



**MANCHESTER
CITY COUNCIL**

Licensing & Out of Hours Compliance Team - Representation

Name	Sandra Dawson
Job Title	Neighbourhood Compliance Officer
Department	Licensing and Out of Hours Compliance Team
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Premise Details

Application Ref No	REF 234964
Name of Premises	Ground floor and Roof Terrace
Address	Blackfriars House, St Mary's Parsonage, Manchester, M3 2JA

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 granting of this application taking into account a number of factors, including the nature of the business, the location of the premises, the Council's Statement of Licensing Policy 2016-2021 and any potential risk that the granting of this application will undermine the Council's Licensing Policy including the four licensing objectives of public nuisance, crime and disorder, protection of children from harm and public safety.

The premises is on the ground floor and roof terrace of an office block on St Mary's gate. It is opposite a licensed premise, the Liquor Store. Next door but one to the premises is residential accommodation, Century Buildings, which consists of a large number of apartments, some of which are housed in a converted building and others in a relatively new build annex to the building Exhibit SD1. There is a hotel on Blackfriars Street which is in close proximity to Blackfriars House.

The applicant has supplied a smoking policy following communication with the applicants Solicitor and Officers from LOOH.

When assessing this application we have given particular consideration to Manchester City Council's statement of Licensing Policy 2016-2021 and how the granting of this application would undermine our policy, specifically to:

Paragraph 7.26 Where premises are in the direct vicinity of local residential properties, and where its discretion is engaged, the authority will give particular consideration to measures proposed in the application in relation to prevent nuisance, such as

- Prevention of noise or vibration escaping from the premises

- due to volume of music or plant and machinery noise.
- Prevention of disturbance by people outside the premises.

Although the Operating Schedule offers 'Noise from amplified music or voices shall not be such as to cause a noise nuisance to occupants of nearby premises' and 'In any area of the roof terrace which are not enclosed, music shall be background only after 11pm daily', the LOOH team have concerns that allowing live music and recorded music outdoors will undermine the Licensing Objectives in relation to the prevention of public nuisance.

MS9 Effectively manage exterior spaces (eg. beer gardens, smoking areas, table and chair areas on the highway)

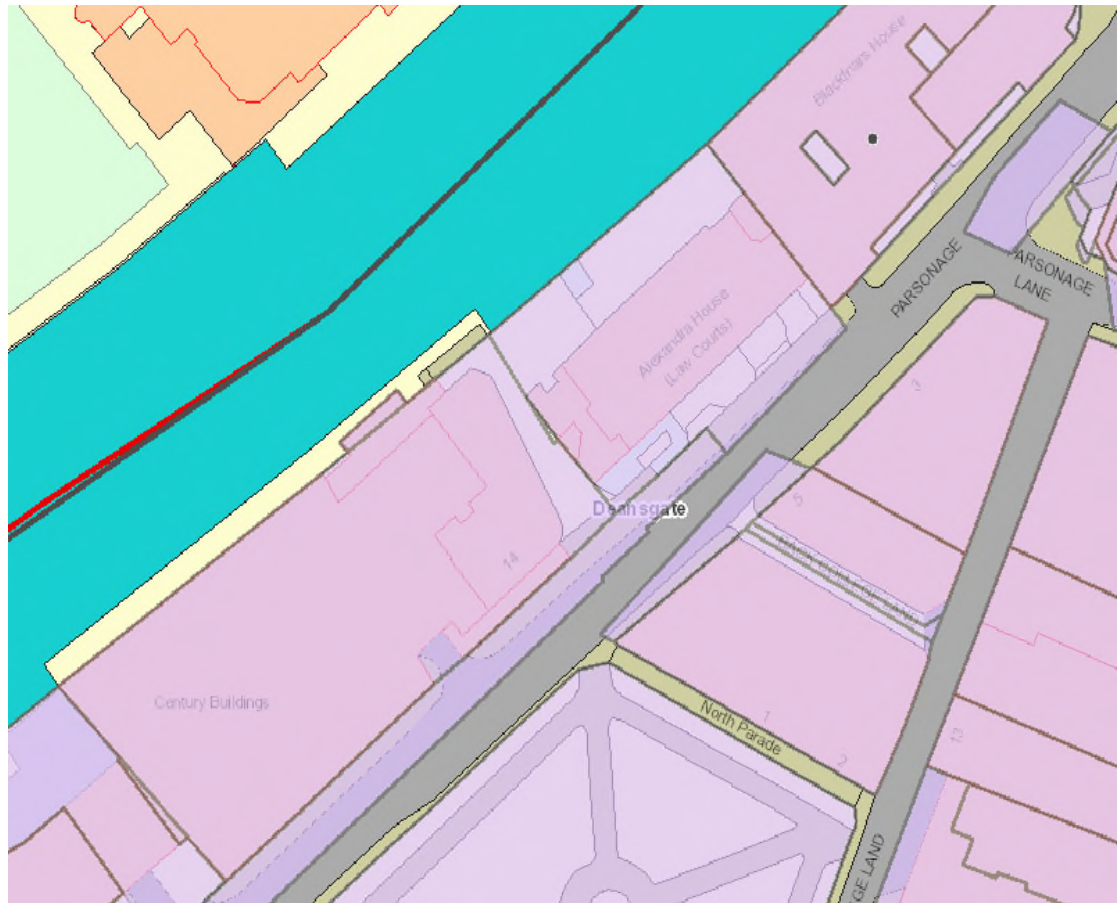
Where the premises include any exterior areas, licensees should demonstrate the measures in place to prevent issues that may give rise to problems. Relevant considerations should include:

- A limit on the number of patrons in such areas
- **Whether there is a curfew on using a limit**
- **How a limit will be delineated, if relevant**
- How premises will be kept clean and free of litter, particularly at the end of trading
- **The type of supervision to be put in place**
- **Whether the premises should be covered by CCTV**
- **Whether glasses should be allowed outside**
- **The glass collection arrangements to be put in place**
- **How to avoid customers causing noise disturbance**
- **How the premises will prevent begging at, and in the immediate exterior of, the premises.**

To prevent undermining the licensing objective for public nuisance, the LOOH team propose the following conditions:

1. No live amplified music shall played outdoors.
2. There shall be a documented smoking policy (see attached) implemented at the premises and a copy lodged with the Council's Licensing Unit.
3. Staff shall monitor customers smoking in the external areas on a regular basis and ensure patrons do not cause a noise nuisance.
4. A limit shall be set for the number of patrons smoking on the roof terrace after 11pm to prevent noise nuisance.
5. A direct telephone number for the manager of the premises shall be publicly available at all times the premises are open. This telephone number is to be made available to residents in the vicinity.
6. Local residents shall be invited to quarterly residents meetings held by the premises licence holder to resolve any problems associated with the carrying on of licensable activities at the premises. The minutes of the meeting and any action to be taken shall be lodged with the Council's Licensing Unit by the premises license holder within seven days of the meeting.

Exhibit SD1



Recommendation:

Approve with Conditions (Outlined Above)

BLACKFRIARS HOUSE

SMOKING & AL FRESCO DINING POLICY

1. Any outside area used by customers wishing to dine, drink or smoke shall be clearly delineated and covered by the CCTV system which will be installed at the premises.
2. Any such outside area shall be monitored by staff or door staff regularly at all times it is in use.
3. The area will be cleaned regularly.
4. A specific part of the roof terrace shall be identified for the use of smokers.
5. Suitable receptacles shall be provided for smokers to dispose of cigarette butts.
6. Signs will be displayed in the area requesting customers keep noise to a minimum.
7. Patrons who disregard signage and verbal instructions regarding noise will be asked to move inside and/or leave the premises.

Councillor Objection - Premises Licence (new) 234964/AM2: Ground floor and Roof Terrace, Blackfriars House, St Mary's Parsonage, Manchester, M3 2JA, (Deansgate ward)

Hearings & Representations/Blackfriars

Councillor William Jeavons

Sat, 17 Aug, 22:27 (4 days ago)

to me

I am an elected Councillor [REDACTED] I am writing to object to Premises License Application 234964/AM2, Blackfriars House on mine and on behalf of resident representatives [REDACTED] who have contacted me.

[REDACTED] comprises 121 flats with approximately 200 residents (including babies and school age children). [REDACTED] the roof top restaurant with a large external seating area that comprises of more than 50% of the operational space will have a direct impact on them. There is an open building view between the roof of Blackfairs House and residential apartments including [REDACTED].

It is disappointing that other than the statutory notice no engagement with the nearest residential building has been made.

Whilst not a direct consideration there is currently a planning application for this space which confirms no operator is named and therefore the determination of the quality and management of this space is speculative and adds further risk to the impact of the premises license management and the resulting potential effect on local residents.

The following licensing objectives are compromised:

A) The Prevention of Crime and Disorder, and

C) The Prevention of Public Nuisance

Due to the close proximity of Blackfriars House [REDACTED], I am concerned that the proposed use of Blackfriars House as a restaurant, bar and event space will cause noise, nuisance and disturbance to local residents both at roof and street level.

The application should be rejected or the following reasonable conditions should be included (or questions answered with an associated suitable mitigating condition applied) if this application is to be granted:

There is no clear provision of a street management policy - the provision of door staff at all street entrances (plans show three) is essential for the prevention of Crime and Disorder & Public Nuisance.

Dependant on the operator a queuing system and associated terms many need to also be applied.

There should be a time limit on the use of all outside spaces/terraces on the roof of the premises with no outside access after 11pm every day.

outdoor space should be limited to seated restaurant service only.

There should be no outside music at all (whether live, recorded, background or amplified or otherwise) on any of the outside terraces at any time.

Noise “carries” in this area, which is already saturated with noise from existing nearby bars and restaurants.

All event activity should be for pre-invited audiences only.

There should be a DPS on duty on the premises at all times when the premises is authorised to sell alcohol

A direct telephone number for the Manager of the premises should be publicly available at all times the premises is open and made available to local residents

Take away / delivery services (eg Deliveroo or equivalent) should not be permitted from the premises.

There is no provision of a smoking policy - what are the proposals for smoking restrictions for all outside spaces at roof level and also at street level?

The emptying of bins and glass into skips, collection of waste and glass and deliveries should be limited to between the hours of 9.30am and 8pm.

A taxi management policy should be in place.

Local residents should be invited to minuted quarterly review meetings with the licence holder/operator and minutes and actions lodged with the Councils Licensing Unit

Dispersal policy is required.

This is a conservation area that already suffers from excessive noise from waste and glass collection from the existing bars and restaurants in close proximity and nearby area. These have previously had to be reported and had successful monitoring from MCC regarding anti-social noise and behaviour from waste and glass collection from the many existing operators in the vicinity

This premises application will lead to increased traffic congestion with consequent increase in noise and pollution. St Mary's Parsonage is a narrow road, which already gets congested with traffic and noise from cars and delivery/ refuse vehicles. There are double yellow lines on both sides of the street outside the premises building and down one whole side of St Mary's Parsonage with car parking bays on part of the other side of the road

Please note in the associated planning application 121979/FO/2018, a report by Vectos, transport planning specialists, gives incorrect details about loading bays. There are no publicly notified loading bays outside Blackfriars House, where it is all double yellow lines. This is the area that the planning application proposes delivery and refuse vehicles will wait.

Regards

William

Councillor William Jeavons

Labour Member - Deansgate Ward Manchester

Resident 1

Premises Licence (new) 234964/AM2: Ground floor and Roof Terrace, Blackfriars House, St Mary's Parsonage, Manchester, M3 2JA, (Deansgate ward)

[REDACTED]

Thu, 15 Aug, 11:31 (13 days ago)

to me, [REDACTED]

To the Premises Licensing Department

I am [REDACTED]

[REDACTED] Blackfriars House and situated in a conservation area.

[REDACTED] 121 flats with approximately 200 residents (including babies and school age children).

I wish to make the following objections to Premises Licence Reference: 234964/AM2 with reference to the following licensing objectives:

- A) The Prevention of Crime and Disorder, and
- C) The Prevention of Public Nuisance

There is no clear provision of a street management policy - the provision of door staff at street entrance level is essential for the prevention of Crime and Disorder

Due to the close proximity of Blackfriars House to [REDACTED], I am concerned that the proposed use of Blackfriars House as a restaurant, bar and event space will cause noise, nuisance and disturbance to local residents both at roof and street level.

Accordingly:

- there should be a limit on the use of all outside spaces/terraces on the roof of the premises with no outside access after 11pm every day

Please note that the outside roof space areas also give rise to significant privacy issues as the proposed roof terraces at Blackfriars look directly onto [REDACTED] comprising floor to ceiling glass windows and outside balconies - this issue is being taken up separately with the Planning Application 121979/FO/2018

- there should be no outside music at all (whether live, recorded, background or amplified or otherwise) on any of the outside terraces at any time. Noise "carries" in this area, which is already saturated with noise from existing nearby bars and restaurants

- all event activity should be for pre-invited audiences only

- I understand that currently, no operator for the cafe/roof bar and restaurant has yet been signed up. Before consent is given, details should be obtained on the type of operator that is being retained. The nature of retained operator will have a direct impact on the type of clientele attracted to the premises (with consequent impact on the volume of noise and nuisance to local residents)

- there should be a Personal License Holder on duty on the premises at all times when the premises is authorised to sell alcohol

- a direct telephone number for the Manager of the premises should be publicly available at all times the premises is open and made available to local residents

- take away / delivery services (eg Deliveroo or equivalent) should not be permitted from the premises

- there is no provision of a smoking policy - what are the proposals for smoking restrictions for all outside spaces at roof level and also at street level?

- the emptying of bins and glass into skips and collection of waste and glass should be limited to between the hours of 9.30am and 11am. This is a conservation area that already suffers from excessive noise from waste and glass collection from the existing bars and restaurants in close proximity and nearby area. We have previously had to report and had successful monitoring from MCC regarding anti-social noise and behaviour from waste and glass collection from the many existing operators in the vicinity

- this premises application will lead to increased traffic congestion with consequent increase in noise and pollution

- St Mary's Parsonage is a narrow road, which already gets congested with traffic and noise from cars and delivery/ refuse vehicles. There are double yellow lines on both sides of the street outside the premises building and down one whole side of St Mary's Parsonage with car parking bays on part of the other side of the road

- there is no provision of a taxi management statement

Please note in the associated planning application 121979/FO/2018, a report by Vectos, transport planning specialists, gives incorrect details about loading bays. There are no publicly notified loading bays outside Blackfriars House, where it is all double yellow lines. This is the area that the planning application proposes delivery and refuse vehicles will wait

- there is no provision of a dispersal policy to ensure clientele leaving the licensed premises are directed towards Blackfriars Street and away from [REDACTED]
[REDACTED] There will be an increase in noise and disturbance affecting local residents and families with customers leaving the premises and walking past [REDACTED] or going into Parsonage Gardens, especially at night

- local residents should be invited to minuted quarterly review meetings with the licence holder/operator and minutes and actions lodged with the Councils Licensing Unit

Please also note that it is of concern that the hours set out in this premises licensing application, contradict and are inconsistent with the differing hours set out in various documents in the associated planning application number 121979/FO/2018 - in particular in relation to operating hours and collection of refuse and glass collection, with consequent impact on noise and public nuisance.

Yours sincerely

• [REDACTED]

Resident 2

Ref 234964/AM2

[REDACTED]

Thu, 15 Aug, 13:33 (13 days ago)

to me

To whom it may concern,

I am writing to object to the licensing application at Blackfriars House.

Due to the close proximity of Blackfriars House to [REDACTED], there is concern that the use of the building for a restaurant, bar and event space will cause noise and disturbance to local residents both at roof and street level.

Issues I'd like you to consider in your meeting on this application are:

- a limit on licensing hours
- a limit on the use of the outside roof terraces at night
- no outside music on any of the outside roof terraces
- a limit on timings of bin and glass emptying and collection of waste
- an increase in traffic congestion, noise and pollution from cars, taxis, delivery and refuse vehicles affecting local residents and families
- an increase in noise from customers leaving the premises and walking past Century Buildings or towards Parsonage Gardens, especially at night
- an increase in crime with patrons of Blackfriars being targeted by assailants, which further increases the crime rate of what I feel is already a high crime area

Can you please acknowledge receipt of my objection?

Regards

[REDACTED]

[REDACTED]

Resident 3

Premises Licence application, reference: 234964/AM2

[REDACTED]

Thu, 15 Aug, 12:30 (13 days ago)

To whom it may concern,

I would like to register an objection to this premises licence application, and wish that the following considerations are made:

- a limit on licensing hours
- a limit on the use of the outside roof terraces at night
- no outside music on any of the outside roof terraces
- a limit on timings of bin and glass emptying and collection of waste
- an increase in traffic congestion, noise and pollution from cars, taxis, delivery and refuse vehicles affecting local residents and families

My principal objection ([REDACTED]) concerns a potential increase in noise from customers leaving the premises and walking past [REDACTED] or towards Parsonage Gardens, especially at night.

Regards,

[REDACTED]

Resident 4

Ref 234964/AM2

[REDACTED]
Thu, 15 Aug, 10:26 (13 days ago)
to me

To whom it may concern,

I am writing to object to the licensing application at Blackfriars House.

Due to the close proximity of Blackfriars House to residents [REDACTED], there is concern that the use of the building for a restaurant, bar and event space will cause noise and disturbance to local residents both at roof and street level.

Issues I'd like you to consider in your meeting on this application are:

- a limit on licensing hours
- a limit on the use of the outside roof terraces at night
- no outside music on any of the outside roof terraces
- a limit on timings of bin and glass emptying and collection of waste
- an increase in traffic congestion, noise and pollution from cars, taxis, delivery and refuse vehicles affecting local residents and families
- an increase in noise from customers leaving the premises and walking past [REDACTED] or towards Parsonage Gardens, especially at night
- an increase in crime with patrons of Blackfriars being targeted by assailants, which further increases the crime rate of what I feel is already a high crime area

Can you please acknowledge receipt of my objection?

Regards

[REDACTED]

[REDACTED]

Premises Licensing Team
PO Box 271
Manchester
M18 8YU

15 August 2019

Dear Sir,

Re: 234964/AM2

I am writing to object to the Application for a Premises Licence and the change of use from an office block to a restaurant, bar and roof terrace at Blackfriars House Parsonage Manchester M3 2JA.

Due to the close proximity of Blackfriars House to [REDACTED] there is concern that the use of the building for a restaurant, bar and event space will cause disturbance to local residents both at roof and street level.

Licensing Policy under Section 5 of the Licensing Act 2003 aims to prevent crime and disorder, prevent public nuisance, promote public safety and protect children from harm. In particular my objections are:

1. The restaurant and outside roof terraces will create unacceptable noise for local residents. If this application is approved then there should be a limit on licensing hours, a limit on the hours of use of the outside roof terraces at night and no music to be permitted outside at any time. There should also be a limit on timings of bin, glass emptying and collection of waste.
2. There will be substantial increased noise from customers leaving the premises and walking past [REDACTED] or towards Parsonage Gardens, especially at night. It is likely that there will be an increase in crime and disorder, due to drunken behaviour.
3. An increase in in traffic congestion, noise and pollution from cars, taxis, delivery and refuse vehicles affecting local residents and families, which will pose a risk to public safety as well as public nuisance.

In summary, I strongly oppose this application, as I believe it contravenes the Licensing Authority's key objectives, specifically the prevention of public nuisance and crime and disorder.

Yours sincerely,

[REDACTED]

Resident 6

Reference 234964/AM2

[REDACTED]

Thu, 15 Aug, 11:52 (13 days ago)

to me

Hi,

We would like to object to the proposal relating to the above reference of this email with regards to the following:

There would be increased noise from customers leaving the premises and walking past [REDACTED] [REDACTED] during the early hours of the morning. There would be increased in traffic congestion, noise and pollution from cars, taxis, delivery and refuse vehicles affecting local residents and families. Noise from bins (glass and bottles) being emptied and collected.

[REDACTED]

Resident 7

[REDACTED]

Thu, 15 Aug, 17:38 (13 days ago)

to me

Dear Sirs,

As resident [REDACTED] I wish to object to the application to grant a new premises licence at Blackfriars House.

Our object is as follows:

There is an inconsistency in the licensing hours, it suggests that it is sought for an operation that is open Mon to Sun 24 hours a day.

The use of the roof terrace would lead to noise transfer which would affect the apartments within [REDACTED] and which would be overlooked by patrons of the bar area. There is anticipated to be an increase in traffic along Parsonage with deliveries to service the property along with a greater traffic to drop off patrons both arriving and leaving the premises. You will be aware that Parsonage is already congested and used as a short cut to avoid Deansgate by cars, taxis and heavy good alike. It is of insufficient capacity for this.

Of particular concern is the anti social behaviour of visitors staff and patrons to the bar and cafe, which already generates noise and disturbance for the residents at night and in the early morning. There is at present a noise restriction on the emptying of skips and bottle banks for the premises fronting Deansgate which are serviced at the rear backing onto Parsonage Gardens.

Antisocial behaviour is already something that the concierge staff and management team deal with on a regular basis, related to homelessness and drug taking and dealing both at the rear [REDACTED] and within the Gardens.

It is unfortunate that this application is located with an area which is surrounded by residential properties both at [REDACTED] and the Edge and its neighbouring new build residential scheme. The original part of [REDACTED] is a listed building and as such there are limitations on the scope of the external finishes which only allow for the retention of the single glazed windows to be retained. This allows for the greater transfer of noise into each dwelling.

Yours sincerely

[REDACTED]

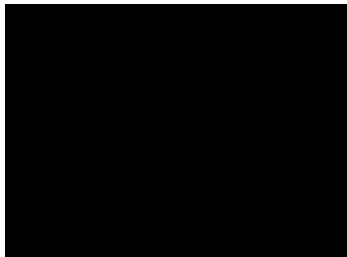
Resident 8

Blackfriars House 234964/AM2

Thu, 15 Aug, 19:57 (13 days ago)

I would like to lodge an objection to the request to grant this license for the premises at Blackfriars House. It is impossible to imagine that yet another bar/restaurant/entertainment venue in this location, so close to residential premises, would not have a negative effect on residents [REDACTED]. We already get a lot of noise in the evenings, particularly at weekends, from other venues in the immediate vicinity. The idea that this bar would have music playing until 2 am, on top of all the other noise we already have to put up with, is a worrying and unpleasant one. I would imagine that the rights of the residents of [REDACTED] to enjoy peace and quiet in their own homes would not be at the forefront of the minds of people leaving the venue, especially if they have been drinking all evening, and I can't see that a written request for quiet placed near the exit would have much impact.

I hope this licensing request will be turned down



Resident 9

Application for premises licensing No 234964/AM2

Fri, 16 Aug, 07:17 (12 days ago)

to me

Dear Sir/Madam,

Premises Licence (new) 234964/AM2:

Ground floor and Roof Terrace, Blackfriars House, St Mary's Parsonage, Manchester, M3 2JA

I object to the following application on the following grounds.

Regarding the prevention of crime and disorder:

The applicants themselves give a most persuasive and eloquent argument that – if granted- this application is likely to result in an increase in crime and disorder. The argument is implicit in the elaborate list of precautions, proposed by the applicant, as an attempt to minimize crime and disorder. These precautions include CCTV, numerous door staff, high-visibility armbands, special training, a refusals book etc, etc. It is therefore obvious that the applicants themselves recognize the risk of increased crime and disorder, which is inherent in their proposal.

Since the area around Blackfriars house is already richly provided with licensed premises, there is no social, cultural or any other kind of need for yet another license to be granted, and the best way to prevent an increase in crime and disorder is to refuse this application.

Regarding the prevention of public nuisance.

The proposal for both live and recorded music to be played on the premises will result in public nuisance, especially considering the fact that the proposed roof garden will be high up, such that sound will carry, and also because the premises will be open and operating late at night.

The attempts by the applicants to give reassurance in this respect, are no more than hopeful aspirations, without any statement of measured levels of noise which shall not be exceeded, nor of any means whereby noise shall be kept below those levels. For instance, the applicant says that 'noise from amplified music or voices shall not be such as to cause a noise nuisance to occupants of nearby premises'. But who will measure the noise levels? Who will judge whether or not residents are annoyed? Who will control the level of voices of patrons who have had a few drinks?

The application is full of these hopeful aspirations: 'no noise shall emanate from the premises' and 'the exterior of the premises shall be cleared of litter' and 'music shall be background only'. The application is as full of aspirations as a Swiss cheese is full of holes, and like the holes the aspirations are worthless, because they are not proof of intent, nor explanation of enforcement, nor any sort of undertaking that can be relied upon.

Likewise the applicant promises to post notices at exits urging patrons not to drink outside the premises and to leave in a quiet and orderly manner. But how will these pious aspirations be enforced? Who will persuade patrons to behave with modest propriety on a merry night out?

The best way to prevent public nuisance in this case is to refuse the application.

Regarding public safety

Blackfriars House is located at the junction of Parsonage and Blackfriars Street. Parsonage is a narrow street, with double yellow lines outside Blackfriars House, and the street already carries heavy traffic for much of the day. If the application is granted, and Blackfriars House becomes a social venue then the level of traffic must increase, with cars and taxis arriving and departing. Any such increase, on a narrow street, at a junction will increase the risk of road traffic accidents involving cars and pedestrians.

Also and inevitably there will be an increase in pollution from vehicle engines, because of the increased traffic flow and because vehicle engines will be idling as the vehicles stop, to drop off or pick up patrons, and therefore creating far more pollution than they would if they passed by without stopping. Since increased pollution means increased risk to health, especially from respiratory or cardiovascular disease, this application should be refused.

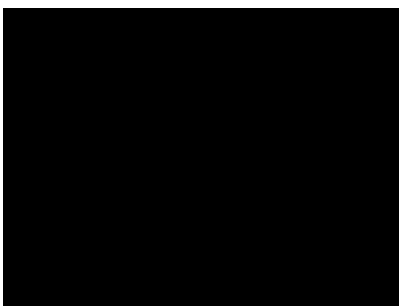
Regarding protection of children from harm

First, see above for the statement that approval of this application would result in an increased flow of road traffic at the junction of Parsonage and Blackfriars Street, with the likelihood of an increase in road traffic accidents which may involve children as well as adults.

Second as regard the problem of preventing under-age drinking, once again the long list of proposed precautions listed by the applicant, is eloquent proof that it is extraordinarily hard to prevent under age drinking. Thus the level of discipline required of bar staff, if they are constantly and reliably to carry out ID checks, is likely to be more than may reasonably be expected, especially at busy times.

Since the area around Blackfriars House already contains a very great number of licensed premises, there is no justifying need to add yet another, with the inevitable and associated risks of under age drinking.

Yours faithfully,



Premises Licensing Application- 234964/AM2

Hearings & Representations

Fri, 16 Aug,
13:18 (5
days ago)

Dear Sir,

I am concerned about the premises licensing application reference 234964/AM2

Due to the close proximity of Blackfriars House to residents [REDACTED], I am concerned that the use of the building for a restaurant, bar and event space will cause noise and disturbance to me and other local residents both at roof and street level.

In particular the following issues need to be further considered:-

- a limit on licensing hours- 2am is not acceptable.
- a limit on the use of the outside roof terraces at night, some apartments are very close to this area and noise will be heard in the apartments.
- no outside music on any of the outside roof terraces would be preferable.
- a limit on timings of bin and glass emptying and collection of waste, no one wants to be woken with these sounds early in the morning.
- an increase in traffic congestion, noise and pollution from cars, taxis, delivery and refuse vehicles affecting local residents and families, this is a real issue just now in Manchester, we don't want to add to it.
- an increase in noise from customers leaving the premises and walking past Century Buildings or towards Parsonage Gardens, especially at night. We already have one bar on St Marys Parsonage and late night revelers outside our windows in the early hours of the morning, we do not need a second.

Resident 11

Reference: 234964/AM2- Blackfriar's House

Hearings & Representations/Blackfriars



Fri, 16 Aug, 14:51 (5 days ago)

to me

From:



To:

Licensing Department

Manchester Council

Dear Sir or Madam,

Reference: 234964/AM2- Blackfriar's House

Can we ask you to consider the effects of this application with respect to the prevention of public nuisance ?

We are particularly concerned about the problems of noise nuisance, especially after 11pm.

Blackfriar's House is surrounded by residential property, both on St Mary's Parsonage and across the river.

It would therefore seem imperative that restrictions are placed on the noise that is likely to emanate from the proposed

roof terraces. Can we suggest that any license considers the following:

- a limit on the use of the outside roof terraces at night

- no outside music on any of the outside roof terraces .

In the application the applicant states

In areas of the roof terrace which are not enclosed, music shall be background only after 11pm daily.

Can we suggest this should be amended to “ In areas of the roof terrace which are not enclosed, there will be no outside music after 11pm daily”.

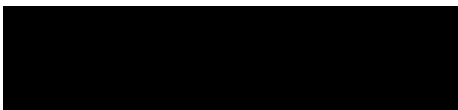
The applicant also states:

Notices will be positioned at the public exits to the premises requesting customers to leave in a quiet manner

Can we also suggest that if noise outside the new licensed premises becomes a problem then the licensing authority reserves the right to

limit the licensing hours accordingly?

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

Resident 12

Licensing application 234964/AM2

Hearings & Representations/Blackfriars

[REDACTED]

Fri, 16 Aug, 17:20 (5 days ago)

to me

I am writing to object to the licensing application 234964/AM2 submitted for Blackfriars House.

I feel there is already a more than adequate number of licensed premises in the area. To increase this by allowing this application to be passed risks increasing the possibility of public nuisance and safety in what is currently a relatively quiet and peaceful part of the city centre. [REDACTED]

[REDACTED]

[REDACTED]

Sent from my iPad

Resident 13

Blackfriars House

Hearings & Representations/Blackfriars

Sat, 17 Aug, 10:15 (4 days ago)

to me

Dear Sir/Madam,

I am a resident [REDACTED] and am writing to complain about the licensing premises application for Blackfriars House.

Quite apart from the fact that Manchester needs another bar/cafe like its needs more flats the proposed application is likely to further degrade the area.

The provision of services to the cafe/bar will increase traffic and congestion to an already busy street.

The noise from the people moving to and leaving the premises is likely to be loud and encourage vandalism.

The noise is another element to consider for all who live and work in the area.

Privacy issue will also be likely to be raised as then proposed rooftop cafe will have nightlines to some [REDACTED]

Yet another promise in Manchester City Centre will further increase the pressure on the police who are stretched as it is.

This is another bad idea inspired by profit and not in any well the well being of the city and its people.

Yours sincerely

[REDACTED]

Blackfriars House 234/964/AM2

Hearings & Representations/Blackfriars

[REDACTED]

Sat, 17 Aug, 10:22 (4 days ago)

to me

Dear Sir/Madam

I am writing to register my complaint about the above.

As far as I can see it several objections must be raised to the proposed development.

Cafe/bars such as that proposed will create extra pressure on the police. By creating a new bar opposite an existing one it seems evident that you will create at least twice the difficulty for people in the area and at least double the opportunity for trouble thus creating more pressure on our local police.

The delivery vans and others will create a public nuisance and further noise and pollution.

Sightline from the proposed development will risk the privacy [REDACTED].

The significant increase in foot traffic moving towards such an establishment will also further degrade the area making it more likely to develop an increase in damage to public property and an foster waste/pollution.

Yours sincerely

[REDACTED]

Objection to premises licensing application

Hearings & Representations/Blackfriars

[REDACTED]

Mon, 19 Aug, 08:56 (2 days ago)

to me

Reference: 234964/AM2

As a leaseholder [REDACTED] I wish to voice my objections to the premises licensing application at Blackfriars House. My objections are based on the following disruptions I believe it would cause:

Increased disorderly behaviour - from patrons leaving and arriving at the venue. St Mary's Parsonage is a quiet and set back road which has always felt safe. I am concerned that a new venue on the road, serving alcohol will damage that.

Noise disturbance - from the proposed roof terrace - both from people being out there and music. This would be very disruptive. As said previously, [REDACTED] is noticeably quiet in the evenings, having a venue located as it is will cause a significant disturbance and public nuisance. [REDACTED] I am able to hear clearly other residents in the building having normal conversation on their balconies. It is without question that having a roof terrace will cause constant noise, chatter and music clearly audible going in to the night causing high levels of nuisance and disturbance. The use of the outside space would need to be limited at night with no music at any times.

The change in licence would increase the traffic congestion on St Mary's Parsonage. As an already busy road this would impact greatly. congestion would be increase as well as noise and pollution from the cars.

Thank you for considering my objections

Regards,

[REDACTED]

Joseph Hobbs 19 Aug 2019, 09:21 (2 days ago)

to me

To whom it may concern,

I believe I have received this objection by error as it was intended for the Licensing Application.

Please can you confirm receipt?

I believe the referencing number is : 234964/AM2

Kind regards

Joseph

Planning

Comments were submitted at 5:34 PM on 16 Aug 2019 from [REDACTED]

Application Summary

Address: Blackfriars House Parsonage Manchester M3 2JA

Proposal: Change of use of part of ground floor from office (use class B1) to cafe (use class A3); works to rooftop comprising erection of a rooftop extension for use as a restaurant (use class A3) and refurbishment of roof space to house ventilation equipment and create roof terrace with intensive green roof; works to elevations comprising alterations to ground floor entrance on parsonage elevation, and installation of louvres to windows on River Irwell elevation.

Case Officer: Joe Hobbs

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

Comments Details

Commenter Type: [REDACTED]

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: As residents of [REDACTED] we would like to register our objections to the stated planning application Number 234964/AM2 - Premises licence, Blackfriars House.

This proposal, in conjunction with the planning application No 121979/FO/2018, would further contribute to a deterioration in the quality of the living environment in and around St Mary's Parsonage and Gardens.

Specifically, the licensing application would add to the draw of the previous proposals and lead to a significant level of impact for residents and existing stakeholders alike.

There are a number of particular areas for concern and these include, amongst other potential unknowns, the following:

1/ Increasing traffic movements along and through not only St Mary's Parsonage, but on and through surrounding thoroughfares

2/ Such increased passenger movements would lead to an increased noise nuisance of the type that is evident around and along Deansgate in an evening, which already spills over into St Mary's Parsonage in the form of increased late evening/early morning traffic movements, but also increased noise disturbance given the type of vehicles using those existing and extensive facilities. These issues will be inextricably linked to the potential long licensing hours and the extended function facilities. Further development of this type would only serve to increase this problem for residents.

3/ Parking - with the best will in the world, despite the existence of several nearby NCP car parks, these will not be utilised by customers of the proposed development. They will attempt to park on and around the area in various unsuitable and illegal locations. This is, as I am sure you know from your Traffic Wardens and surveillance vehicles, already an issue late at night and at weekends. Thus, the proposed development would further add to this issue.

4 Following on from number 3, the increased pcu movements will increase risk of congestion, collision and accident to vehicles and individuals. Not only will passenger car unit movement increase but vehicular movement of all types will do so also. Delivery vehicles, Refuse vehicles - noise from the other side of St Mary's Gardens from bottle collections early in the morning is already quite noticeable and this would increase from a different direction for an extended period. Taxis, both black cab and Uber style vehicles, which already clutter the western approaches to St Mary's Parsonage of an evening would no doubt begin to congregate at the Blackfriars end of the thoroughfare. St Mary's Parsonage is almost unique in the city centre in that, given its close proximity to Deansgate, it enjoys a quite calm and relatively low traffic flow along its narrow length. This would change irreversibly if the proposal were given the go-ahead.

5/ The proposal will not only lead to increases in the above ways but will also potentially lead to increases in public nuisance, crime and dis-order in St Mary's Gardens and Parsonage as people transit to and from the Deansgate area and surrounding streets. There is already considerable and noticeable public order disturbance within the area as a function of movements to and from the existing and plentiful eating and drinking establishments on the Deansgate side of the Gardens.

6/ The proposal for the Licensing and development of a rooftop open air function area is inevitably going to allow transmission of publicly generate noise disturbance but also music noise for the inevitable accompanying musical element to the development. If you need confirmation of this, you only have to experience the noise generated from a nearby similar facility on Bridge Street next to the Manchester Hall and close by a previous residence on Gt John Street nearby the residential building of Rossetti Place and Bauhaus.

All in all, the proposal would inevitably lead to a permanent and irreversible change in the character of the location and surrounding area in a number of detrimental ways. To summarise, these would

include potential invasion of privacy for some residents if [REDACTED] from being overlooked from the proposed roof terrace, noise pollution from said roof terrace for extended periods during opening hours and also, significantly increased road traffic along St Mary's Parsonage at all times from both private vehicles and public vehicles in the form of taxis. On top of this the potential for increased late-night foot traffic across St Mary's Gardens and the potential for unsocial behaviour is also greatly increased.

The Council will not need reminding of the fact that St Mary's Parsonage and Gardens and surrounding buildings represent one of the few green spaces and stated Conservation Areas, within the city centre and are greatly valued as such, not least as a known draw for all residents [REDACTED]. Indeed, this fact alone may well have been a decisive draw in the decision of many residents to purchase in the building and to have created the status the building enjoys within city centre living spaces.

It is also surely, incumbent on the Council to maintain these green spaces and high-quality living environment for all its citizens. Recent newspaper headlines do not read comfortably in terms of air quality (Times, 14/8/19, page 4 'Ozone bad for lungs....') and continued permitted development of this kind in an already well serviced sector within this area of the city centre will potentially worsen this situation for residents and visitors alike, to say nothing of sending conflicting messages regarding the TfGM stated aim of reducing vehicular traffic within the city and by implication therefore, improving air quality for all?

To reiterate, in our view this development, if it were permitted, would be a negative step in terms of its impact on the quality of the Conservation Area that is the area around St Mary's Parsonage and Gardens and also a negative statement on the values the Council place on the quality of life for the existing residents and stakeholders in the immediate vicinity of the proposed development.

This proposed Licensing application should therefore be refused.

Resident 16

Licensing application 234964/AM2

Hearings & Representations/Blackfriars

[REDACTED]

19 Aug 2019, 12:02 (2 days ago)

to me

Dear Sirs

I wish to object to the above licensing application from Blackfriars House.

In my view this application is totally inappropriate for the building and area in which it is located.

[REDACTED] is a community of single people, families with children and the elderly. For all these groups, but especially the last two, the noise and disruption of licenced premises so close to the building is highly undesirable. The particular elements of the application to which I object are given below

1. There should be no music played on or near to the outside roof area at any time. Any such music would penetrate directly into the Century Buildings flats facing Blackfriars house and produce an unacceptable noise hazard.
2. The use of the terraces at night should be strictly limited so as to avoid noise. Even the noise of talking will travel loudly at night.
3. The licenses in all areas should finish, at the latest, at 11-00 pm although I would prefer licensing restricted to daytime hours only. Licenced premises, even were the above conditions met, lead to noise nuisance from increased foot and car traffic. Safety is also a consideration as drunken behavior is a constant worry. Customers leaving the premises will also be tempted to go into Parsonage Gardens and continue disruptive behavior there. As there is little passing pedestrian traffic in the area residents will feel exposed to the heightened level of risk.
4. Bin and glass disposal and organisation should be closely controlled and done only between 9-00am and 5-00pm
5. Any 'events' should be excluded from this application. We have experienced in the past the problems of noise and antisocial behavior that these can create.

Yours

[REDACTED]

Reference: 234964/AM2: Blackfriars House

Hearings & Representations/Blackfriars

Mon, 19 Aug, 12:26 (2 days ago)

to me

Blackfriars House

Application Type: Premises Licence (new)

Reference: 234964/AM2

Premises: Ground floor and Roof Terrace, Blackfriars House, St Mary's Parsonage, Manchester, M3 2JA

I wish to object on the basis of C) The Prevention of Public Nuisance.

As a rooftop restaurant and bar this application allied with the planning application makes use of an existing office block roof space. Where roof top bars and restaurants exist in the City, such as 20 Stories, these are often well planned, even pre-planned, within the commercial heart of the city, away from residential apartments if possible, or integrated as part of a mixed-use scheme including residential, such as Beetham Tower, and are often wholly enclosed behind glass etc. Tight controls are in place regarding noise, access, servicing etc.

Noise from a high level will potentially carry to existing apartments, and proposed opening until 2/2.30am could potentially cause a damaging effect on nearby residents. There appears little understanding of the issues involved in the transfer of high-level noise. Ground floor commercial uses are accepted within the city centre and controls are in place regarding noise generation and licencing controls hours of operation etc. The city centre generates noise in the night-time hours, this is accepted by those choosing to live in one of the many city centre apartments, it goes with the territory. However, for many apartments the night-time hours also bring a calm and quiet at higher levels. Noise from bars, restaurants etc is often contained, and there is less traffic noise, public transport etc. Certain noises stand out, ambulance and police sirens, delivery vehicles to hotels etc but these are relatively isolated, particularly for residents of Century Buildings. A rooftop, high level noise generator with an open terrace is a different proposition. Noise could potentially travel to numerous apartment blocks, cutting through the existing city silence.

Despite assurances from the applicant, the operator, as yet unknown, could potentially destroy the amenity enjoyed by many residents in this area. The applicant talks about 'background' music after 11pm, keeping doors and windows closed, however, there is a rooftop terrace proposed which will attract customers. Also, how can music be controlled to just 'background music' – surely there are many different interpretations of what constitutes 'background music'. It further states that 'noise from amplified music or voices shall not be such as to cause a noise nuisance to occupants of nearby premises', however, it does not indicate how this will be controlled given the open nature of the terrace. It also states that 'doors and windows are to remain closed after 11pm whenever regulated entertainment is taking place, save for access and egress' – does this apply to the door from the bar/restaurant to the terrace? Additionally, it goes further by saying that the 'areas of the roof terrace which are not enclosed, music shall be background only after 11pm daily'. This implies that

there will be music on the terrace until 2am which is unacceptable given the close proximity of neighbouring residential apartments.



234964/AM2

Hearings & Representations/Blackfriars

x

[REDACTED]
Mon, 19 Aug, 18:27 (2 days ago)

to me

E: Premises Licence (new) 234964/AM2: Ground floor and Roof Terrace, Blackfriars House, St Mary's Parsonage, Manchester, M3 2JA

[REDACTED] strongly object to the granting of a
license to Blackfriars House

According Canning O Neil, the agent selling office space for Blackfriars House 'Blackfriars House is just a stone's throw from Deansgate behind Parsonage Gardens, a genuine oasis of calm within the city.' Rather ironic considering their proposals for the building next door.

In particular the roof top restaurant and the creation of a licenced roof top terrace for outside launch parties and networking events until 2.30 in the morning will seriously increase the noise in this area. I object on the grounds of the prevention of a public nuisance. In particular:

-On the roof top, drinking alcohol at launch parties and networking events will inevitably create a disturbance until 2.30 in the morning on Friday and Saturday and 12.30 a.m. on other days.

- People, particularly groups of people, leaving the premises having been drinking until 2.30 at weekends or 12.30am on week days will be loud. I would be surprised if they took heed of any notices asking them to respect their neighbours and keep the noise down.

-The general business that goes with a licenced restaurant and event venue such as bottle and food delivery, emptying of waste and bottles, setting up events will add to the noise and traffic to the area.

At the moment this is a fairly quiet area in the evening and people living in the flats at St Mary's Parsonage are able to wake up and to go to work having had an undisturbed night . I expect this will change if the proposed licencing hours are approved.

Regards

[REDACTED]

Resident 19

Blackfriars House Premises Licence Reference: 234964/AM2

Hearings & Representations/Blackfriars

[REDACTED]

Mon, 19 Aug, 18:55 (2 days ago)

to me

I am writing in objection to the granting of a licence to Blackfriars house, Reference: 234964/AM2

As the [REDACTED]

[REDACTED] I am seriously concerned about late noise from traffic and pedestrians leaving the premises after closing time, between midnight and 3:00 AM at weekends.

My objection is specific to

C) The Prevention of Public Nuisance

Notices will be positioned at the public exits to the premises requesting customers to leave in a quiet manner

With a licence application from 11:00 AM to Midnight or 2:30 AM at midnight, my contention is that customers who may have been consuming alcohol for many hours are not likely to heed any such written notice requesting them to leave in a quiet manner.

The request for a licence for:

Provision of late night refreshment: both on and off the premises

Sun to Thur 11pm to 12.30am

Fri and Sat 11pm to 2.30am

This will attract additional people to the area late at night which will increase the noise levels and general tendency to boisterous and loud behaviour in an area that is currently considered to be a quiet oasis in the city centre.

I hope the licensing committee will take this complaint seriously and not grant either the late night alcohol licence or the late night refreshment license.

Best regards

[REDACTED]

Resident 20

234964/AM2

Hearings & Representations/Blackfriars

19 Aug 2019, 20:30 (2 days ago)

to me

Ref 234964/AM2

I am writing as I wish to make a representation in relation to the application for a premises licence at Blackfriars House, St Mary's Parsonage, Manchester.

Blackfriars House is next door [REDACTED] a residential building in the centre of Manchester. I am a leaseholder [REDACTED] and work full time in the City Centre.

The grant of this licence is inappropriate under the grounds of Prevention for Public Nuisance.

If the premises is used as a bar there will be an inevitable likely increase in noise, music and traffic in the area from the use of the premises. Sound travels closely due to the river, and noise is already evident from East z East, which is some distance away. Noise from an adjacent bar will be incredibly disruptive, and become a real possibility of not being able to open windows in the summer due to noise of music from the proposed bars , noise from customers entering and leaving the premises at a late hour as well as the noise of rubbish being emptied and collected.

There will undoubtedly be an increase in traffic congestion and littering. St Mary's Parsonage is already a busy road. There are families with children occupying these flats, we all have the right to quiet enjoyment of their properties and to be able to access and park our own vehicles without negotiating additional traffic levels and littering. Flats at the both the back the premises and the front will be affected by all these factors. Blackfriars is an older building and was not built to be converted into bars or to contain modern levels of sound or vibration.

Should the grant go ahead there must be

- No outside music being played in any of the outside areas
- A limit on the use of the outside roof terraces
- A limit on licencing hours
- a limit on the opening hours so that customers are not leaving the premises at a late hour.
- a limit on the timings of bin and glass emptying and the collection of waste

Manchester is growing and in order to attract business to the City Centre it is important to maintain pleasant places that professionals can live in the City Centre in order to reduce to number of commuters. There is already a wealth of bars and clubs, as well as other unused properties in more suitable areas of the City Centre and it is important to keep small central residential areas free from bottles, noise and litter where possible. I trust you will give this representation fair attention and I await your response in due course.

[REDACTED]

[REDACTED]

Resident 21

Reference: 234964/AM2

Hearings & Representations/Blackfriars

19 Aug 2019, 21:00 (2 days ago)

to me

Dear Sir

I would like to make a formal representation (and formal objection) against the premises licensing application at Blackfriars House, St Mary's Parsonage, for a restaurant/bar and event space.

[REDACTED] have a number of serious concerns about the proposal.

Public Safety

One concern relates to the increased vehicular traffic that will be brought about by the proposal. St Mary's Parsonage is a very narrow road and access to [REDACTED] car park is already frequently very difficult. An increase in traffic will make access [REDACTED] even more difficult and while cars wait to go into the car park there will be an increase in 'double parking' leading to blockages in the road. The narrowness in the road already leads to vehicles frequently driving along lengthy sections of the road half on the pavement and half on the road. An increase in this extremely dangerous driving behaviour will no doubt occur with it being only a matter of time before a pedestrian is seriously injured.

An increase in traffic along St Mary's Parsonage will also cause safe concerns for residents in crossing the road into Parsonage Gardens. When exiting the Gardens it is already difficult to see if cars are coming. An increase in traffic will heighten the danger associated with this.

Protection of Children From Harm

A number of the residents [REDACTED] are families with young children, probably much more so than most city centre blocks of flats that can be expected to be populated by younger residents. The above factors with cars already driving along the road mounted on the pavement with alarming frequency and difficulties in crossing the road between parked cars with limited visibility of the road in each direction will be even more dangerous for children [REDACTED] and also families that have parked nearby in Salford who walk over Blackfriars Bridge and cut along St Mary's Parsonage and then through Parsonage Gardens on Saturdays and Sundays to access Deansgate by House of Fraser etc.

Prevention of Public Nuisance

The space between [REDACTED] and Blackfriars House is often frequented by drug users. I have witnessed this on numerous occasions [REDACTED], with groups of users openly injecting drugs in this area.

This space is also frequently used by individuals to urinate in public.

I have grave concerns that both extremely unpleasant types of behaviour will increase with the addition of licensed premises at Blackfriars House. Without doubt, more drug users and beggars will be drawn to the area to beg for money from people using the bar/restaurant.

Further inevitable anti social behaviour will be the increase in litter in the area as a result in the increased traffic (both pedestrian and vehicular) in St Mary's Parsonage.

Should the licence be granted i would strongly urge there are strict restrictions in place such that noise, not just in the evening but also in the morning from bin/bottle collections, is kept to a minimum and doesn't impact on local residents. Noise from outside East Is East restaurant when people are leaving the premises carries easily over the river and seems to be amplified between the buildings. East is East is further away [REDACTED]

[REDACTED] I am seriously concerned about the noise level from Blackfriars House [REDACTED]

Furthermore, a roof terrace will enable visitors to see directly [REDACTED]

I note that the proposed entrance to the premises is at the side of Blackfriars House. [REDACTED]

[REDACTED] Without doubt, the proposal will substantially increase noise levels to an antisocial level [REDACTED]

[REDACTED] This will be an unfair reduction in my standard of living to an unacceptable level.

Manchester has numerous bars and restaurants that have failed and the empty premises are more suitable for a bar/restaurant than the conversion of Blackfriars House in a rare bit of central Manchester that is partly residential with a much valued green park space adjacent. It would be more appropriate for existing empty units to be regenerated than have a new bar / restaurant at Blackfriars House.

Yours faithfully.

[REDACTED]

Reference: 234964/AM2

Hearings & Representations/Blackfriars

[REDACTED]

19 Aug 2019, 21:08 (2 days ago)

to me

I am writing to object to the premises licensing application Reference: 234964/AM2 in relation to Blackfriars House. I live at [REDACTED]

I object on the grounds of:

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

Due to the close proximity of Blackfriars House to residents [REDACTED] there is concern that the use of the building for a restaurant, bar and event space will cause noise and disturbance to local residents both at roof and street level. The proposed area involved [REDACTED] [REDACTED] presenting a significant negative change to our environment. We moved here and bought properties knowing it to be a relatively quiet part of the city centre, not surrounded by bars and restaurants.

Issues to consider are:

- a limit on licensing hours, any evening and nighttime licensing will cause problems and disturbance.
- a limit on the use of the outside roof terraces at night, this would present a significant negative change for me and my neighbours. The proposed space would directly overlook [REDACTED] and is totally inappropriate.
- no outside music on any of the outside roof terraces at any time
- a limit on timings of bin and glass emptying and collection of waste, there are no businesses causing problems of this nature and we won't to keep it that way.
- an increase in traffic congestion, noise and pollution from cars, taxis, delivery and refuse vehicles affecting local residents and families.
- an increase in noise from customers leaving the premises and walking past [REDACTED] or towards Parsonage Gardens, especially at night. We are not disturbed by businesses of this nature at the moment, it would be inappropriate to introduce this type of businesses in our immediate proximity.

Unlike areas know for bar, restaurant, event space business St Mary's Parsonage is quiet and safe, it's not appropriate to grant a licence of the proposed nature. The impact on me and residents in my building will be significant and unacceptable.

[REDACTED]

Premises Licence Reference: 234964/AM2

Hearings & Representations/Blackfriars

[REDACTED]

20 Aug 2019, 19:41 (15 hours ago)

to me

Dear Sir/Madam, having viewed the licensing application and attended two meetings with fellow [REDACTED] and a Bruntwood representative, I'd like to make the following objections:

- The roof terrace looks straight into the [REDACTED] not only is this a huge violation of privacy (something I have objected to as regards the planning application) but there is likely to be major noise disturbance. Therefore alcohol should not be consumed outside from 10pm at the very latest and music - in any medium - should be indoor only
- Consent should be only be considered when an operator is confirmed, and given accordingly - the type of venue will have a major impact on how it affects surrounding residents
- A direct managerial phone number should be given to residents in case of any issues. Residents should also be consulted regularly with regards to the running of the venue
- Due to issues with this in the past, waste collection and the use of skips should be restricted to mid-morning

Due to the nature of the area, the following should be not permitted:

- Takeaways
- Smoking outdoors
- Lingering outside the premises, around residential buildings or in the park almost opposite - which has already attracted negative behaviour. Only recently someone smashed our front door, attempting to break in, and alcohol consumption makes such behaviour more likely. Clientele should be instead directed towards Blackfriars Road, particularly as Century Buildings also includes apartments at street level

Please note also that the proposed licensing hours differ in various documents, and the planning application incorrectly states there are loading bays outside the building - consideration must be given to how vehicles will be managed with minimal disturbance to a narrow residential road that already suffers from excessive noise pollution.

Yours faithfully,

[REDACTED]