



Licensing & Out of Hours Compliance Team - Representation

Name	Steve Harrison
Job Title	Neighbourhood Compliance Officer
Department	Licensing and Out of Hours Compliance Team
Address	Level 1, Town Hall Extension, Manchester, M60 2LA
Email Address	s.harrison2@manchester.gov.uk
Telephone Number	0161 234 1220

Premise Details

Application Ref No	REF 636471
Name of Premises	Bar 8
Address	Unit 1, Castle Quay, Manchester, M15 4NJ

Representation

The Licensing and Out Of Hours 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, the close proximity of residents and a local radio station situated next to the premises. The outside area is very close to the canal basin and risks to people around water have also been considered. As a result of this assessment the Licensing and Out Of Hours Team have concerns that the grant of this application in its present format, is likely to lead to the licensing objectives of Prevention of Public Nuisance, Public Safety and the Prevention of Harm to Children objectives being undermined.

To ensure the prevention of public nuisance objective is not breached I would request that the gas bottles and other associated bar equipment is removed inside the premises when the outside bar is not in operation.

In line with the current licence conditions regarding live and amplified music in the outside area being limited to between the dates of 1st May and 31st October, I would ask that the use of the outside bar is also restricted to these dates. The close proximity of residents and a local radio station is the overriding factor for this requirement to provide limited noise activity during the winter months.

I would also like to have confirmation about how often the cleaning regime for the outside area is going to be. The External Area Management Policy refers to "regular cleaning" only and is not clear how often.

I would expect to see a glass collection policy and procedure in place to minimise the build-up of glassware outside.

A letter of acknowledgement from the landowners, authorising the use of the outside area for licensable activity should be provided by the applicant.

To minimise any risk to public safety I would like staff to be conversant with water safety training procedures and the bar operators to participate in this training.

To uphold the Protection of Children from Harm objective the Designated Premises Supervisor will provide and document staff training in recognising and dealing with proxy sales.

I would also like to see a Personal Licence Holder employed on the outside bar during its operation. They will be fully conversant with the four licensing objectives and take full responsibility for the outside space.

Should the applicant agree to modify his application to include these conditions I would have no objection to the granting of this application.

Recommendation: Approve with Conditions (Outlined Above)

[REDACTED] >
Date: Sun, 21 Jul 2019 at 11:32

Subject: Bar 8 - Reference 234206/JC1

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

I refer to the above noted licence application.

I would appreciate it if you would take the following points into consideration with regards to Hits Radio, Castle Quay, Manchester:

- 1) Any external bar or external structure should not block access from the side of building for our clients, guests or staff members.
- 2) Any external structure should not block or impede the view from the two windows / door at Hits Radio.
- 3) Any external structure should not block access to or foul our fresh air vents.
- 4) Any external structure should not block the windows / doors should we decide to open them out as Patio doors or change them to fire doors.
- 5) Any internal modifications would not affect Hits Radio fire route to that side of the building.
- 6) Any internal modifications would not affect Hits Radio access to electrical, ventilation and air conditioning pipework at the rear of Bar8 (all should remain easily accessible and not boxed in).

Regards

[REDACTED]

[REDACTED]

>

to "premises licensing@manchester.gov.uk"
<premises licensing@manchester.gov.uk>

date 26 Jul 2019, 18:19

subject Reference 234206/JC1 -objection

mailed-by googlemail.com

Signed by googlemail.com

security Standard encryption.(TLS) [Learn more](#)

Important according to Google magic

Hi

I've never actually written formally like this before. However, I feel v v strongly about this application and the current running of the bar it's in relation too. Bar 8

I live [REDACTED] I would like to formally object to this and apologies if it's not worded brilliantly but I'd like you to understand the impact this bar is having on what I call my home

I object to it because I do not believe the current management will adhere to suggested external management based on previous behaviour. Let me describe what happens now and why I do not believe this

- they had already set up and started selling alcohol from an outside bar (on wheels that they were then storing down the side of the building) and did not deliver any of what they now say they will
- they have set up and running electricity through to a burger van which now permanently has a home on the area
- they installed an outside tv to a listed building- I can't even paint my railings a different colour so I doubt they asked permission
- they currently have an outside area that they fail to maintain to these requirements so I doubt they will in the future.
- they do not monitor their current customer who use the outside space as I often see them urinating against walls in the car park and staff just ignore this.
- the area is often messy.
- cigarette butts are not cleared up now and not maintained
- I am not sure that they even own the land that their customer use or have express consent to use it.
- often allows customers to stay within the bar passed licensing hours

As I've said I've never objected to anything like this before and desperately urge you to please take my feedback on board I'm happy to come and meet you or to even allow you to observe from my home what happens here. The previous landlord really played a part in the community I feel the current license holder does not buy into community spirit, ignores public disorder and allows this amazing space in castlefield to be abused.

For context [REDACTED] who adores this neighbourhood and wants people to enjoy themselves and allow local Business to succeed.

Please do let me know if you would like to take me up on my offer

Many thanks

[REDACTED]

>

to "premises.licensing@manchester.gov.uk"
<premises.licensing@manchester.gov.uk>

date 29 Jul 2019, 18:01

subject Objection to REF 234206/JC1

mailed-by bbc.co.uk

security Standard encryption (TLS) [Learn more](#)

Important according to Google magic

Hello

I would like to raise my objections to Bar 8's application to amend their license to allow an external bar up to 11pm. (REF 234206/JC1)

I live in [REDACTED]

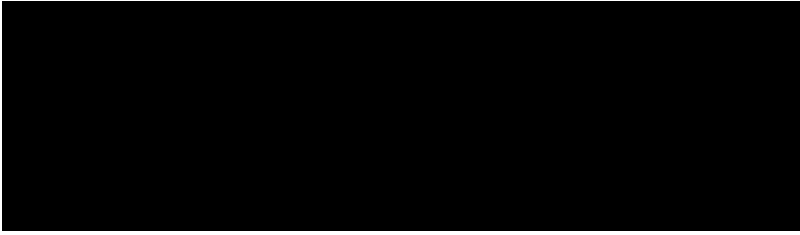
I have a number of objections:

- 1) They have already shown a blatant disregard for their current license by already selling alcohol from an outside bar. They do not have a license for this. This outside bar is stored down the side of our building, blocking a fire escape route. This is a serious safety issue.
- 2) Their customers are already creating a public nuisance by often urinating in the bushes beside our building. This is disgusting and a health risk. Allowing an outside bar would encourage more urination outside.
- 3) Bar 8 has shown its total disregard for the rules of the building's listed status by installing an outdoor TV above their front door. This is a listed building. I cannot replace my windows without permission, but they just stuck up a TV and hoped to get away with it. Granting them an extension to their license would be confirmation to them that they have got away with it. Instead the council should be demanding it is taken down. Showing sporting matches to an outside crowd has all kinds of public nuisance potential.
- 4) I bought my flat in 2014, appreciating that it was above a bar, but an inside bar. It would create serious public nuisance problems if they are granted an outside bar license. The noise at weekends is already not great. I often have to do shift work and have to sleep early. There is no way I would have bought a flat above a bar with an outside license.
- 5) Bar 8 creates all kinds of potential public safety risks by having set up a food truck parked nearby and powered by long cables that run over areas where the public walk. Again this is showing a blatant disregard for the safety of local residents.

They already break so many parts of their current license, please do not reward them by granting them this extra amendment

Please feel free to contact me if you need any more information

Yours,



From: [REDACTED]
Date: Tue, 30 Jul 2019 at 14.58
Subject: 234206/JC1
To: <premises.licensing@manchester.gov.uk>

Sent from my iPhone
I would like to raise an objection to the license variation

I am a [REDACTED]

In relation to the issues being relevant to the 4 points

On a number of occasions, people remain gathered in the square referred to, after drinking time at weekends creating a noise nuisance often with people arguing and shouting well after closing time. This is to the extent that I often use ear plugs to get to sleep at weekends. The licence condition to be asked to leave the premises is irrelevant in the context of them gathering in a public area making a noise nuisance. Save for calling the police who have better things to do, I cannot see how a sign and asking people to move on is likely to help?

In terms of public safety, when I head out in the morning I have spoken to a number of dog walkers who comment on the broken glass outside which seems to be left un-checked in an evening. This is a public area for people to enjoy and not to have to be wary of debris from the previous evening. It is also relevant to children walking through the area. The steps at the side of the car park entrance which I believed were public access to the square to avoid walking through the car park entrance is now partially blocked by items from the bar.

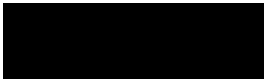
Linked to this is the sound from the live singing that permeates through the building on a regular basis which is a nuisance which I have tolerated but with any louder sound system, or extension of the evenings on which live performances or music is played then it becomes a big nuisance. There does not appear to be much respect for the times that bottles are emptied either which is a disruptive noise. In addition there is now a screen broadcasting live sport which has been attached to the front of the building. I am not sure whether this ought to be there as this is a grade 2 listed building (but that is for the owners, I assume?). However it leads to a congregation of people creating a definite noise nuisance facing the building. The addition of a permanent bar seems to be out of keeping with the purpose of the area and creates an additional level of nuisance to residents. The option to have an external bar until 23.00 throughout the summer is not in keeping with a right to peacefully enjoy the use of property.

When I moved into Castle Quay I was of the belief that the area was owned by Peel Holdings and was for general access, it seems like something of a land grab has taken place with tables in the area which are for most of the year are there for no apparent purpose as they are largely unused and present a simple obstruction. This is not an external bar area, as it is owned by Peel Holdings.

Has their permission been sought?

The burger van has also meant a greater level of mess around the bin area of the building. It seems not to be coincidental that there seems to be a lot more rodents running around that area and through the car park. I had hardly noticed them previously. Now when I return in an evening, these are a regular sight. It seems inappropriate to have what is a semi permanent unenclosed food outlet in an area that is intended to be used for leisure purposes.

I have a strong interest in Manchester's re-generation. However I don't think that this is a way forward in an Urban Heritage Park.



From: [REDACTED]
Date: Tue, 30 Jul 2019 at 15:37
Subject: Application by Rebecca Ellis (ref 234206/JC1)
To: premises.licensing@manchester.gov.uk <premises.licensing@manchester.gov.uk>
k>

Dear Sirs,

I am a resident [REDACTED] My apartment [REDACTED]

I am writing to state my formal objection to the application by Rebecca Ellis (ref 234206/JC1) for a premises licence variation for an external bar selling alcohol at Bar 8, Unit 1, Castle Quay, Chester Road, Manchester M15 4NT.

As a Castle Quay resident, I have for years suffered from noise and disturbance from rowdy customers outside Barca, the Wharf and Dukes 92. I object to the proposed license on the grounds increased number of outside drinking in the area is wholly unnecessary, disproportionate and will be a further public nuisance and breach my entitlement to the quiet enjoyment of my home.

In terms of Bar 8 in particular, they have already held loud music events outside the bar, they have a large TV screen and exterior lighting affixed to the outside of our building, and there is a Burger Van parked on the car park. I am informed that no relevant permission has been sought for any of these items, and it serves as an example of the total disregard for residents living in the same block. I am concerned about the level of public nuisance that will be created by further expansion of Bar 8.

There have been numerous altercations outside Bar 8 since Rebecca Ellis became the licensee and I have serious concerns about the threat of further crime and disorder if the present application is permitted. There are never any bouncers or security on the door at Bar 8 and as I've stated above, with the Wharf, Barca and Dukes 92, there are already more than sufficient provision for drinking in Castlefield. The vast majority of customers who use Bar 8 are not residents of Castlefield, and it will inevitably attract undesirables from other areas increasing the threat of crime and disorder. This is already evidenced on days when the sun is shining, and there have been multiple incidents involving Bar 8 customers and residents of Middle Warehouse. This has serious consequences for public safety and for the safety of residents. Finally, unlike other venues, the customers of Bar 8 invariably access the Bar from Chester Road, walking directly in front of and around the residents block to access Bar 8. The same is true when they leave Bar 8. The public nuisance extends therefore right around the residents apartments, and Bar 8 are not able to police the actions of its customers (when they leave the venue, drunk, late at night) because it is out of their view / eye line.

For the reasons set out above, I urge you to refuse to grant the application.

Regards

[REDACTED]

[REDACTED]

From: [REDACTED]
Date: Wed, 31 Jul 2019 at 15.45
Subject: Deansgate - current licence applications
To: <premises.licensing@manchester.gov.uk>

As a property [REDACTED] I would like to place on record my strong objection to this licence extension application

Any extension has the potential to worsen all 4 areas below



Any comments must be relevant to the likely effect of granting the application on the promotion of the four licensing objectives:

- The prevention of crime and disorder
- The prevention of public nuisance
- Public safety
- The protection of children from harm

From: [REDACTED]
Date: Wed, 31 Jul 2019 at 13:12
Subject: Objection to licensing variation Reference · 234206/JC1
To: premises.licensing@manchester.gov.uk <premises.licensing@manchester.gov.uk>

Planning variation Ref 234206/JC1
Premises Bar 8, Unit 1, Castle Quay, Manchester M15 4NJ
Applicant Rebecca Ellis

Dear Madam, Dear Sir

I am writing to object to the application for license variation for Bar 8 in Manchester's Castlefield, Deansgate, to vary the layout and include an external bar

My key objection is linked to additional of the external bar and how it relates the council's licensing obligations regarding the prevention of public nuisance and disorder

Critically Bar 8 is located in a residential building with [REDACTED] Whilst other bars in the Castlefield basin have erected temporary external bars these are located well away from residential buildings and are within their own grounds. The proposed structure is close to residential areas and will see noise and smells travelling into living accommodation

As a resident of [REDACTED] I have had cause over a number of occasions to call the council's licensing team and also your out of hours team to complain about Bar 8. These complaints have been driven by excessive noise and disturbance from both within the bar and the external areas. Many of these have occurred during core hours when music has not been sound limited and also disturbances caused by fights or disorder when the drinking has continued in the outside area and outside the core licensing hours

When the Bar has erected temporary bars and structures in the past they have associated this with external music and speakers which have not been noise limited in the same way as the their license requires for the internal structures. For your reference I attach to this email copies of 4 videos taken from my bedroom balcony from previous occasions when Bar8 have erected a temporary bar outside their premises where you can see the excessive levels of noise that Bar8 has had despite few people sitting in the bar and using the outside area

It should be noted that Bar 8 premises are located in a Grade 2 listed building and current building regulations prevent anything being added to the canal side of the building, for example residents cannot have satellite dishes on this façade. The council will need to validate whether in addition to the core licensing issues created by this proposed external bar and internal refurbishments, whether the proposed changes would be contrary to the Grade 2 restrictions in place from a planning perspective

Finally it is my understanding that upkeep of the land on which is the proposed bar is to be erected is covered by the rent of the residents of Middle Warehouse and not by Bar8 itself. As a resident I know that residents committee have not discussed and approved this use, yet are the people who pay for this area, therefore it is also unclear to me Bar8's actual rights to the land on which they propose to erect the structure

In conclusion I would like to strongly object to the proposed planning application and I believe that the proposed change will result in increased calls and complaints to the council in relation to public disorder and public nuisance [REDACTED]

[REDACTED]

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

From: [REDACTED]
Date: Wed, 31 Jul 2019 at 21:44
Subject: 234206/JC1
To: <premises.licensing@manchester.gov.uk>

To whom it may concern,

I'd like to raise numerous objections to Bar 8's application to amend their licence to allow for an external bar, up to 11pm.(Reference 234206/JC1).

I [REDACTED] within [REDACTED] and I have a number of objections:

1: Bar 8 have already disregarded their license, by already having built and operated from an outside bar, that they store down the side of the building, or inside of the bar when not in use. This bar has been used numerous times since being build around May 2019.

2: The noise generated by Bar 8's entertainment, live music has been known to go on way past midnight, as well as patrons urinating in the open in the canal, up against the building, or in to the vegetation near the bar being a regular event at the weekend.

3: Bar 8 have fitted an external TV, mounted over the door, without permission from historic England, totally disregarding the grade 2 listed status of Middle Warehouse.

4: The noise generated by Bar 8, resonates through the buildings ventilation ducts as it is, drawing more people to an already tiny establishment would only make this worse, as it already disturbs me, my partner, and the other residents.

Given the above, I request that you do not grant Bar 8 with this extra amendment.

If you require any further information, please feel free to contact me.

[REDACTED]

From: <[REDACTED]>
Date: Thu, 1 Aug 2019 at 10:25
Subject: Application Reference 234206/JC1
To: <premises licensing@manchester.gov.uk>

I would like to raise an objection to Bar 8's application to amend their license to allow an external bar up to 11pm (RED 234206/JC1)

I have a number of concerns, but I believe that the most relevant is the siting of an external bar on an outdoor area to the side and rear of the [REDACTED], which is a mixed use commercial and residential building.

The outdoor area in question is maintained at the expense of all the occupants of the building and it is therefore questionable whether Bar 8 have any right to be using it as an outdoor bar. But more importantly, the area to the side of the building is the main pedestrian route from multiple fire exits to the canal side of the building and that area is currently obstructed by gas cylinders, loose wiring and the construction currently being used for catering purposes. I am quite sure that the fire department would not be happy with either the current state of affairs or that proposed by the Bar's owner.

[REDACTED]

[REDACTED]
Date: Tue, 30 Jul 2019 at 18.21

Subject: Reference 234206/JC1 - Consultation response

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

To Whom It May Concern,

I would like to respond to the application for proposed premises license variation at Bar 8, Castle Quay, M15 4NJ.

I feel that activity on these premises already contravenes at least one of the four licensing objectives set out in the Licensing Act 2003, and that the proposed license variation and expansion into an outdoor bar area will only exacerbate these existing issues further.

As a [REDACTED] I fundamentally believe, and have experienced, that Bar 8 is already creating a public nuisance to the residents of this building. Particularly in warm weather and on a Thursday, Friday, Saturday and Sunday (afternoon through to early hours of the morning) I am disrupted on an almost weekly basis by the noise from Bar 8, situated within my building.

This noise is present from;

- Entertainment (live bands, music playing both internally and externally to the premises, noise from the outdoor television screen), which is clearly audible in my home, sometimes excessively so, and,
- From patrons on the premises, becoming louder as the evening progresses and alcohol consumption increases, smokers outside the door of the bar conducting loud and usually foul mouthed conversations, and again as patrons leave the premises. Over the previous few months I have witnessed several incidents of anti-social behaviour including fighting, arguing, shouting and verbal abuse from patrons utilising the existing outdoor seating area and / or leaving the bar. Any notices that exist to request people leave the premises quietly are regularly ignored and from my personal experience, not enforced in any way. I have no confidence that should a license variation be granted, the behaviour of the owners or door staff would change in relation to this

-
- The noise nuisance on these occasions impacts significantly on my ability to enjoy the amenity of my home, impacts my sleep and the views from my property. Should a license variation be granted and the Bar expanded outside, these issues will only become worse and affect me and my neighbours even further.
-

Any expansion of Bar 8 into an outdoor bar area will not only impact on the noise nuisance element of the Licensing Act, but also on the physical environment immediately external to the building. The outdoor seating area is already unsightly at times over the weekend period, bins are provided in the outdoor area, and I'm sure used by the majority of patrons. However, on many occasions litter is not properly disposed of, left on the tables and on the ground and

sometimes not disposed of until the following day, which is unsightly and potentially dangerous. Again, an outdoor bar area in addition to this would increase the visual and environmental impact even further.

The public nuisance created by Bar 8 is already significant enough to impact on the value and desirability of my [REDACTED] is a primarily residential building and the utmost consideration should be given to the people who live here and the effect on their lives and their property. Any expansion of the Bar 8 establishment will be incredibly detrimental to the quality of life of the residents of [REDACTED], but also will impact negatively on the local environment and the aesthetics of an iconic building and one of the most beautiful areas of Manchester City Centre.

I hope that you will consider the information I have provided in making your decision.

Kind Regards,

[REDACTED]

[REDACTED]
Date Wed, 31 Jul 2019 at 08:19
Subject: Bar 8 Reference 234206/JC1
To: <premises.licensing@manchester.gov.uk>

I strongly object to the above application [REDACTED], a mainly residential development with office and minor retail on the ground floor.

It is assumed the licencing department is aware that this unit is directly below people's living accommodation which was there way before Bar 8

Notwithstanding the possibly that the area outside of Bar 8 is for the general public and not just patrons of bar 8 I cannot accept a drinking establishment directly under people's living space can be allowed to serve alcohol, to allow numbers of people to congregate smoking, making an inevitable noise and drinking?

Further, I cannot understand how this is just a licencing issue and not a planning one?

To continue, if you have visited the area you will note that it is an area of great cultural significance that attracts many visitors including many young families. In my opinion, an establishment with an external bar, allowing groups to congregate drinking, being naturally very loud, is hardly going to contribute to preventing public nuisance and making the public and children feel safe??

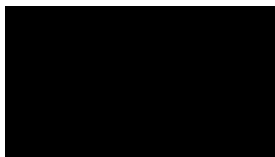
I do smile at the promise to put up signs requesting customers keep noise to a minimum!? Please define! If I am with a group of lads, drinking, voices are raised, a lot of loud shouting and laughing. Its noisy. Add that with another few groups and its unbearable to both residents and people who want to enjoy the area as the council have successfully created. Notwithstanding what is said by bar 8 you cannot ask groups of people enjoying themselves loudly in the environment created by Bar 8 to be quiet? I would suggest if this was ever attempted and a group was asked to leave then this would lead to the crime and disorder issue. I cannot believe the police would support this application?

Finally, and returning to the residents. I think we all agree that this area is likely to be most used in the summer months up to 11 pm. The apartments throughout, but in this instance those particularly over this unit, are not sound proof and do not have air conditioning. In summer they get hot. We therefore open our window to cool the property. Should this application be approved we will have the alternative of being hot and leaving windows closed to try and keep the noise to a minimum or, when the heat becomes unbearable to open the window to the noise, not to mention the smoke and perhaps food preparation fumes and extremal music that will invariably follow.

I would like to finish by noting that we, the residents and the public are growing tired of becoming the policemen of the enforcement of conditions breached by these establishments when licences have been granted, subject to, then those who grant are never to be seen again leaving all those affected to pick up the pieces

I would hope you would recognise without the need for objections how inappropriate such a licence would be in the location of bar 8 and its proximity to the place of natural beauty which is a magnet for young families, the residents within a few metres of the establishment and the staff and vip's of the music station who would need to walk through this area to get to and from the radio station?

Please acknowledge my objection



Sent from Samsung tablet

Wed, 31 Jul, 17:4



>

to premises licensing@manchester.gov.uk
date 31 Jul 2019, 17:44
subject Objection to licensing variation
Reference 234206/JC1
mailed-by yahoo.es
Signed by yahoo.es

to me

Planning variation Ref. 234206/JC1

Premises Bar 8, Unit 1, Castle Quay, Manchester M15 4NJ

Applicant Rebecca Ellis

Dear Madam, Dear Sir

I am writing to you to object to the application for license variation for Bar 8 in Manchester's Castlefield, Deansgate, to vary the layout and include an external bar. My key objection is linked to additional of the external bar and how it relates the council's licensing obligations regarding the prevention of public nuisance and disorder. Critically Bar 8 is located in a residential building with apartments whose bedrooms and living space are directly overlooking the proposed location of the external bar. Whilst other bars in the Castlefield basin have erected temporary external bars these are located well away from residential buildings and are within their own grounds. The proposed structure is close to residential areas and will see noise and smells travelling into living accommodation, not to mention the danger attached (I.e. fires, possible fatalities due to the consumption of alcohol and the vicinity of the canal etc). Even with its current licence there have been in the past many cases in which the

bar tenants have not respected their closing hours or the stipulated use of the external areas to the pub

██████████ I have had cause over a number of occasions to call the council's licensing team and also your out of hours team to complain about Bar 8. These complaints have been driven by excessive noise and disturbance from both within the bar and the external areas. Many of these have occurred during core hours when music has not been sound limited and also disturbances caused by fights or disorder when the drinking has continued in the outside area and outside the core licensing hours.

When the Bar has erected temporary structures in the past they have associated this with external music and speakers which have not been noise limited in the same way as the their license requires for the internal structures

Also, It should be noted that Bar 8 premises are located in a Grade 2 listed building and current building regulations prevent anything being added to the canal side of the building, for example residents cannot have satellite dishes on this façade. The council will need to validate whether in addition to the core licensing issues created by this proposed external bar and internal refurbishments, whether the proposed changes would be contrary to the Grade 2 restrictions in place from a planning perspective.

In the past a similar application was made by another unit in the same building to build a extension over the canal area and it was rejected amongst other reasons for not complying with the Grade 2 restrictions in place

Finally it is my understanding that upkeep of the land on which is the proposed bar is to be erected is covered by the rent of the residents of Middle Warehouse and not by Bar8 itself As a resident I know that residents committee have not discussed and approved this use, yet are the people who pay for this area, therefore it is also

unclear to me Bar8's actual rights to the land on which they propose to erect the structure.

In conclusion I would like to strongly object to the proposed planning application

and I believe that the proposed change will result in increased calls and complaints

to the council in relation to public disorder and public nuisance'

Yours sincerely

A solid black rectangular redaction box covering the signature area.



to premises.licensing@manchester.gov.uk
date 1 Aug 2019, 16:03
subject Objection to licensing variation Reference
234206/JC1
mailed-by virgin net
Signed by virgin net

to me

Planning variation Ref. 234206/JC1

Premises. Bar 8, Unit 1, Castle Quay, Manchester M15 4NJ

Applicant: Rebecca Ellis

Dear Sir / Madam

I am writing to raise my objections to Bar 8's application to amend their licence to allow an external bar up to 11pm on the basis of the prevention of crime and disorder, public nuisance and public safety. (REF 234206/JC1)

Bar8 was always designed to be a small, self contained, internal bar in a residential building and not designed to compete with other bars in the area (ie. The Wharf, Dukes92 and Barca). Bar8's lease gives it no guaranteed right to any of the outdoor area it currently occupies (which is shared land to residents and commercial tenants apiece) and is therefore totally unlike those previously mentioned bars that have rights to the outdoor spaces they utilise. Equally, none of those aforementioned bars are based in a long established (28 years) residential building

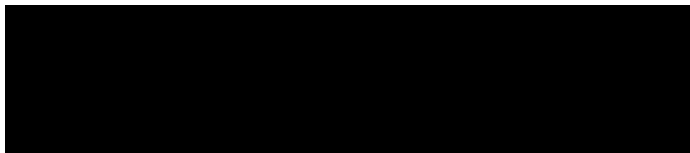
Within the last year, since the bar changed ownership, there has been a significant increase in fighting and general rowdiness, public urination, late night noise following lock ins, broken glass and bottles on the pavements and substantial unauthorised parking in areas that are not allocated to Bar8 (they only have 4 spaces at the side of the building, one of which is currently taken up by their unlicensed food van). In addition to this, there have also been multiple breaches to the Grade II listing of the building in the form of a large screen outdoor tv, lighting, signage and cctv, none of which have been approved via the necessary channels prior to installation.

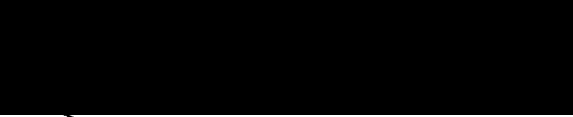
As you are no doubt aware, the existing licence has already been breached on many occasions when the outdoor bar and catering van have been used and it would be inappropriate to reward this blatant disregard of licensing rules with an amendment to allow this to take place in the future.

Any application designed to increase the influx of clientele to the bar will only exacerbate the issues the building already has to deal with. The level of numbers that the current owners of Bar8 wish to draw to the area are simply not realistic without causing significant detriment to a long established community that has functioned harmoniously for 28 years prior to their arrival.

In conclusion, I wish to object to these amendments in the strongest possible terms.

Yours sincerely





to "premises.licensing@manchester.gov.uk"
<premises.licensing@manchester.gov.uk>

date 1 Aug 2019, 17:02

subject Licence application - Bar 8 (REF
234206/JC1)

mailed-by hotmail.com

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Bar 8's application to amend their licence to allow an external bar up to 11pm. (REF 234206/JC1)

By Email premises.licensing@manchester.gov.uk

To whom it may concern,

I would like to raise my objections to Bar 8's application to amend their licence to allow an external bar up to 11pm. (REF 234206/JC1)

I live in 

I would firstly like to address the current licence with the bar. It is currently a small internal premises that already has extended itself way beyond its means occupying an external communal area currently strewn with various benches and tables. This is not part of Bar 8, and not part of their licence currently. Usage of which I understand is being considered by the superior landlord, Peel, and those that own the land.

So where is this external/outside bar going to go?! They do not own the land or are licenced to use the space they have already claimed as their own.

There have been breaches of the current licence with late trading, trading using an outside bar and a catering truck which sits in a parking bay adjacent

Other authorities are currently reviewing the unsanctioned fixtures including lights, signage and a large TV placed on the exterior of a Grade 2 listed building in a heritage area of the city with no permission to do so, contravening planning regulation. Not to mention external

signage around the Castlefield area affixed with no thought or consideration of rules or regulation.

There has been late night noise and incidents of fighting outside this bar in the small hours of the morning (when the bar is supposed to be closed), problems with broken glasses and bottles surrounding the building. Vehicles parked in unauthorised areas by the staff and patrons, blocking access to areas used by residents and commercial occupiers alike, creating a general public nuisance

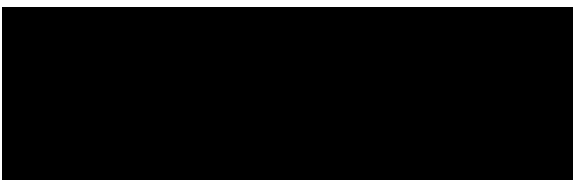
Unlike other licenced premises in the vicinity this small internal bar is such that it should not disturb the residents of the building or the commercial occupiers, a unique situation that other freestanding premises such as The Wharf, Dukes or Barca rightly benefit from alternative licencing. To grant this bar the ability to serve drinks and cause further nuisance in an outside space they do not have legitimate dominion over anyway, below homes and places of work (of which work continues around the clock in one case) until 11pm is reckless and antisocial.

Indeed I would have thought rather than amending or granting further extension of conditions the Council would be reviewing the existing licence

Once again, uniquely unlike other parts of the city, the residents of this building pre date this bar and generally over the years with other licensee's the bar when contained within, there have been minimal problems. The problems arise from excessive noise and public disorder from the outside space they illegitimately lay claim to, particularly in summer when windows are often open. I certainly would not have considered living here knowing I would be living above a bar that would create noise outside until 11pm every night

There is no justification or need to allow this bar to cause further public nuisance to the occupants of Castle Quay and other inhabitants of Castlefield by allowing an external bar until 11pm in a residential building, nightly. I would object in the sternest terms to the proposed amendment

As a side note it is also regrettable that the Council felt it unnecessary to inform the residents or local businesses of this licence variation and it was only discovered by chance. Please could you consider informing us in the future



[REDACTED]
Date: Thu, 1 Aug 2019 at 17:55

Subject: Objection to licensing Ref: 234206/JC1

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

Dear Sir / Madam,

Planning variation Ref: 234206/JC1

Premises: Bar 8, Unit 1, Castle Quay, Manchester M15 4NJ

Applicant: Rebecca Ellis

I'm writing to raise my objections to to Bar Eight's application to amend their licence to allow an external bar up to 23:00.

Since the change ownership last year there has been a number of negative side effects and disregarding of regulations:

- 1) Alterations to a Grade II listed building, installation of an outside TV.
- 2) Unlicensed outside bar
- 3) Unlicensed food truck
- 4) Increase in antisocial behaviour (loud drunken behaviour outside the block of flats)
- 5) Increase in rats (I can't directly attribute this but it has increased markedly in the last year since the change of ownership)

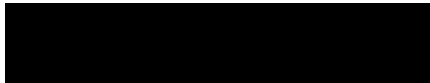
In addition to these items the idea of an outside bar (with the increased noise and disturbance) up until 23:00 is not in keeping with the small internal nature of which the bar was originally granted its licence. People live in this building, directly above the bar, and they should not have to accept outside noise up until, and probably beyond, 23:00 at night.

[REDACTED] bar does little to contribute to the building community or provide an alternative to the establishments in the area. The commercialisation angle they are taking is even further away from the quiet local the unit is designed to contain.

To summarise, I wish to object to these amendments.

Yours sincerely

[REDACTED]



to premises licensing@manchester.gov.uk

date 1 Aug 2019, 21:11

subject License objection (Ref 234206/JC1)

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Important according to Google

Reference: 234206/JC1

Premises: Bar 8, Unit 1, Castle Quay, Manchester M15 4NJ

Applicant: Rebecca Ellis

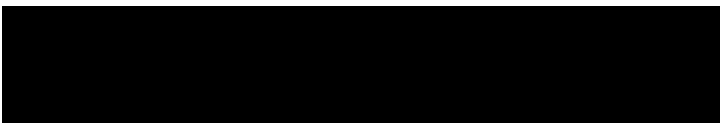
Dear Sir/Madam

As a local resident, I strongly object to Bar8's application to amend their licence to allow an external bar up to 11pm (Ref. 234206/JC1) on the basis of public nuisance and prevention of crime and disorder

Bar8's lease gives it no right to any of the outdoor area it currently occupies (which is shared land to both residents and commercial tenants) and therefore I think it would be inappropriate to add an external bar, particularly when they have already disrupted the community with anti-social behaviour such as:

- Bar fighting, public urination and general late night noise
- Leaving out rubbish and broken glass
- Use of dangerous fireworks without permission and loud music

Kind regards,



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From [REDACTED]
Date Thu, 1 Aug 2019 at 21:04
Subject: Reference 234206/JC1 Licensing objection
To: <premises_licensing@manchester.gov.uk>

Reference: 234206/JC1

Premises: Bar 8, Unit 1, Castle Quay, Manchester M15 4NJ

Applicant Rebecca Ellis

Dear Sir/ Madam,

I wish to object to Bar 8's application to amend their licence (REF 234206/JC1) to allow an external bar up to 11pm on the grounds of prevention of crime and disorder and public nuisance

Since the bar changed ownership, there has been a significant increase in anti-social behaviour such as fighting, public urination and late night noise

There has been several incidents where the bar has been breached their license and/or disrupted the once family-friendly community e.g:

- Unauthorised parking
- Unlicensed food van
- Increase in rubbish
- Breaches to the Grade II listing of the building e.g. large outdoor tv, lighting, signage and cctv

Thanks

[REDACTED]

From: [REDACTED]

Date: Thu, 1 Aug 2019 at 20:21

Subject: 234206/JC1

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

We object to the application from Bar 8 to hold a license to serve outside until 11pm due to the following concerns:

- clientele urinating in bushes near entrance to middle warehouse
- clientele buzzing on residents intercoms trying to get in the building - general concerns for safety/break ins
- noise travel from the bar/burger van up to residents properties
- the bar is situated directly next to the water - danger to public safety
- pets from the building standing on broken glass which is covering the outside area
- glasses left outside on tables

[REDACTED]