed reasonable trading. From around 10years ago this trade(sales of flowers for the cemetery) decreased considerably as we believed supermarkets were making buying flowers more of a convenience when doing weekly shopping and it was obvious(from seeing supermarket packed flowers being carried into the cemetery that more and more people were not relying on buying nearby). A few years ago (around 5 years) the other trader approached us to take over his pitch as he was finding it totally unprofitable. Of course, we were also finding it less and less profitable but carried on trading as previously stated because of the parking problems around our shop. By then we had established a few regular clients(mainly older people who perhaps would not have walked all the way down Nell Lane to our premises if they had parked in the layby).

However in the last year or so, the Cemetery have allowed visitors to take their cars directly into the cemetery grounds at weekends thus bypassing ourselves in many cases. Perhaps more importantly and especially at Christmas Time, and around Mothers Day & Fathers day the layby becomes overfull and Nell Lane becomes almost totally blocked by cars, and by adding another trader actually on the car park area will create even more congestion, where as our stall is situated on the grass verge next to the gate not creating any obstructions . The general traffic along Nell Lane is continually getting heavier and heavier and with all the new apartments on Nell Lane and the large new school now on the Didsbury Point site being built, and

the continuing expansion of the Loretto school, Nell Lane is almost impossible to pass through and will only get worse. A suggestion would be to expand the car park area on Nell Lane replacing the wide grass verge that is almost as wide as the current layby on Nell Lane.(we appreciate this is not within the remit of the Licensing Committee, but could be looked into)

Since cars have been allowed into the cemetery our cemetery trade both at the shop and also on our licenced stall has continually gone down . We are aware retail in general is now more difficult but to reintroduce more traders in this area around the Cemetery , when there is ample flower selling offerings from full rate paying businesses, such as the florist on Nell Lane opp. the Southern Hotel, a supermarket on corner of Mauldeth Road and Barlow Moor Road and a florist opposite main gates on Barlow Moor Road., would appear to be overkill and no one will benefit.(Apart from The Council with another licence fee.)

You may not be aware as to the history of our trading in Nell Lane. Way back in 1911 my grandparents bought a considerable amount of the land down Nell Lane for a market garden and nursery where they produced many horticultural products and traded and lived in a cottage (on a site near the layby) In 1960s the Manchester Council compulsory bought the land from my father for extra cemetery land with very low compensation with great upset and impact on the growing side of the business, then later the Council built the housing estate next to Lorreto School, so it was not all used for cemetery land. Since then over the years our family feel that the Council have hindered our business rather than supported us and this yet again appears to be the case.

In conclusion we object for a further trader to trade from the area of the car park layby where we trade from as firstly we believe the current level of trade would definitely not sustain a further trader and it would be not only unfair to our stall and our nearby shop, but also to a number of other local business rate paying florists on Barlow Moor Road (Collins opp. main gate) and also another florists on Nell Lane (opposite Southern Hotel).I am sure the applicant would object if we set up a stall near to their florist premises.

As the viability of trading is continually decreasing, we feel it would not be fair firstly to ourselves but also to a new trader to set up and further obstruct parking in the layby. May we suggest the best outcome from all angles, such as street trading, car parking and accessing Nell Lane that you designate Nell Lane as a **NON** allowable street area for street trading. That of course would mean we would not be allowed to continue a license for our stall, but in the interest non conflict in the future we would agree to this course of action.

We would be only too pleased to further consult with your committee but would appreciate a date avoiding dates around 14th February and ideally after 29th March as these periods of Valentines Day and Mothers day are the two trading periods essential to a progressive florist.

We thank you in advance for your consideration of all aspects of our concerns.

Yours faithfully

(information redacted)

Director- Designer Flowers by Rodgers Ltd.