



Mr & Mrs Martin
1 Glehaven Avenue
Urmston
Manchester
M41 5BN

Licensing Officer
Regulatory Services
Trafford Council
Licensing Section
Trafford Town Hall
Talbot Road
Stretford
Manchester
M32 0TH

Dear Sir/Madame,

We would like to make a formal representation against the alcohol license No: LA0253/18 relating to 122 Flixton Road, Urmston, Manchester, M41 5BG.

We have recently moved into our house here on Glenhaven Avenue with our young family as we were looking for a quiet family friendly area with good local schools. We had looked into the three shops that are adjacent to our premises with only a fence between our garden and the shops before moving and decided that they would not become any nuisance to our property or children. However now that we have been made aware of the above license I feel that the situation we find ourselves in has become somewhat less than desired.

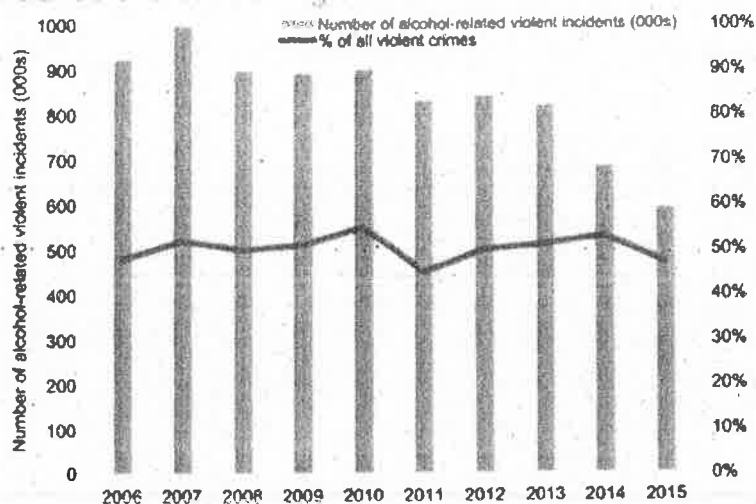
Regarding your specific issues concerning whether or not to grant an alcohol license:

The prevention of Crime and Disorder -

Generally speaking a late license during the week and a later license for the weekend would obviously lead to an increase of alcohol consumption which would in turn increase the chances of crime and disorder. When you consider that the rear of this property backs directly onto our garden we feel that our property may well be overlooked and our current security would be compromised. Spur of the moment crime may increase especially as customers of 122 Flixton Road will be intoxicated. 122 Flixton road may only be applying for an indoor license at this point however they do have access to a small outdoor space to the rear of their building that I imagine would be utilised in due course and this would make our family fearful in using our garden during the times when customers would be attending 122

Flixton road and consuming alcohol. Please find an extract below from the institute of alcohol studies showing that around 50% of all crime can be attributed to alcohol. Therefore to allow the prevention of crime and disorder I feel that this license, especially in this location should not be approved. The centre of Urmston has numerous licensed premises and also empty, already licensed premises. These would not impeach upon the security of a largely residential area as much as this license would.

Figure 1. Violent incidents where the victim believed the offender(s) to be under the influence of alcohol, England & Wales



Source: HM Prison Service, National Statistics (ONS) (February 2016). Overview of violent crime and sexual offences in England and Wales, Crime and Sexual Offences: Year ending March 2015. National Crime Table 1.1.

Public Safety -

In the order of public safety it will always be much easier to police drinking establishments when they are in the same area. Bars can then work together along with police if there are any particular threats to public safety and it is easy to police to have a presence in that particular area. If bars are spread across a large area then policing becomes a much more difficult issue. There must also be consideration again that this license is due to be placed into a largely residential area with numerous schools and nurseries in very close proximity. This license has been requested to be granted between large open hours starting from 11:00 AM. This will mean that when children are returning home from schools, or parents are collecting babies and toddlers from the nursery a few doors down from 122 Flixton road they may well come into contact with disorderly and drunken people. The above obviously affects everyone attending the local facilities and the residents living in the close area but the most effected again would be our family. The building due to be granted a license shares a direct border with our house and garden and I would be fearful of our children enjoying our outdoor space with these premises next door.

The Prevention of Public Nuisance and The Protection of Children from Harm -

With the introduction of alcohol people generally become louder. Music will often be introduced and the newly licensed premises will become a lot louder, busier and more prone to smoking/vaping and loitering around the premises throughout the day, evening and night. With a young family to think of, my thoughts are, will my daughter be able to get to sleep at night with this noise? She will be in the rear of our house, a bedroom chosen for her as it should be the quietest, but it wouldn't be if this license was granted. Would our children be hearing obscene language from this establishment as people so often forget their tongue as the liquor flows? With smoking around the property, as is always the case with anywhere that serves alcohol, this smoke will travel. Will our children become second hand smokers when they are playing in garden, or even just when we have the window open? Of paramount importance to us as parents is to protect our children, we have just had our second child, who, at the time of writing is only 5 days old, along with our 3 year old girl and the thought of having a bar right next door to our house which opens late in to the night serving alcohol until midnight is not the sort of future we had imagined when we moved into this house early this year. We have to try and protect the youngest in this world. Broken glass on the street outside or perhaps even over the fence? Even though the license is only for indoor use, there is nothing stopping the venue putting bi-fold doors in the rear of the property. If they did this there would be no license needed and the effect this would have on our life would be vast. I can imagine only constant noise, shouting, swearing, smoking, glass smashing and the occasional fight if this license is granted and considering our location I appeal for this license to be halted in its tracks.

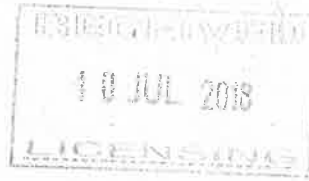
I would also like to ask the question as to why, as immediate neighbours to this property we were not informed of this license application and also the change of use from a shop to a bar? Please advise why we were not informed on both accounts.

Best Regards

f

The Licensing Section
Trafford Council
Trafford Town Hall
Talbot Road
Stretford
Manchester
M32 0TH

3, Glenhaven Avenue
Urmston
Greater Manchester
M41 5BN
05/07/2018



Dear Sirs,

122, Flixton Road, Urmston - Licensing Application LA0253/18

Further to the above application, I wish to make representation against the granting of a licence for the following reasons :-

I do not believe the Application complies with the requirements of the Change of Use application reference 93859/PRC/18.

Having spoken to various residents there are also particular concerns with regard to parking.

Residents in the Avenue have not only to suffer the consequences of the twice daily school run but we now have the added congestion of the garage on Flixton Road using the Avenue as an overspill for the use of their vehicles and customer vehicles following servicing etc.

It should also be noted that vehicles are parked whilst customers pick up from the Canton Taste and Bargain Booze within the times being applied for in the above Licence Application, the granting of this Licence will only make matters worse. Whilst I acknowledge there are parking restrictions on Flixton Road and Glenhaven Avenue, these are only enforceable between 8am and 6pm Monday to Saturday leaving the times outside these hours for unrestricted parking.

The problem arises when vehicles are trying to leave Glenhaven Avenue to enter Flixton Road and are unable to see traffic coming from either left or right without the need to pull out into the middle of Flixton Road to see the oncoming traffic. Granting this Licence can only make the situation more dangerous, particularly after dusk.

Further concerns are with regard to noise levels, what restrictions if any will be applied?, smells, what actions will be taken to restrict cooking smells emitting from the premises?, smoking, what measures will be put in place with regard to smoking and clearance of discarded cigarette ends?.,

I trust you will take all of the above into consideration and respectfully ask that you reject this Licence Application.

Yours faithfully

R S Anderson



The Licensing Section
Trafford Council
Trafford Town Hall
Talbot Road
Stretford
Manchester
M32 0TH

7 Glenhaven Avenue
Urmston
Manchester
M41 5BN

Friday 13th July 2018

Dear Sir/Madam,

Re: Representation Regarding the Premises Licensing Application for Bistro 41, 122 Flixton Rd, Urmston M41 5BG (Change of Use Application Ref: 93859/PRC/18)

We are writing to express our serious concerns in relation to the premises licensing application for Bistro 41, 122 Flixton Road, Urmston, M41 5BG. They are as follows;

1. The proposed hours of the license do not mirror those given as a condition on the Change of Use of Property application ref: 93859/PRC/18. The condition (no. 2) states that the cafe/restaurant shall not be open to the public outside the following hours :-

11:00 to 22:00 Sunday to Thursday
11:00 to 23:00 Friday and Saturday

The hours proposed on the licence application are as follows :-

11:00 to 23:00 Sunday to Thursday
11:00 to 24:00 Friday and Saturday

2. The premises is in a highly residential area with no other businesses opening for these late hours for some distance. It is the extra hour into the evening which is of greatest concern, especially when there is to be the proposed sale and consumption of alcohol.

The later closing of the premises on all days is of concern in relation to the noise and disturbance caused by patrons leaving both on foot and returning to their vehicles. If patrons are unable to park in the spaces on Flixton Road on an evening, which will be probable due to residents in the flats in the area parking there, then Glenhaven Avenue will be the next place that people will try. I don't wish my young family to be woken every evening due to people parking and then returning to their vehicles, possibly every night. It will not only be patrons of Bistro 41 that will now park down Glenhaven Avenue, it will be customers of Bargain Booze and Canton Taste also that are unable to park on Flixton Road. Subsequently there will be more noise, disturbance and traffic to what there currently is; due to the road being a cul-de-sac, vehicles

3. will start their engines, drive away to turn around in the first turning circle of Glenhaven Avenue to then return up for their exit, therefore twice the traffic noise per vehicle.
4. In addition there is the issue of the parking itself, whatever the time within their proposed opening hours. There are parking restrictions at the junction of Flixton Road/Glenhaven Avenue but these are operational from Monday - Saturday, 8am - 6pm only. Unfortunately motorists do not always adhere to these restrictions. This parking will be on pavements, making it difficult for pedestrians to pass (especially with pushchairs for example) and reducing the visibility of the road when residents are moving off their drives. As it is now we have to 'peep and creep' off our driveway as we struggle to see if anything is coming up and down the avenue, and if something is it is sometimes at an inappropriate speed for the road. Whilst we acknowledge that we do not own the street outside our homes residents already have difficulty at times parking on their own street.

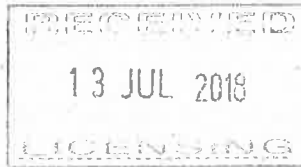
We have emailed you a copy of this representation on Friday 13th July 2018.

Yours sincerely,

Mr Gordon and Mrs Claire Hart

10 Glenhaven Avenue
Urmston
M41 5BW

The Licensing Section
Trafford Town Hall
Talbot Road
Stretford
Manchester
M32 0TH



6th July 2018

Dear Sirs,

Re: Licensing Application LA0253/18

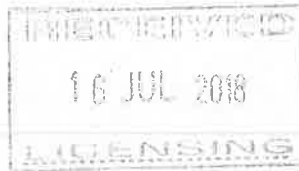
I wish to raise an objection to the licensing application for Bistro 41 at 122 Flixton Road, Urmston for the following reasons:-

1. The applicant agreed that this application would be advertised. I have seen the notice placed in the premises window but despite seeing the photograph of the notice on a lamp post when I visited the Town Hall, I have never seen the actual notice, despite passing by every day and can assure you it is not there now. Neither can I find any notice in local press. I have searched the Manchester Evening News and the Messenger websites for the relevant period and I can find no reference to this application therefore I do not believe it has been validly made and ask that it be declared invalid.
2. I do not feel that sufficient consultation action has been taken by the council. My house is the fifth as you enter Glenhaven Avenue, well within an area that could be affected by noise and parking nuisance but I was not advised by the council of this proposal. I find this unacceptable as when a planning application was submitted for the same premises in 2014, I was consulted and this latest application will certainly have a greater impact.
3. The proposed premises will generate additional demand for parking that cannot be accommodated nearby on Flixton Road and therefore it is inevitable that Glenhaven Avenue will be used as a car park for this establishment. This will create a significant nuisance for the residents and in the previous application mentioned above, one of the reasons for refusal was the effect additional parking would have on the residents of Glenhaven Avenue. I quote *"The proposed development would generate an additional demand for car parking which cannot be accommodated on this site in a satisfactory manner with the result that vehicles would be forced to park on surrounding highways to the detriment of residential amenity. The proposal is therefore contrary to policies L4 and L7 of the Trafford Core Strategy."*
4. Although the application is made in the name Bistro 41 – looking at the licensing hours it is clear that this will be more geared to serving alcohol rather than food, particularly late at night. The bar will serve alcohol until 11pm 5 nights a week and until midnight on the other 2 nights. The potential noise from exiting and possibly inebriated customers at these hours is unacceptable. There are many young families on this Avenue. Section I of the application was not completed fully as required for the provision of late night refreshments, so there is no indication of whether service will be outdoors as well as indoors. Neither does the application specify that doors and windows will be closed at an acceptable time to prevent noise nuisance. As an aside, there is no indication where the designated smoking area will be. This could also create a litter and noise nuisance outside the premises if it is not contained within the boundary.

I would be grateful if you could consider the above objection when deciding this application. Thank you.

Yours faithfully

Alison Shorrocks



101, Flixton Road,
Urmston,
Manchester,
M41 5BF

16th July 2018

Dear Licencing Officer,

Re: Licence application LA0253/18 122 Flixton Road, Urmston, Manchester, M41 5BG

My address is 101 Flixton Road, Urmston and I live directly opposite the premises named above.

I wish to make a representation on the grounds of the prevention of public nuisance, with the following aspects to be considered in support of this representation:

1. The premises is outside the existing alcohol exclusion zone already in place in Urmston. The current furthest on-licence approved is at Adrak's Restaurant at 96 Flixton Road on one side and 69 Flixton Road on the other side - over 100 yards away from the licence application premises. Extending to another licenced bar outside of this zone will increase the risk of public nuisance.

2. The licence application is not shown clearly on the premises - the blue notice is not fully visible on either the premises or nearby lampposts. There is a blue notice fallen on the windowsill inside the premises, but most of the relevant details are obscured from view, and because the pavement is offset from the premises by approximately 20 feet it is obscured further.

Photographs are attached at the end of this representation.

On these grounds I believe that local residents have not been suitably consulted or informed - particularly those that are house-bound and infirm who wouldn't have been able to see the blue notice.

3. The area around the premises is 98% residential - Flixton Road, Glenhaven, Mayfair, Newton, Wycliffe; Legwood Court. Some of these premises including my own have young children and elderly & infirm residing within them. Our own bedroom is at the front of my house and overlooks the premises. This will increase the risk to local residents of public nuisance.

4. There is a Nursery only 2 doors away, and schools of all ages within 150 yds - demonstrating the mixed age of many residents in this area. I feel that this adds to the risk of public nuisance from this application.

5. Risk of outdoor consumption - the adjacent bar (a temperance bar so no on-licence & owned by the same person) has an outdoor consumption area frequently in use, and there is a risk that this will spread to the area outside the new licence application. This will add to noise and disruption and potential public nuisance.

6. Insufficient parking - the area from Urmston Town Centre to here and beyond provides very little public parking, and Glenhaven and Legwood Court (maybe others) already experience congestion from people trying to park away from the town centre. There are already traffic calming measures in place because of accidents, and I feel that the potential increased parking traffic will add to the risk of public nuisance.

I have submitted this representation through the online portal, and will drop a printed version with photographs to the Town Hall later today.

Kind regards,

Andrew & Steph Durbin-Wood



Alcohol exclusion zone – 69 Flixton Road



Alcohol Exclusion zone – 96 Flixton Road



View of premises from pavement – notice barely visible from pavement



View of premises from pavement



A closer view of the front window



Blue notice fallen on floor



Blue notice with details obscured

Taylor1, Janet

From: no-reply@trafford.gov.uk
Sent: 16 July 2018 06:16
To: Licensing
Subject: Licensing - contact us form

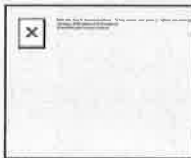
Categories: Licensing Act 2003 - North

Contensis Email Notification

Project - IgWebsite

<http://cms.trafford.gov.uk/>

A new form post has been received.



Posted on: 16/07/2018 06:15:03

Posted from: <https://beta.trafford.gov.uk/residents/contacts/secure/licensing.aspx>

Form Post

Name: Stephanie Durbin-Wood

Phone:

Email:

Licence application LA0253/18 122 Flixton Road, Urmston, Manchester, M41 5BG My address is 101 Flixton Road, Urmston, M41 5BF and I live directly opposite the premises named above. I wish to make a representation on the grounds of the prevention of public nuisance, with the following aspects to be considered in support of this representation: 1. The premises is outside the existing alcohol exclusion zone already in place in Urmston. The current furthest on-licence approved is at Adrak's Restaurant at 96 Flixton Road on one side and 69 Flixton Road on the other side - over 100 yards away from the licence application premises. Extending to another licenced bar outside of this zone will increase the risk of public nuisance. 2. The licence application is not shown clearly on the premises - the blue notice is not fully visible on either the premises or nearby lampposts. There is a blue notice fallen on the windowsill inside the premises, but most of the relevant details are obscured from view, and because the pavement is offset from the premises by approximately 20 feet it was not seen until the last 2 days. Photographs will be submitted with email and postal representation. On these grounds I believe that local residents have not been suitably consulted or informed. 3. The area around the premises is 98% residential - Flixton Road, Glenhaven, Mayfair, Newton, Wycliffe, Legwood Court. Some of these premises including my own have young children and elderly & infirm residing within them. Our own bedroom is at the front of my house and overlooks the premises. This will increase the risk to local residents of public nuisance. 4. There is a Nursery only 2 doors away, and schools of all ages within 150 yds - demonstrating the mixed age of many residents in this area. I feel that

Message/Comment:

this adds to the risk of public nuisance. 5. Risk of outdoor consumption - the adjacent bar (a temperance bar so no on-licence & owned by same person) has an outdoor consumption area frequently in use, and there is a risk that this will spread to the area outside the new licence application. This will add to noise and disruption and potential public nuisance. 6. Insufficient parking - the area from Urmston Town Centre to here and beyond provides very little public parking, and Glenhaven and Legwood Court already experience congestion from people trying to park away from the town centre. There are already traffic calming measures in place because of accidents, and I feel that the potential increased parking traffic will add to the risk of public nuisance. ?

Properties

Form Reference: FRM141153
Posted by: Mr Public User (publicuser@contensis.co.uk)
IP Address: 10.3.3.35
Posted on: 16/07/2018 06:15:03
Posted from: <https://beta.trafford.gov.uk/residents/contacts/secure/licensing.aspx>
Marked as Read: No ([Mark this post as read](#))
Form template: /residents/contacts/secure/licensing.frm

This automated email has been sent from Trafford Council's Content Management System (CMS).

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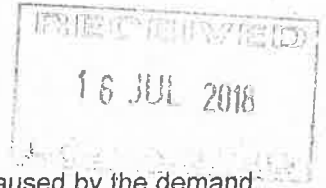
WARNING: Please ensure that you have adequate virus protection in place before you open or detach any documents attached to this e-mail.

Petition to Trafford Borough Council Licensing Department

We, the undersigned, are opposed to the granting of a licence to sell alcohol at the proposed bistro / bar at 122 Flixton Road, Urmston. We call on Trafford Borough Council to:

reject the proposed licensing application

fully consult with local residents on any future proposals



These premises are very close to our residences and there is great potential for nuisance caused by the demand for additional parking plus inappropriate and antisocial behaviour due to the provision of alcohol for such an extended period. This application provides a further source of alcohol within an area already heavily populated with licensed premises – currently 11 on Flixton Road from Crofts Bank Road to Wycliffe Road, 12 if Chadwicks reopens.

Name	Address & Postcode	Signature
6 Tien Hoan Tu	M41 5BW 24 Glenhaven Avenue	
7 Thien Huu Tu	M41 5BW 24 Glenhaven Avenue	
8 Nicholas Martin	M41 5BN 1 Glenhaven Avenue	
9 Kirsty Martin	M41 5BN 1 Glenhaven Avenue	
0 COLIN WALLACE	M41 5BN 5 GLENHAVEN AVE	
1 ALAN BROCKING	M41 5BN 9 GLENHAVEN AVE	
2 ALAN BUCKLEY	M41 5BW 4 GLENHAVEN AVE	

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16 JUL 2018

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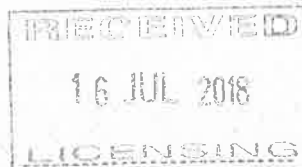
Name	Address & Postcode	Signature
1 JOHN SHORROCKS	10 GLENHAVEN AVE M41 5BW	
2 OLIVIA HOLIAN	8 GLENHAVEN AVE, M41 5BW	
3 STEVEN HOLIAN	8 4 GLENHAVEN AVE, M41 5BW	
4 LUCY BUCKLEY	4 GLENHAVEN AVE, M41 5BW	
5 RAY ANDERSON	3, GLENHAVEN AVE M41 5BW	
6 a anderson	3, Glenhaven ave M41 5BW	
7 D Wallace	5 Glenhaven Ave M41 5BW	
8 Gordon Hunt	7 Glenhaven Ave M41 5BW	
9 CLARE HART	7 GLENHAVEN AVE M41 5BW	
10 JOHN TOLLITT	20 Glenhaven Avenue M41 5BW	
11 SARA MAND	12 GLENHAVEN AVE M41 5BW	
12 C MCCABER	14 Glenhaven Av M41 5BW	
13 D BERRY	16 GLENHAVEN AVE M41 5BW	
14 S BROWN	16 GLENHAVEN AVE M41 5BW	
15 P. LEIGHT	15 GLENHAVEN AVE M41 5BW	

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Name	Address & Postcode	Signature
6 Christina Pearson	25 Glenhaven Ave M41 5BN	
7 Paul Pearson	11 11	
8 Elizabeth Billingsley	27 Glenhaven Ave M41 5BN	
9 Mandi Sissons	29 Glenhaven Ave M41 5BN	
7 Andy Sissons	29 Glenhaven Ave	
7 Ryan Sissons	99 Flixton Rd M41 5BF	
2 D. Harding	99 Flixton Road M41 5BF	
3 D. Sissons	29 Glenhaven Ave M41 5BN	
4 G. Sissons	29 Glenhaven Ave M41 5BN	
5 SPARKER	35 GLENHAVEN AVE M41 5BN	
6 M Anderton	58 Glenhaven Ave M41 5BW	
7 M GRADY	56 GLENHAVEN AVE M41 5BW	
8 MT. GRADY	56 GLENHAVEN AVE M41 5BW	
3 J. Carr	52 GLENHAVEN AVE M41 5BW	
3 S. Carr	52 GLENHAVEN AVE M41 5BW	

17

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RECEIVED
 16 JUL 2018

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Name	Address & Postcode	Signature
MRS A.L. JOHNSON	21 GLENHAVEN AVE URMSTON M41 5BN	
1 MR. B. JOHNSON	21 GLENHAVEN AVE URMSTON M41 5BN	
3 MR K Riley	23 GLENHAVEN AVE M41 5BN	
MR C Riley	23 GLENHAVEN AVE M41 5BN	
5 MRS J. D. DICK	32 Glenhaven Ave M41 5BN	
MR W. DICK	32 GLENHAVEN AVE M41 5BN	
MRS A EASDON	34 Glenhaven Ave M41 5BN	
MR I. EASDON	34 GLENHAVEN AVE M41 5BN	
3 MRS P JACKSON	36 Glenhaven Ave M41 5BN	
MR P JACKSON	36 Glenhaven Ave M41 5BN	
1 MR J MORLEY	40 GLENHAVEN AVE M41 5BN	
2 Mrs K Morley	40 Glenhaven Ave M41 5BN	
3 Mrs Mary	42 Glenhaven Ave M41 5BN	
4 Mr D Simcock	46, Glenhaven Ave M41 5BN	
5 MRS F SIMCOCK	46 Glenhaven Ave M41 5BN	

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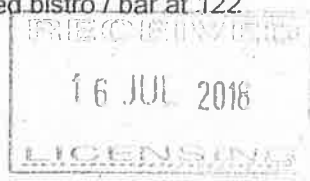
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Name	Address & Postcode	Signature
J. Shaw	19 Glenhaven Ave M41 M41 5BW	
P. Gilmore	30 Glenhaven Ave M41 5BW	
H. Gilmore	30 Glenhaven Ave M41 5BW	
K. Gilmore	30 Glenhaven Ave M41 5BW	
E. Tseva	28 Glenhaven Ave M41 5BW	
S. Jung	28 Glenhaven Ave M41 5BW	
DJ Warchen	26, Glenhaven Ave. M41 5BW	
n.g. Scott	60 GLENHAVEN AVE M41 5BW	
PHILLIP SCOTT	40 GLENHAVEN AVE M41 5BW	
J-ROACH	53 GLENHAVEN AVE	
B ROACH	————— (C) —————	
A BOWERS	3 LEGWOOD COURT M41 5BQ	
M. WATSON	4 LEGWOOD CT. M41 5BQ	
S SHERRATT	5 LEGWOOD COURT M41 5BQ	
B Heeney	6 Legwood Ct	

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Name	Address & Postcode	Signature
1 N. HEENEY	6 Legwood M41 5BQ Ct	
2 J. HEENEY	6 LEGWOOD M41 5BQ CT.	
3 B. Sheppard	5 Legwood M41 5BQ Ct	
4 S. DURBIN-WOOD	101, FLIXTON ROAD M41 SBF	
5 A. Wood	101 FLIXTON ROAD M41 SBF	
6 L. KAWALUT	40 LEGWOOD M41 5BQ	
7 E. WARRENDER	8 LEGWOOD M41 CT 5BQ	
8 D. E. KEMERY	11 LEGWOOD M41 5BQ CT	
9 M. Tierney	13 LEGWOOD M41 5BQ CPT	
10 J. SUMNER	15 LEGWOOD M41 5BQ CPT	
11 B. McGarry	16 Legwood M41 5BQ CPT	
12 M. Byrne	20, Legwood M41 5BQ Ct.	
13 J. Panson	23 Legwood M41 5BQ Ct	
14 P. Birtwell	26 " " M41 5BQ Ct	
15 A. SHORROCKS	10 GLENHAVEN AVE. URMSTON M41 5BU	

LEA
PETTIT

FROM WYCLIFFE ROAD (i.e. after the Adrak Restaurant – the last licensed premises from Urmston town centre) THE AREA IS PREDOMINANTLY RESIDENTIAL WITH SOME RETAIL PREMISES - please see photos below

