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**TRAFFORD  
COUNCIL**

## **AGENDA PAPERS FOR LICENSING SUB-COMMITTEE**

**Date: Monday, 4 November 2024**

**Time: 6.30 pm**

**Place: Council Chamber, Trafford Town Hall, Talbot Road, Stretford,  
Manchester, M32 0TH**

To view the meeting please paste the following into your browser's address bar:  
<https://www.youtube.com/channel/UCjwbIOW5x0NSe38sgFU8bKg>

<b>A G E N D A</b>	<b>P A R T I</b>	<b>Pages</b>
1. <b>ATTENDANCES</b>		
To note attendances, including Officers and any apologies for absence.		
2. <b>APPLICATION FOR THE GRANT OF A NEW PREMISES LICENCE UNDER S17 LICENSING ACT 2003 AT WALTON COTTAGE EDUCATION TRUST, 597 STRETFORD ROAD, OLD TRAFFORD, MANCHESTER M16 9BX</b>		
To consider a report of the Head of Regulatory Services.		
3. <b>URGENT BUSINESS (IF ANY)</b>		1 - 124
Any other item or items which by reason of special circumstances (to be specified) the Chairman of the meeting is of the opinion should be considered at this meeting as a matter of urgency.		

**SARA TODD**  
Chief Executive

Membership of the Committee

## Licensing Sub-Committee - Monday, 4 November 2024

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Councillors B. Brotherton, S. J. Haughey and J. Holden.

### Further Information

For help, advice and information about this meeting please contact:

Miss Natalie Owen, Governance Officer

Tel: 0161 912 4221

Email: [natalie.owen@trafford.gov.uk](mailto:natalie.owen@trafford.gov.uk)

This agenda was issued on **Thursday, 24 October 2024** by the Legal and Democratic Services Section, Trafford Council, Trafford Town Hall; Talbot Road, Stretford, Manchester, M32 0TH

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## TRAFFORD COUNCIL

Report to: Licensing Sub-Committee  
Date: 4<sup>th</sup> November 2024  
Report for: Decision: Determination of Application  
Report of: Head of Regulatory Services

### Report Title

**APPLICATION FOR THE GRANT OF A NEW PREMISES LICENCE UNDER S17 LICENSING ACT 2003 AT WALTON COTTAGE EDUCATION TRUST, 597 STRETFORD ROAD, OLD TRAFFORD, MANCHESTER M16 9BX**

### Summary

Under S18(4) of the Licensing Act 2003, Members are requested to determine an application for a new premises licence in respect of Walton Cottage Education Trust, 597 Stretford Road, Old Trafford, Manchester M16 9BX having regard to representations received and the requirement to promote the four licensing objectives.

### Recommendation(s)

The following options are open to the Licensing Sub-Committee;

- (i) To grant the application in full and on the terms and conditions contained within the application to include any applicable mandatory conditions.
- (ii) To grant the application as above, modified to such an extent as considered appropriate to satisfy any relevant representations and promote the licensing objectives; or
- (iii) To reject the application.

Contact person for access to background papers and further information:

Name: Ursula Smith - Licensing Officer.  
Contact: [Licensing@trafford.gov.uk](mailto:Licensing@trafford.gov.uk)

Appendices:

- A) Application for a New Premises Licence
- B) Photographs of Blue Notice & Copy of Newspaper Advert
- C) Additional Conditions proposed by applicant during consultation.
- D) Representations

## **1.0 APPLICATION**

**1.1** A premises licence is required in respect of any premises where it is intended to conduct one or more of the four licensable activities, these being:

- The sale of alcohol
- The supply of alcohol (in respect of a club)
- Regulated entertainment
- The provision of late night refreshment

This application was submitted by: Walton Cottage Education Trust in respect of 597 Stretford Road, Old Trafford, Manchester M16 9BX

**1.2** The applicant has applied for the following hours:

### **Live Music – Indoors**

Thursday: 23.00 – 23.30

Friday and Saturday: 23.00 – 01.30

### **Recorded Music – Indoors**

Thursday: 23.00 – 23.30

Friday and Saturday: 23.30 – 01.30

### **Late Night Refreshment – Indoors**

Thursday: 23.00 – 23.30

Friday and Saturday: 23.00 – 01.30

### **Alcohol – On**

Thursday: 18.00 – 23.00

Friday: 18.00 – 01.00

Saturday: 15.00 – 01.00

Sunday: 12.00 – 21.00

### **Opening Hours:**

Monday to Wednesday: 9.00 – 18.00

Thursday: 9.00 – 23.30

Friday and Saturday: 9.00 – 01.30

Sunday: 9.00 – 21.30

**1.3** The application has been properly made. However, the blue notices and newspaper advertisement incorrectly advertised what was being applied for. The management team agreed that the newspaper advertisement could be accepted, but that the blue notices needed to be amended, and the consultation period re-started. The application including consent of DPS and plan, has been attached as **Appendix A**.

## **2.0 BACKGROUND AND HISTORY OF PREMISES**

**2.1** The applicant has described the premises as: 'Walton Cottage Trust is a registered Charity. People will attend via invitation only or as friends of Walton Cottage Education Trust e.g. birthday parties/small celebrations/members events/charity.'

## **3.0 OPERATING SCHEDULE**

**3.1** The operating schedule is completed by the applicant and contains additional measures to illustrate how they propose to promote the four licensing objectives as required by provision of the Licensing Act 2003. They are listed below and will be attached as conditions to any licence as may be granted:

1. All staff shall be suitably trained for their job function for the premises. The training shall be written into a programme ongoing and under constant review and shall be made available to a relevant responsible authority when called upon.
2. All staff shall be trained in their responsibilities under the Licensing Act 2003 and in regards to the terms and conditions of this licence. Such training should include the prevention of sales of alcohol to underage persons, and the challenge 25 scheme in operation at the premises.
3. Records pertaining to such training shall be kept / be accessible at the premises at all times, shall be updated every 6 months and shall be made immediately available for inspection at the premises to council and / or police officers on request.
4. Alcohol sales will be predominantly for prebooked invited guests.
5. A CCTV system shall be installed to cover all entry and exit points enabling frontal identification of every person entering in any light condition.
6. The CCTV system shall continually record and cover areas where alcohol is kept for selection and purchase by the public, whilst the premises is open for licensable activities. It shall operate during all times when customers remain on the premises.

7. All recordings shall be stored for a minimum period of 31 days with correct date and time stamping and shall be made available immediately upon the request of Police or an authorized officer of the council throughout the preceding 31 day period.
8. A staff member from the premises who is conversant with the operation of the CCTV system, shall be on the premises at all times when the premises are open to the public.
9. This staff member must be able to show a Police or authorized council officer recent data or footage with the absolute minimum of delay when requested.
10. CCTV shall be downloaded on request of the Police or authorized officer of the council.
11. Appropriate signage advising customers of CCTV being in operation, shall be prominently displayed in the premises.
12. The premises shall upload a zero-tolerance policy in relation to illegal drugs.
13. A premises daily register shall be kept at the premises. This register shall be maintained and kept for a rolling period of 12 months. The register shall record all incidents which may have occurred which are relevant to the supply of alcohol and the promotion of the licensing objectives. Such incidents shall include, but not be limited to, complaints made to the premises alleging nuisance or anti-social behavior by persons attending or leaving the premises and all refusals to sell alcohol.
14. The register shall be readily available for inspection by an authorized person upon reasonable request.
15. The premises licence holder shall not sell super strength beer, lager or cider with an alcohol content of 6.5% ABV (alcohol by volume) or greater. This restriction shall not apply in respect of the specialist branded, premium priced, products - for example craft ales, local or micro brewery specialist products, boxed gifts or national celebratory/commemorative beer, lager or cider with an alcohol content of 6.5% ABV or greater.
16. All exit routes and public areas shall be kept unobstructed, shall have non-slippery and even surfaces, shall be free of trip hazards and shall be clearly signed.
17. The premises licence holder shall ensure that a suitable fire risk assessment and emergency plan is in place at all times.

18. Regular checks and maintenance shall be carried out on all equipment, electrical installations, emergency lighting and fire alarms and equipment to ensure their continued safe operation. A written record of these checks shall be kept and made available to an authorized officer of the licensing authority.
19. Empty glasses and bottles shall be removed from public areas quickly and efficiently.
20. An adequate and appropriate supply of first aid equipment and materials shall be available on the premises.
21. Disposal of Waste bottles into external receptacles where the noise shall be audible to neighbouring properties shall not occur between 19:00 hours and 07:00 hours on the following day.
22. No deliveries to the premises from commercial vehicle shall take place between 19:00 and 06:00 on the following day.
23. No person shall be allowed to leave the licensed area whilst in the possession of any open drinking vessel or open glass bottle, whether empty or containing any beverage.
24. The premises licence holder shall ensure that any patrons drinking and/or smoking outside the premises do so in an orderly manner and ensure that there is no public nuisance.
25. Signage requesting customers to be respectful of others when entering or leaving the premises shall be installed in a prominent position by the premises' exit.
26. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are the following recognized photographic identification cards: a driving licence, a passport, a military identification card or a Proof of Age card carrying a 'PASS' logo.
27. Notices advertising that the premises operates a "Challenge 25" scheme shall be displayed in a clear and prominent position.
28. All occasions when persons have been refused service shall be recorded in the premises daily register.
29. All children under the age of 12 years shall be accompanied by an adult whilst on the premises after 7.00pm.

30. The premises licence holder or Designated Premises Supervisor shall ensure that all management and staff who are not personal licence holders are fully trained and briefed on the four licensing objectives and Challenge 25 and they are adhered to.

**3.2** The below conditions have been proposed by the applicant during the consultation period:

- To reduce the hours to 12 (midnight) for the license on Friday and Saturday (inc Late night refreshments and recorded music).
- Also to remove live music from the application.
- They have also offered to check every hour up to the park area to assess the volume and close windows if necessary when regulated entertainment is taking place.

#### **4.0 CONSULTATION**

**4.1** The responsible authorities included in the consultation are; Greater Manchester Police, Greater Manchester Fire & Rescue, Environmental Health & Pollution Control, Building Control, Health and Safety Team, Home Office Immigration Enforcement, Planning Department, Safeguarding Children Team, Trading Standards and Public Health.

**4.2** Of those consultees identified in paragraph 4.1, a representation was received from the Environmental Health team. This is attached as **Appendix C**.

**4.3** In response to the public consultation, the Licensing Authority received 38 objections to the grant of the premises licence. These are attached as **Appendix D**.

**4.4** A copy of the report and the representations received have been sent to the applicant.

**4.5** Those that have made a representation have been informed of the time and date of the Licensing Sub-Committee meeting and have been informed of their right to attend.

#### **5.0 LEGAL CONSIDERATIONS**

**5.1** Conditions may only be attached to a Premises Licence where they are deemed appropriate for the promotion of the licensing objectives. They must be proportionate and not duplicate any existing provisions contained in other legislation. The justification behind a refusal or the attachment of conditions must be given to the applicant.



- 5.2** The Sub-Committee is advised that any findings on any issues of fact should be on the balance of probabilities and any decision should be based on the individual merits of the application.
- 5.3** The Sub-Committee, in arriving at its decision; must have regard to relevant provisions of national guidance and its own statement of licensing policy and reasons should be given for any departure.
- 5.4** There is a right of appeal to the Magistrates Court within 21 days from the date the Applicant is notified of the decision of the Licensing Sub-Committee.

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**Application for a premises licence to be granted under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

We The Walton Cottage Education Trust

*(Insert name(s) of applicant)*

**apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003**

**Part 1 – Premises details**

Postal address of premises or, if none, ordnance survey map reference or description			
The Walton Cottage Education Trust 597 Stretford Road			
Charity number: 306121			
<b>Post town</b>	Manchester	<b>Postcode</b>	M16 9BX

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£30,000

**Part 2 - Applicant details**

Please state whether you are applying for a premises licence as **Please tick as appropriate**

- a) an individual or individuals \*  please complete section (A)
- b) a person other than an individual \*
  - i as a limited company/limited liability partnership  please complete section (B)
  - ii as a partnership (other than limited liability)  please complete section (B)
  - iii as an unincorporated association or  please complete section (B)
  - iv other (for example a statutory corporation)  please complete section (B)
- c) a recognised club  please complete section (B)
- d) a charity  please complete section (B)

- e) the proprietor of an educational establishment  please complete section (B)
- f) a health service body  please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales  please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England  please complete section (B)
- h) the chief officer of police of a police force in England and Wales  please complete section (B)

\* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a  
 statutory function or   
 a function discharged by virtue of Her Majesty's prerogative

**(A) INDIVIDUAL APPLICANTS** (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names</b>		
<b>Date of birth</b>			I am 18 years old or over <input type="checkbox"/> Please tick yes		
<b>Nationality</b>					
Current residential address if different from premises address					
Post town				Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)					

**SECOND INDIVIDUAL APPLICANT** (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names</b>		
<b>Date of birth</b>			I am 18 years old or over <input type="checkbox"/> Please tick yes		
<b>Nationality</b>					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)					
Current residential address if different from premises address					
Post town				Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					

**(B) OTHER APPLICANTS**

**Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.**

<p>Name</p> <p>The Walton Cottage Education Trust</p>
<p>Address</p> <p>597 Stretford Road Manchester M16 9BX</p>
<p>Registered number (where applicable)</p> <p>Charity number - 306121</p>

Description of applicant (for example, partnership, company, unincorporated association etc.)  Charity
Telephone number (if any)
E-mail address (optional)

**Part 3 Operating Schedule**

When do you want the premises licence to start? DD MM YYYY  
A S A P

If you wish the licence to be valid only for a limited period, when do you want it to end? DD MM YYYY

Please give a general description of the premises (please read guidance note 1)  Walton Cottage Trust is a registered Charity. People will attend via invitation only or as friends of Walton Cottage Education Trust e.g. birthday parties/small celebrations/members events/charity
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If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

- | Provision of regulated entertainment (please read guidance note 2)   | Please tick all that apply          |
|--|-------------------------------------|
| a) plays (if ticking yes, fill in box A)                             | <input type="checkbox"/>            |
| b) films (if ticking yes, fill in box B)                             | <input type="checkbox"/>            |
| c) indoor sporting events (if ticking yes, fill in box C)            | <input type="checkbox"/>            |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D) | <input type="checkbox"/>            |
| e) live music (if ticking yes, fill in box E)                        | <input checked="" type="checkbox"/> |

- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g)  
(if ticking yes, fill in box H)

**Provision of late night refreshment** (if ticking yes, fill in box I)

**Supply of alcohol** (if ticking yes, fill in box J)

**In all cases complete boxes K, L and M**

**A**

<b>Plays</b> Standard days and timings (please read guidance note 7)			<b><u>Will the performance of a play take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b><u>Please give further details here</u></b> (please read guidance note 4)					
Mon								
Tue								
Wed								
Thur								
Fri								
Sat								
Sun								
						<b><u>State any seasonal variations for performing plays</u></b> (please read guidance note 5)		
						<b><u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		



**B**

<b>Films</b> Standard days and timings (please read guidance note 7)			<b>Will the exhibition of films take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<b>Please give further details here</b> (please read guidance note 4)		
Tue					
Wed			<b>State any seasonal variations for the exhibition of films</b> (please read guidance note 5)		
Thur					
Fri			<b>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</b> (please read guidance note 6)		
Sat					
Sun					

**C**

<b>Indoor sporting events</b> Standard days and timings (please read guidance note 7)			<b><u>Please give further details</u></b> (please read guidance note 4)
Day	Start	Finish	
Mon			<b><u>State any seasonal variations for indoor sporting events</u></b> (please read guidance note 5)
Tue			
Wed			
Thur			<b><u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)
Fri			
Sat			
Sun			

**D**

<b>Boxing or wrestling entertainments</b> Standard days and timings (please read guidance note 7)			<b><u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for boxing or wrestling entertainment</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

**E**

<b>Live music</b> Standard days and timings (please read guidance note 7)			<b><u>Will the performance of live music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Mon					
Tue			<b><u>State any seasonal variations for the performance of live music</u></b> (please read guidance note 5)		
Wed					
Thur	23:00		<b><u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
		23:30			
Fri	23:00				
		01:30			
Sat	23:00				
		01:30			
Sun					

**F**

<b>Recorded music</b> Standard days and timings (please read guidance note 7)			<b><u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Mon					
Tue			<b><u>State any seasonal variations for the playing of recorded music</u></b> (please read guidance note 5)		
Wed					
Thur	23:00		<b><u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
		23:30			
Fri	23:00				
		01:30			
Sat	23:00				
		01:30			
Sun					

# G

Performances of dance Standard days and timings (please read guidance note 7)			<b><u>Will the performance of dance take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Wed			<b><u>State any seasonal variations for the performance of dance</u></b> (please read guidance note 5)		
Thur			<b><u>State any seasonal variations for the performance of dance</u></b> (please read guidance note 5)		
Fri			<b><u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat			<b><u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sun			<b><u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		

# H

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Wed					
Thur			<b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 5)		
Fri					
Sat			<b><u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sun					

**I**

<b>Late night refreshment</b> Standard days and timings (please read guidance note 7)			<b>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for the provision of late night refreshment</u></b> (please read guidance note 5)		
Thur	23:00	23:30			
Fri	23:00	01:30	<b><u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat	23:00	01:30			
Sun					



**J**

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 7)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 8)	On the premises	<input checked="" type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 5)		
Mon					
Tue					
Wed					
Thur	18:00	23:00			
Fri	18:00	01:00			
Sat	15:00	01:00			
Sun	12:00	21:00	<b>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</b> (please read guidance note 6)		

**State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):**

<b>Name</b> Angela Francis	
<b>Date of birth</b> [REDACTED]	
<b>Address</b> [REDACTED]	
<b>Postcode</b>	[REDACTED]
<b>Personal licence number (if known)</b> PA090670	
<b>Issuing licensing authority (if known)</b> Trafford	

**K**

**Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).**  
 N/A

**L**

<b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 7)			<b><u>State any seasonal variations</u></b> (please read guidance note 5)
Day	Start	Finish	
Mon	09:00		
		18:00	
Tue	09:00		
		18:00	
Wed	09:00		
		18:00	
Thur	09:00		
		23:30	
Fri	09:00		
		01:30	
Sat	09:00		
		01:30	
Sun	09:00		
		21:30	

**Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list** (please read guidance note 6)

## M

Describe the steps you intend to take to promote the four licensing objectives:

### **a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)**

All staff shall be suitably trained for their job function for the premises. The training shall be written into a programme ongoing and under constant review and shall be made available to a relevant responsible authority when called upon.

All staff shall be trained in their responsibilities under the Licensing Act 2003 and in regards to the terms and conditions of this licence. Such training should include the prevention of sales of alcohol to underage persons, and the challenge 25 scheme in operation at the premises.

Records pertaining to such training shall be kept / be accessible at the premises at all times, shall be updated every 6 months and shall be made immediately available for inspection at the premises to council and / or police officers on request.

Alcohol sales will be predominantly for prebooked invited guests.

### **b) The prevention of crime and disorder**

A CCTV system shall be installed to cover all entry and exit points enabling frontal identification of every person entering in any light condition.

The CCTV system shall continually record and cover areas where alcohol is kept for selection and purchase by the public, whilst the premises is open for licensable activities. It shall operate during all times when customers remain on the premises.

All recordings shall be stored for a minimum period of 31 days with correct date and time stamping and shall be made available immediately upon the request of Police or an authorized officer of the council throughout the preceding 31 day period.

A staff member from the premises who is conversant with the operation of the CCTV system, shall be on the premises at all times when the premises are open to the public.

This staff member must be able to show a Police or authorized council officer recent data or footage with the absolute minimum of delay when requested.

CCTV shall be downloaded on request of the Police or authorized officer of the council.

Appropriate signage advising customers of CCTV being in operation, shall be prominently displayed in the premises.

The premises shall upload a zero-tolerance policy in relation to illegal drugs.

A premises daily register shall be kept at the premises. This register shall be maintained and kept for a rolling period of 12 months.

The register shall record all incidents which may have occurred which are relevant to the supply of alcohol and the promotion of the licensing objectives. Such incidents shall include, but not be limited to, complaints made to the premises alleging nuisance or anti-social behavior by persons attending or leaving the premises and all refusals to sell alcohol.

The register shall be readily available for inspection by an authorized person upon reasonable request.

The premises licence holder shall not sell super strength beer, lager or cider with an alcohol content of 6.5% ABV (alcohol by volume) or greater. This restriction shall not apply in respect of the specialist branded, premium priced, products - for example craft ales, local or micro-brewery specialist products, boxed gifts or national celebratory/commemorative beer, lager or cider with an alcohol content of 6.5% ABV or greater.

**c) Public safety**

All exit routes and public areas shall be kept unobstructed, shall have non-slippery and even surfaces, shall be free of trip hazards and shall be clearly signed.

The premises licence holder shall ensure that a suitable fire risk assessment and emergency plan is in place at all times.

Regular checks and maintenance shall be carried out on all equipment, electrical installations, emergency lighting and fire alarms and equipment to ensure their continued safe operation. A written record of these checks shall be kept and made available to an authorized officer of the licensing authority.

Empty glasses and bottles shall be removed from public areas quickly and efficiently.

An adequate and appropriate supply of first aid equipment and materials shall be available on the premises.

**d) The prevention of public nuisance**

Disposal of Waste bottles into external receptacles where the noise shall be audible to neighbouring properties shall not occur between 19:00 hours and 07:00 hours on the following day.

No deliveries to the premises from commercial vehicle shall take place between 19:00 and 06:00 on the following day.

No person shall be allowed to leave the licensed area whilst in the possession of any open drinking vessel or open glass bottle, whether empty or containing any beverage.

The premises licence holder shall ensure that any patrons drinking and/or smoking outside the premises do so in an orderly manner and ensure that there is no public nuisance.

Signage requesting customers to be respectful of others when entering or leaving the premises shall be installed in a prominent position by the premises' exit.

**e) The protection of children from harm**

A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are the following recognized photographic identification cards: a driving licence, a passport, a military identification card or a Proof of Age card carrying a 'PASS' logo.

Notices advertising that the premises operates a "Challenge 25" scheme shall be displayed in a clear and prominent position.

All occasions when persons have been refused service shall be recorded in the premises daily register.

All children under the age of 12 years shall be accompanied by an adult whilst on the premises after 7.00pm.

The premises licence holder or Designated Premises Supervisor shall ensure that all management and staff who are not personal licence holders are fully trained and briefed on the four licensing objectives and Challenge 25 and they are adhered to.

**Checklist:**

**Please tick to indicate agreement**

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).

**IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.**

**IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE**

**KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.**

**Part 4 – Signatures** (please read guidance note 11)

**Signature of applicant or applicant’s solicitor or other duly authorised agent** (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

<b>Declaration</b>	<ul style="list-style-type: none"> <li>[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).</li> <li>The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)</li> </ul>
Signature	<i>Stephen Bartlett</i>
Date	05/09/2024
Capacity	Duly Authorised Agent

**For joint applications, signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant’s solicitor or other authorised agent** (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
[Redacted]			
[Redacted]			
[Redacted]			
Post town	[Redacted]	Postcode	[Redacted]
Telephone number (if any)	[Redacted]		

If you would prefer us to correspond with you by e-mail, your e-mail address (optional)

### Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. In terms of specific regulated entertainments please note that:
  - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
  - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
  - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
  - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
  - Live music: no licence permission is required for:
    - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
    - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
    - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar

- community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
- a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
  - Recorded Music: no licence permission is required for:
    - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
    - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
  - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
  - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
    - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
    - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
    - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
    - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
  4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
  5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
  6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
  7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
  8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the



premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.

9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
10. Please list here steps you will take to promote all four licensing objectives together.
11. The application form must be signed.
12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
14. This is the address which we shall use to correspond with you about this application.

**15. Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:**

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

**Documents which demonstrate entitlement to work in the UK**

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.

- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state

or Switzerland but who is a family member of such a national or who has derivative rights of residence.

- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
  
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:
  - evidence of the applicant's own identity – such as a passport,
  - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
  - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
    - (i) working e.g. employment contract, wage slips, letter from the employer,
    - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
    - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
    - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

**Original documents must not be sent to licensing authorities.** If the document copied is a passport, a copy of the following pages should be provided:

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

#### **Home Office online right to work checking service**

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.



Consent of individual to being specified as premises supervisor

Angela Francis

1 Knutsford Avenue MANCHESTER M16 7SA

I,

of

hereby confirm that I give my consent to be specified as the designated premises supervisor in relation to the application for a premises licence made by

THE WALTON COTTAGE EDUCATION TRUST

relating to a premises licence for

THE WALTON COTTAGE EDUCATION TRUST, 597 Stretford Road, MANCHESTER, M16 9BX

and any premises licence to be granted or varied in respect of this application made by

THE WALTON COTTAGE EDUCATION TRUST

concerning the supply of alcohol at

THE WALTON COTTAGE EDUCATION TRUST, 597 Stretford Road, MANCHESTER, M16 9BX

I also confirm that I am entitled to work in the United Kingdom and am applying for, intend to apply for or currently hold a personal licence, details of which I set out below

Personal licence number PA090670

Personal licence issuing Trafford authority

Signed .....  .....

Print name Angela Francis

Date ..... 22-7-24 .....

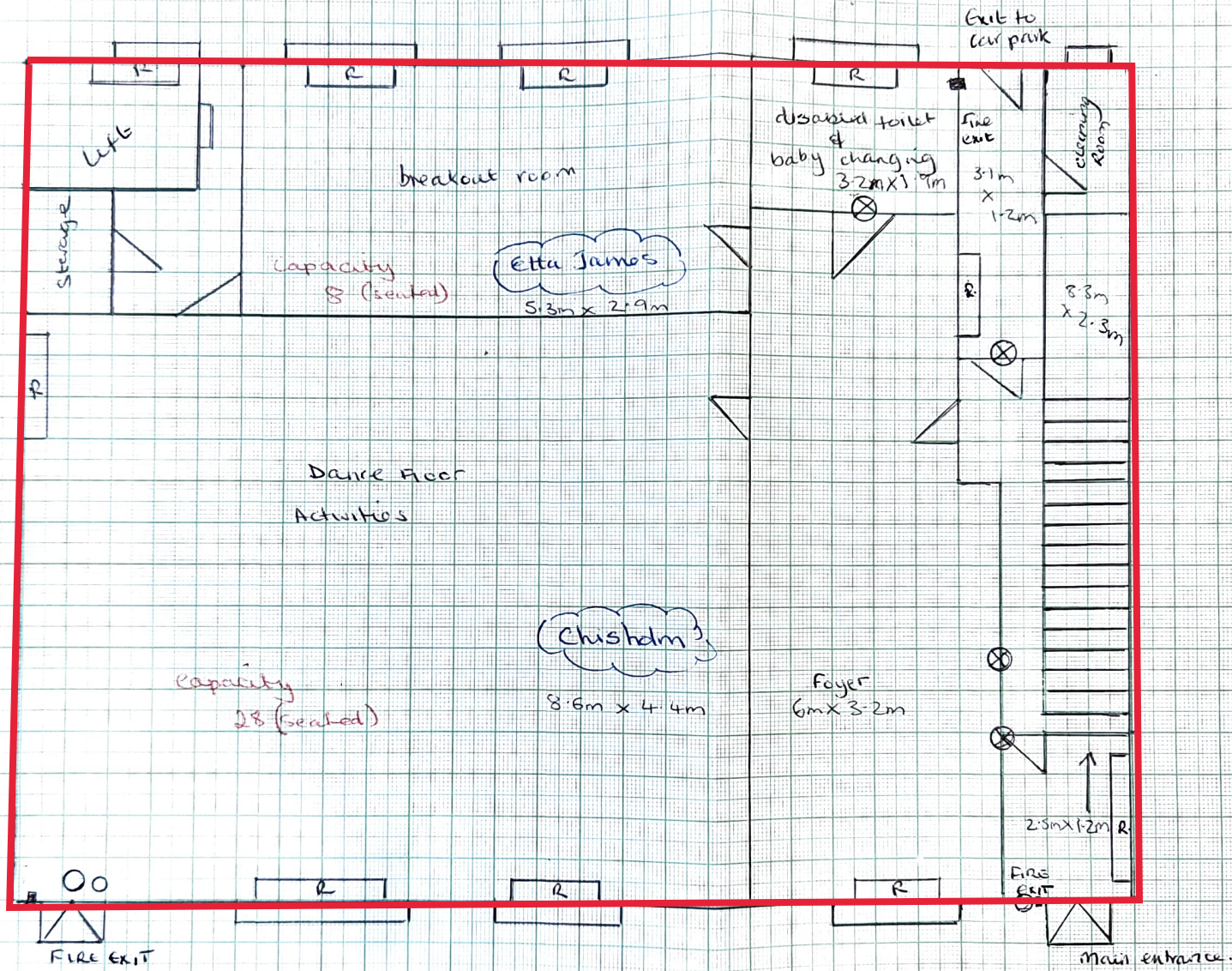
Date of birth 28/04/1967

Place of birth Manchester

Nationality British

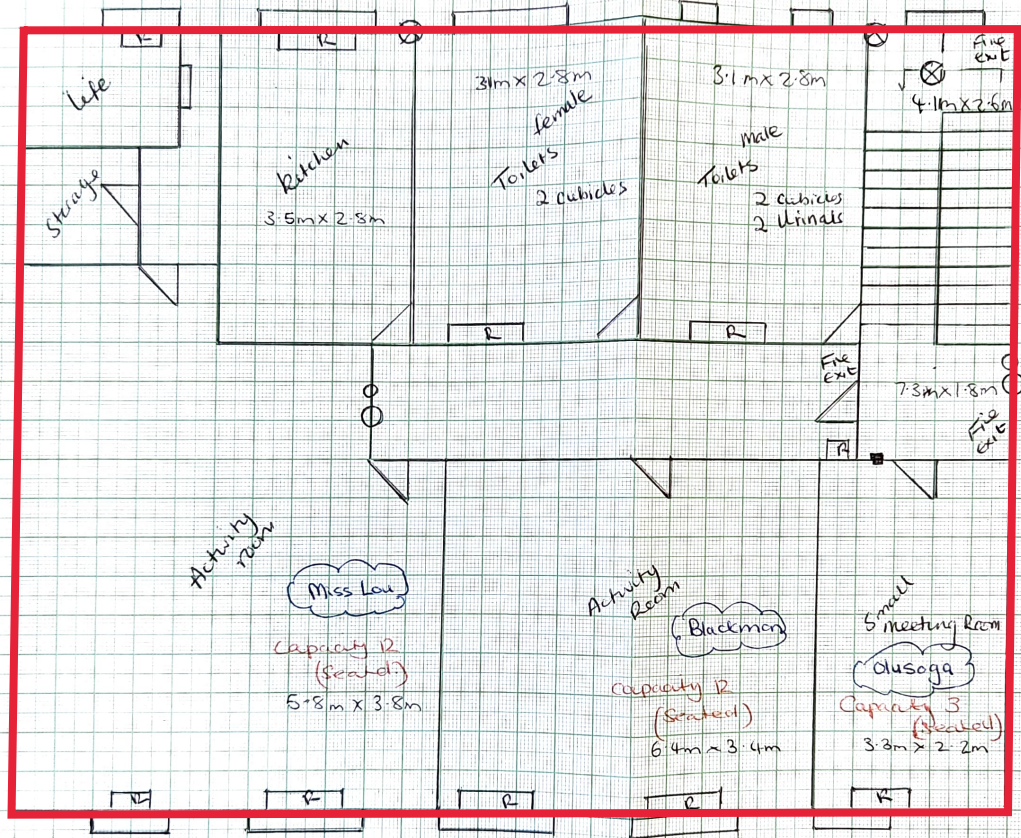
Mobile no. 07926598010

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Ground Floor  
 not to scale

- key:
- R: radiator
  - ☁: room number
  - Capacity
  - ⊗ CCTV
  - ⊙ fire equipment
  - break glass
  - 04/24
  - Licensable Area

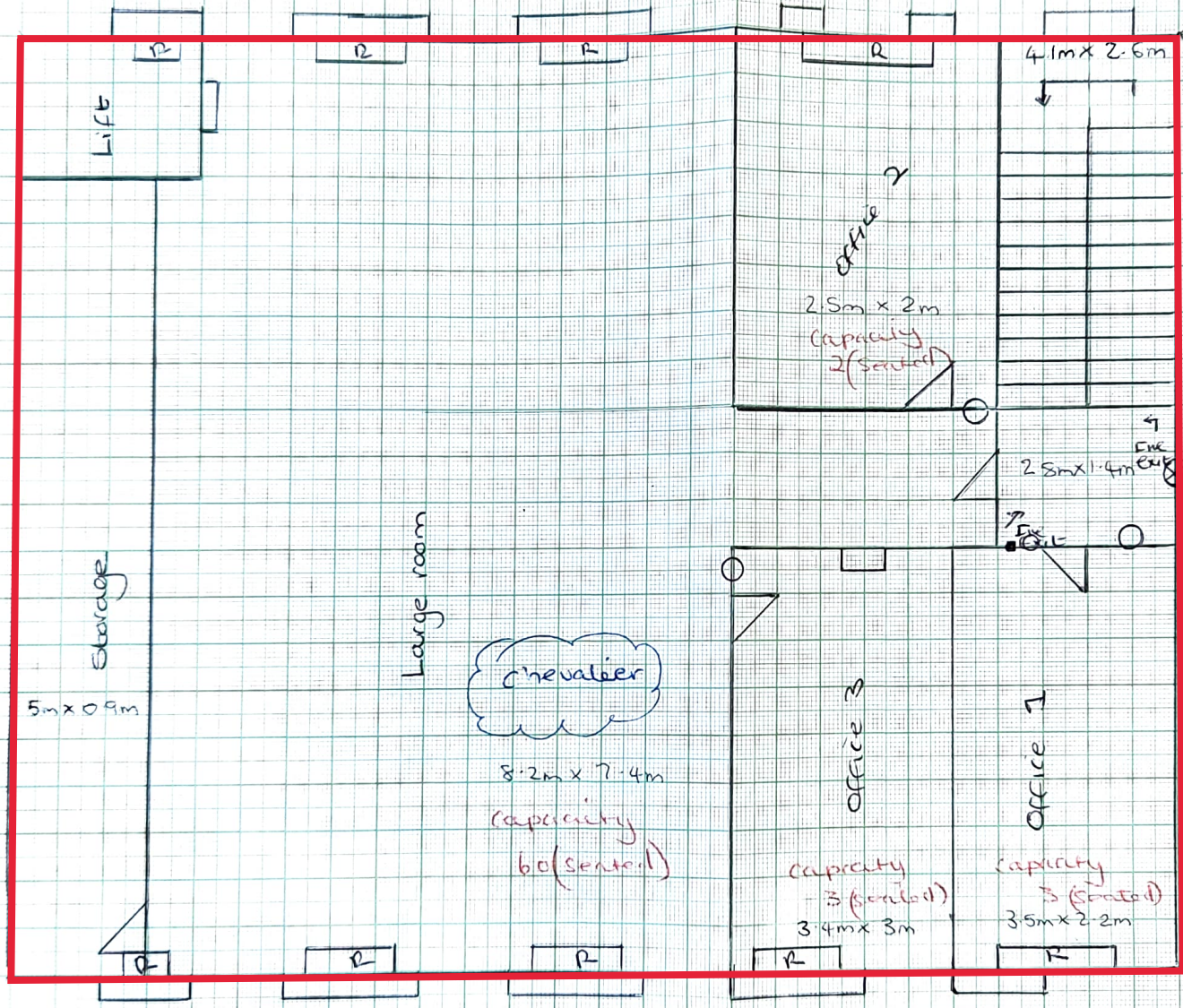


First floor  
 not to scale

- Key:
- R: radiator
  - ☁: room name
  - Capacity
  - ⊗: CCTV
  - : fire equip
  - : Break glass
- 04/24

Licensable Area





Second floor  
 not to scale

- key:
- R: Radiator
  - : room name
  - (capacity)
  - ⊗: CCTV
  - : Fire Equipment
  - : break glass
- 04/24  
 Licensable Area

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**Amended Blue Notice**

NOTICE OF APPLICATION FOR A PREMISES LICENCE  
UNDER SECTION 17 OF THE LICENSING ACT 2003

Notice is hereby given that Walton Cottage Education Trust has applied for a premises licence to Trafford Council in relation to The Walton Cottage Education Trust, 597 Stretford Road, Manchester, M16 9BX to permit the provision of the following licensable activities: Retail Sale of alcohol for consumption on the premises Thursday 18:00hrs – 23:00hrs Friday 18:00hrs - 01:00hrs Saturday 15:00hrs – 01:00hrs Sunday 12:00hrs – 21:00hrs. Late night refreshments, Live and Recorded Music Thursday 23:00hrs – 23:30hrs Friday to Saturday 23:00hrs – 01:30hrs. Any person wishing to make representation in relation to this application may do so by writing to: Licensing, Regulatory Services, Trafford Council, Trafford Town Hall, Talbot Road, Stretford, Manchester M32 0TH within 28 days of the application being made to the Licensing Authority.

A representation may also be made to the Licensing Authority at the following email address: [licensing@trafford.gov.uk](mailto:licensing@trafford.gov.uk) Such written representation must be received by 11/10/2024 clearly stating the grounds upon which the representation is made in relation to the four objectives of the Licensing Act 2003. It is an offence to knowingly or recklessly make a false statement in connection with an application. The maximum fine for which a person is liable on summary conviction for the offence is unlimited.

Innpacked Ltd., 10 Whittle Road, Ferndown Ind Est, Wimborne, Dorset. [www.innpacked.com](http://www.innpacked.com)

**Newspaper Advertisement:**

**Alcohol & Licensing**

**Notice of application for a Premises Licence under Section 17 of The Licensing Act 2003**

Notice is hereby given that Walton Cottage Education Trust has applied for a premises licence to Trafford Council in relation to The Walton Cottage Education Trust, 597 Stretford Road, Manchester, M16 9BX to permit the provision of the following licensable activities: Retail Sale of alcohol for consumption on the premises Thursday 18:00hrs – 23:00hrs Friday 18:00hrs - 01:00hrs Saturday 15:00hrs – 01:00hrs Sunday 12:00hrs – 21:00hrs. Late night refreshments, Live and Recorded Music Thursday 23:00hrs – 23:00hrs Friday to Saturday 23:00hrs – 01:00hrs. Any person wishing to make representation in relation to this application may do so by writing to: Licensing, Regulatory Services, Trafford Council, Trafford Town Hall, Talbot Road, Stretford, Manchester M32 0TH within 28 days of the application being made to the Licensing Authority.

A representation may also be made to the Licensing Authority at the following email address: [licensing@trafford.gov.uk](mailto:licensing@trafford.gov.uk) Such written representation must be received by 03/10/2024 clearly stating the grounds upon which the representation is made in relation to the four objectives of the Licensing Act 2003. It is an offence to knowingly or recklessly make a false statement in connection with an application. The maximum fine for which a person is liable on summary conviction for the offence is unlimited.

**Innpacked Ltd., 10 Whittle Road, Ferndown Ind Est, Wimborne, Dorset.**

[www.innpacked.com](http://www.innpacked.com)

THURSDAY, 12 SEPTEMBER, 2024

BRITAIN'S BIGGEST REGIONAL NEWS BRAND £1.80

# Manchester Evening News

manchestereveningnews.co.uk *A friend dropping in*



**50% OFF YOUR M.E.N. PAGE 24**



**RONALDO:**

**GUARDIOLA:**  
Pep weighs up injury list for



Form Post	
Is this for or against the application?:	Against
Premises name:	Walton Cottage Education Trust
Premises address:	597 Stretford Road, Old Trafford, Manchester , Lancashire, M16 9BX, UK
Type of application:	NEW Premises Licence
Application or Licence number (if known):	091735
Tick appropriate box::	Environmental Health Authority
Full name:	Peter Belfield
Job title:	Environmental Health Officer
Telephone number:	07760 167385
Email:	<a href="mailto:peter.belfield@trafford.gov.uk">peter.belfield@trafford.gov.uk</a>

Address:	Pollution Team, Regulatory Services, Trafford Council, Trafford Town Hall, Talbot Road, Stretford , Manchester , Lancashire, M32 0TH, UK
Your representation:	We object to the application being granted in its current form*
To prevent crime and disorder:	N/A
Public safety:	N/A
	My Team Leader emailed the applicant's Licensing Agent, Mr Bartlett, on 13 September 2024 to raise concerns about possible impact on residential properties from noise and general disturbance, and requested a noise management plan for the venue, documenting how noise would be controlled during events. Mr Bartlett replied on 30 September 2024 to propose to reduce the hours to 12 midnight for the license on Friday and Saturday (inc Late night

	refreshments and recorded music, to remove live music from the application, and to confirm that the applicant would check every hour up to the park area to assess the volume and close windows if necessary, when regulated entertainment is taking place. I replied on 02 October 2024 to agree the proposal to remove Live Music from the application but disagreed that the remainder of the proposal would be sufficient to address the matter, highlighting the lack of detailed information on how the premises will be operated and managed, and the sensitivities of the location to noise impact, especially during the night hours. I proposed a further reduction in the hours for regulated entertainment, and a more rigorous level of control to be applied, and presented a list of changes and conditions I could agree. I received an acknowledgement from Mr Bartlett on 03 October 2024 but no confirmation of agreement or
--	---

otherwise to my proposal. I have attached: - a copy of the email correspondence with Mr Bartlett. [Walton Cottage - EH emails with Licensing Agent.pdf] - a schedule of changes to the application and conditions to be incorporated to any granted Licence. [Walton Cottage EH Representation - Schedule of Amendments and Conditions] Unfortunately, I would not be able to support the application, unless the schedule is fully implemented, to ensure that residents are sufficiently protected from potential nuisance, especially during hours they could be resting and sleeping.

**To prevent public nuisance:**

**The protection of children from harm:**

N/A

**Upload 1:**

Walton Cottage - EH emails with Licensing Agent.pdf

**Upload 2:**

Walton Cottage EH Representation - Schedule of Amendments and Conditions.pdf

**Give any suggested conditions that could be added to the licence to remedy the cause of your representations, or other considerations you would like the Licensing Sub-Committee to take into account.:**

See attached document: Walton Cottage EH Representation - Schedule of Amendments and Conditions

**I understand that this representation may become a public document:**

I confirm that I understand

**Date:**

10/10/2024

**Trafford Council – Environmental Health (Pollution Team)**

**Representation to Application for a premises licence - Walton Cottage Education Trust**

**Schedule of Amendments and Conditions to satisfy an Objection to the granting of the Licence**

**Amendments to the proposed hours of the operating schedule:**

- All live music provision to be removed from the application
- Regulated entertainment (recorded music, indoors), to only be provided on the ground floor. Thursday hours to be removed. Friday and Saturday finish time to be amended to 23:30
- Late-night refreshment (indoors), to only be provided on the ground floor. Thursday hours to be removed. Friday and Saturday finish time to be amended to 23:30
- Supply of alcohol (On the premises): Friday and Saturday finish time to be amended to 23:30 (ground floor) and 23:00 (1<sup>st</sup> and 2<sup>nd</sup> floors)
- Hours premises are open to the public: Friday and Saturday finish time to be amended to 00:00 (ground floor) and 23:30 (1<sup>st</sup> and 2<sup>nd</sup> floors)

**Conditions to be incorporated to the Licence:**

- Regulated entertainment and late-night refreshment to not be provided on the first and second floors at any time
- Music must only be played through fixed in-house speaker systems fitted with a noise limiting device
- The speaker systems shall not incorporate any sub-woofer speakers
- No noise or vibration shall emanate from the premises, which gives rise to a nuisance at any residential properties.
- All doors and windows shall be kept closed whilst regulated entertainment is underway.
- The level of music noise at residential properties in the vicinity of the premises shall be checked on a regular basis by a member of staff. Details of the monitoring and results and any remedial action taken shall be provided in a written log to be retained by the Licence Holder for a minimum of two months and made available to an officer of Trafford Council on request.

- A communication shall be issued to nearby residential properties, providing contact information for premises management who will respond to any complaints of noise nuisance proactively and in a timely fashion
- The premises shall not be hired out to a 3<sup>rd</sup> party without a member of the premises staff being present on site for the duration of the event to ensure that all Licence conditions are being complied with.
- Clear and legible notices must be prominently displayed at all exits requesting customers to respect residents and leave the area quietly.
- Disposal of Waste bottles into external receptacles where the noise shall be audible to neighbouring properties shall not occur between 19:00 hours and 07:00 hours on the following day.
- No deliveries to the premises from commercial vehicles or waste collections shall take place between 19:00 and 07:00 on the following day.
- No person shall be allowed to leave the licensed area whilst in the possession of any open drinking vessel or open glass bottle, whether empty or containing any beverage.
- The premises licence holder shall ensure that any patrons drinking and/or smoking outside the premises do so in an orderly manner and ensure that there is no public nuisance.
- The rear car park exit shall not be used for access to outside for smokers
- The external areas to the rear of the building including the car park shall not be used as an outside drinking area
- Signage requesting customers to be respectful of others when entering or leaving the premises shall be installed in a prominent position by the premises' exit

Peter Belfield  
Environmental Health Officer

10<sup>th</sup> October 2024



**Belfield, Peter**

---

**From:** Premises Licence <premiseslicence@innpacked.com>  
**Sent:** 03 October 2024 12:55  
**To:** Belfield, Peter  
**Cc:** Fletcher, Paul  
**Subject:** RE: New premises licence Walton Cottage Education Trust 597 Streford Road, Manchester M16 9BX

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Hi Paul,

Hope you are well.

Thank you for emailing this over. I am just waiting for our client response and will let you know once we have received it.

*Kind Regards*

Stephen Bartlett

Premises Licence Manager

*Innpacked Premises Licensing Team*

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**From:** Belfield, Peter <Peter.Belfield@trafford.gov.uk>

**Sent:** 02 October 2024 12:06

**To:** Premises Licence <premiseslicence@innpacked.com>

**Cc:** Licensing <licensing@trafford.gov.uk>; Smith, Ursula <Ursula.Smith@trafford.gov.uk>; Fletcher, Paul <Paul.Fletcher@trafford.gov.uk>

**Subject:** RE: New premises licence Walton Cottage Education Trust 597 Streford Road, Manchester M16 9BX

Hi Stephen,

I've discussed the proposal with my Team Leader Paul Fletcher. Thanks for your suggestions, and live music being taken out of the Licence is helpful. However, we remain concerned about the lack of detailed information on how the premises will be operated and managed, and the sensitivities of the location to noise impact, especially during the night hours.

The proposal to monitor noise and close windows when necessary, may not be sufficient by itself to protect residents from nuisance, bearing in mind the amplification levels that would be required to facilitate musical entertainment.

The building has not been designed as an entertainment venue. NB. I cannot see any planning history to confirm the permitted use of the building as proposed.

Noise breakout could be audible outside near to the residents, even with closed windows to the building.

In particular, the 2<sup>nd</sup> floor function room directly connects with the rear fenestrated façade, close to residential positions. Being elevated, without screening, and directly adjacent to bedroom windows of nearby properties, there is a significant risk of nuisance noise breakout through structural weaknesses.

Hence I am looking to agree a further reduction in the hours for regulated entertainment, and a more rigorous level of control to be applied.

The impact of noise from people leaving and using the car park must also be considered, hence a period has been factored in to ensure that the premises and surroundings return to quietude at an appropriate time.

I am proposing the following changes, and conditions to the Licence:

- Remove live music from the application – agreed
- Regulated entertainment (recorded music, indoors) to only be provided to 23:30 on the ground floor on a Friday and Saturday.
- Regulated entertainment (recorded music, indoors) to not take place at any time on the 1<sup>st</sup> and 2<sup>nd</sup> floors (deregulated entertainment provisions would apply to 23:00 under the alcohol on-licence).
- Sale of alcohol to terminate at 23:30 (ground floor) and 23:00 (1<sup>st</sup> and 2<sup>nd</sup> floors) on a Friday and Saturday.
- Late night refreshment (indoors) to be removed from the application, except to 23:30 on a Friday and Saturday (ground floor only).
- Music must only be played through fixed in-house speaker systems fitted with a noise limiting device
- The speaker systems shall not incorporate any sub-woofer speakers
- No noise or vibration shall emanate from the premises, which gives rise to a nuisance at any residential properties.
- All doors and windows shall be kept closed whilst regulated entertainment is underway.
- The level of music noise at residential properties in the vicinity of the premises shall be checked on a regular basis by a member of staff. Details of the monitoring and results and any remedial action taken shall be provided in a written log to be retained by the Licence Holder for a minimum of two months and made available to an officer of Trafford Council on request.

- A communication shall be issued to nearby residential properties, providing contact information for premises management who will respond to any complaints of noise nuisance proactively and in a timely fashion
- The premises shall not be hired out to a 3<sup>rd</sup> party without a member of the premises staff being present on site for the duration of the event in order to ensure that all Licence conditions are being complied with.
- Clear and legible notices must be prominently displayed at all exits requesting customers to respect local residents and leave the area quietly.
- Disposal of Waste bottles into external receptacles where the noise shall be audible to neighbouring properties shall not occur between 19:00 hours and 07:00 hours on the following day.
- No deliveries to the premises from commercial vehicles or waste collections shall take place between 19:00 and 07:00 on the following day.
- No person shall be allowed to leave the licensed area whilst in the possession of any open drinking vessel or open glass bottle, whether empty or containing any beverage.
- The premises licence holder shall ensure that any patrons drinking and/or smoking outside the premises do so in an orderly manner and ensure that there is no public nuisance.
- The rear car park exit shall not be used for access to outside for smokers
- The external areas to the rear of the building including the car park shall not be used as an outside drinking area
- Signage requesting customers to be respectful of others when entering or leaving the premises shall be installed in a prominent position by the premises' exit

Please let me know if you can agree the above, or would have any comments for me to consider.

Regards,  
Peter Belfield

Environmental Health Officer  
Pollution Team, Regulatory Services, Trafford Council, Trafford Town Hall, Talbot Road, Stretford,  
Trafford M32 0TH.

**Tel:** 0161 912 4579 **Email:** [peter.belfield@trafford.gov.uk](mailto:peter.belfield@trafford.gov.uk)

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**From:** Premises Licence <[premiseslicence@innpacked.com](mailto:premiseslicence@innpacked.com)>  
**Sent:** Monday, September 30, 2024 2:46 PM  
**To:** Fletcher, Paul <[Paul.Fletcher@trafford.gov.uk](mailto:Paul.Fletcher@trafford.gov.uk)>  
**Cc:** Belfield, Peter <[Peter.Belfield@trafford.gov.uk](mailto:Peter.Belfield@trafford.gov.uk)>  
**Subject:** RE: New premises licence Walton Cottage Education Trust 597 Streford Road, Manchester M16 9BX

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Good Afternoon,

Hope you are well.

We have heard back from our client and they have agreed on

to reduce the hours to 12 midnight for the license on Friday and Saturday (inc Late night refreshments and recorded music).

Also to remove live music from the application.

They have also offered to check every hour up to the park area to assess the volume and close windows if necessary when regulated entertainment is taking place.

Would this help to ease your concerns of the grant of the application?

*Kind Regards*

Stephen Bartlett

Premises Licence Manager

*Innpacked Premises Licensing Team*

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**From:** Fletcher, Paul <[Paul.Fletcher@trafford.gov.uk](mailto:Paul.Fletcher@trafford.gov.uk)>  
**Sent:** 19 September 2024 08:09  
**To:** Premises Licence <[premiseslicence@innpacked.com](mailto:premiseslicence@innpacked.com)>  
**Cc:** Belfield, Peter <[Peter.Belfield@trafford.gov.uk](mailto:Peter.Belfield@trafford.gov.uk)>  
**Subject:** RE: New premises licence Walton Cottage Education Trust 597 Streford Road, Manchester M16 9BX

Hello Stephen,

Thank you for your email update, content noted. We will await your clients response.

Kind regards

Paul

Paul Fletcher

Team Leader, Environmental Protection  
Trafford Council, 1<sup>st</sup> Floor, Trafford Town Hall, Talbot Road  
Stretford, M32 0TH

Mobile – 07890 417 229  
Email: [paul.fletcher@trafford.gov.uk](mailto:paul.fletcher@trafford.gov.uk)



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**From:** Premises Licence <[premiseslicence@innpacked.com](mailto:premiseslicence@innpacked.com)>  
**Sent:** Wednesday, September 18, 2024 2:36 PM  
**To:** Fletcher, Paul <[Paul.Fletcher@trafford.gov.uk](mailto:Paul.Fletcher@trafford.gov.uk)>  
**Subject:** RE: New premises licence Walton Cottage Education Trust 597 Streford Road, Manchester M16 9BX

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Good Afternoon Paul,

I have just chased our client and she has told us there emails are down until tomorrow and has been unable to receive your email we forwarded her. She said she will come back to us tomorrow and then we will let you know.

*Kind Regards*

Stephen Bartlett

Premises Licence Manager

*Innpacked Premises Licensing Team*

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**From:** Fletcher, Paul <[Paul.Fletcher@trafford.gov.uk](mailto:Paul.Fletcher@trafford.gov.uk)>  
**Sent:** 13 September 2024 10:09  
**To:** Premises Licence <[premiseslicence@innpacked.com](mailto:premiseslicence@innpacked.com)>  
**Cc:** Belfield, Peter <[Peter.Belfield@trafford.gov.uk](mailto:Peter.Belfield@trafford.gov.uk)>  
**Subject:** New premises licence Walton Cottage Education Trust 597 Streford Road, Manchester M16 9BX

Hello,

I work within the Environmental Protection team at Trafford Council, we are a consultee as part of your new premises licence application for Walton Cottage Education Trust 597 Streford Road.

I have reviewed the application, and I am concerned about possible impact on residential properties from noise and general disturbance. To allow us to support the application we would require you to submit a noise management plan for the venue, documenting how you will control any noise during your events.

Please can you consider this request and send a noise management plan to me for review, once agreed and signed it can be added to your licence as a condition.

If you would like to discuss the matter further, please don't hesitate to contact me.

Kind regards

Paul



Paul Fletcher

Team Leader, Environmental Protection  
Trafford Council, 1<sup>st</sup> Floor, Trafford Town Hall, Talbot Road  
Stretford, M32 0TH  
Mobile – 07890 417 229  
Email: [paul.fletcher@trafford.gov.uk](mailto:paul.fletcher@trafford.gov.uk)



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REP 1 - Zarina Pandor

Trafford council

Development Management, 1st Floor, Trafford Town Hall, Talbot Road,  
Stretford M32 0TH

Dear Sir/Madam,

**Re: Appeal Against Alcohol and Entertainment License at The Walton  
Education Trust, 597 Stretford Road, M16 9BX**

I am writing to formally object to the application for an alcohol and entertainment license in relation to The Walton Cottage Education Trust, 597 Stretford Road, Manchester, M16 9BX, which is situated in extreme close proximity to a private residential area. As a resident of this neighbourhood, I have significant concerns regarding the potential negative impact that granting such a license will have on the local community.

I believe the location of this particular establishment is inappropriate for the following reasons:

1. **Noise Pollution:** The presence of an entertainment venue will likely lead to an increase in noise levels, particularly during late-night hours. This could disturb the peaceful environment of the area, impacting the quality of life for residents, particularly families with young children and elderly individuals.
2. **Public Nuisance and Disorder:** Alcohol-fuelled behaviour can often lead to public disturbances, including loud behaviour, littering, and antisocial activities. With the venue so close to homes, there is a significant risk that such behaviour will spill over into residential streets, affecting the safety and comfort of the community.
3. **Traffic and Parking Issues:** Increased footfall from patrons, particularly during late hours, may cause congestion, increased traffic, and parking difficulties in the surrounding streets. Many of these roads are narrow and already struggle to accommodate the parking needs of residents. Furthermore, car park access is through the private residential area which if overload may lead to people parking in front of homeowners driveways.
4. **Safety Concerns:** The potential for an uptick in criminal activity, such as vandalism or disturbances, cannot be ignored. Alcohol consumption often exacerbates such behaviour, which is a serious concern for families and vulnerable individuals living in the area.
5. **Negative Impact on Property Values:** The introduction of a licensed venue near a residential zone could have a negative impact on property values. Many homeowners in the neighbourhood have invested heavily in maintaining a quiet, family-friendly environment, and this development may diminish the desirability of the area.

I urge the council to carefully consider the detrimental effects this license could have on the well-being of the local community. While I respect the right of businesses to operate, I believe that more appropriate locations exist within the city that would not conflict with the residential nature of this area.

I trust that the council will take these concerns seriously and act in the best interest of its residents. I would be happy to attend any hearings or provide further evidence to support my appeal.

REP 1 continued.

Thank you for your attention to this matter  
Yours sincerely,

Name: Zarina Pandor

Signature: z.pandor

Email address: [REDACTED]

Address: Carver Close

Postcode: M16 9DJ

Phone number: [REDACTED]

# REP 2- Yvette Brown

Smith, Ursula

---

**From:** Yvette Brown <[REDACTED]>  
**Sent:** 16 September 2024 18:10  
**To:** Licensing  
**Subject:** REP2-Yvette Brown-16/9-New premises application (PL091735)

**Categories:** Licensing Act 2003 - Premises Applications/Queries

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I would like to object to the licence application for a club or bar to open within a very short distance to family homes on both sides and behind the building.

I would have thought there were regulations which determine where a bar which serves alcohol and is open until 1am should be allowed in a residential area.

My garden and 2 bedrooms are within less than 50 metres from the back door of this building and that is much too close in my opinion.

Thank you

Yvette Brown

● Stanley Close  
[REDACTED]

Yahoo Mail: Search, organise, conquer

# REP 3- Rudkaiya Pandor

Smith, Ursula

**From:** noreply  
**Sent:** 16 September 2024 19:17  
**To:** Licensing  
**Subject:** REP3-Rudkaiya Pandor-16/9

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

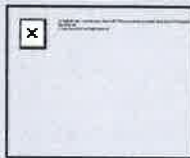
**Categories:** Licensing Act 2003 - Premises Applications/Queries

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### Project - IgWebsite

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

### A new form post has been received.



**Posted on:** 16/09/2024 19:16:44

**Posted from:**

<https://www.trafford.gov.uk/business/Licences-and-permits/alcohol-and-entertainment/secure/Make-a-representation.aspx>

### Form Post

<b>Is this for or against the application?:</b>	Against
<b>Applicant's name (if known):</b>	Rukaiya Pandor
<b>Premises name:</b>	Walton Cottage Education Trus 597 Stretford Road, Old Trafford , Manchester , Lancashire , M16 9BX, Lancashire
<b>Premises address:</b>	
<b>Type of application:</b>	License Local Planning Authority, Health and Safety Authority, Environmental Health Authority, Licensing Authority
<b>Tick appropriate box::</b>	
<b>Full name:</b>	Rukaiya Pandor
<b>Telephone number:</b>	[REDACTED]
<b>Email:</b>	[REDACTED]
<b>Address:</b>	● Northumberland Close, Old Trafford , Manchester , Lancashire, M16 9bg, UK
<b>Your representation:</b>	We object to the application being granted at all  I am against the license of this business/venture as it may lead to antisocial behaviour and increase in disorder
<b>To prevent crime and disorder:</b>	
<b>Public safety:</b>	As the location of the business is around residential area it is not safe for family and young children and

REP 3 continued.

To prevent public nuisance:

The protection of children from harm:

Other:

I understand that this representation may become a public document:

Date:

If you do make a representation you will be expected to attend the Licensing Sub-Committee hearing and any subsequent appeal proceedings. It is an offence, under section 158 of the Licensing Act 2003, to knowingly or recklessly make a false statement in connection with this representation. This is punishable, on summary conviction, by a fine not exceeding level 5 on the standard scale. This form must be returned within the Statutory Period. Check with the Licensing Section by emailing [licensing@trafford.gov.uk](mailto:licensing@trafford.gov.uk):

also residential area for elderly venerable people

The late hours may impact on local residents, and impact on unnecessary conflicts

Children at most vulnerable due to noise

I feel such business should not be granted license to operate as will have an impact to local residents; noise, nuisance, and disruption and disturbance to local residents I.

I confirm that I understand

16/09/2024

I understand

#### Properties

Form Reference: FRM411057

Posted by: Public User ([publicuser@contensis.co.uk](mailto:publicuser@contensis.co.uk))

IP Address: 10.3.3.35

Posted on: 16/09/2024 19:16:44

Posted from: <https://www.trafford.gov.uk/business/Licences-and-permits/beer-and-entertainment/secure/Make-a-representation.aspx>

Marked as Read: No ([Mark this post as read](#))

Form template: </business/Licences-and-permits/beer-and-entertainment/secure/Make-a-representation.frm>

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REP 4 - Yahya Patel

Trafford council

Development Management, 1st Floor, Trafford Town Hall, Talbot Road,  
Stretford M32 0TH

Dear Sir/Madam,

**Re: Appeal Against Alcohol and Entertainment License at The Walton  
Education Trust, 597 Stretford Road, M16 9BX**

I am writing to formally object to the application for an alcohol and entertainment license in relation to The Walton Cottage Education Trust, 597 Stretford Road, Manchester, M16 9BX, which is situated in extreme close proximity to a private residential area. As a resident of this neighbourhood, I have significant concerns regarding the potential negative impact that granting such a license will have on the local community.

I believe the location of this particular establishment is inappropriate for the following reasons:

1. **Noise Pollution:** The presence of an entertainment venue will likely lead to an increase in noise levels, particularly during late-night hours. This could disturb the peaceful environment of the area, impacting the quality of life for residents, particularly families with young children and elderly individuals.
2. **Public Nuisance and Disorder:** Alcohol-fuelled behaviour can often lead to public disturbances, including loud behaviour, littering, and antisocial activities. With the venue so close to homes, there is a significant risk that such behaviour will spill over into residential streets, affecting the safety and comfort of the community.
3. **Traffic and Parking Issues:** Increased footfall from patrons, particularly during late hours, may cause congestion, increased traffic, and parking difficulties in the surrounding streets. Many of these roads are narrow and already struggle to accommodate the parking needs of residents. Furthermore, car park access is through the private residential area which if overload may lead to people parking in front of homeowners driveways.
4. **Safety Concerns:** The potential for an uptick in criminal activity, such as vandalism or disturbances, cannot be ignored. Alcohol consumption often exacerbates such behaviour, which is a serious concern for families and vulnerable individuals living in the area.
5. **Negative Impact on Property Values:** The introduction of a licensed venue near a residential zone could have a negative impact on property values. Many homeowners in the neighbourhood have invested heavily in maintaining a quiet, family-friendly environment, and this development may diminish the desirability of the area.

I urge the council to carefully consider the detrimental effects this license could have on the well-being of the local community. While I respect the right of businesses to operate, I believe that more appropriate locations exist within the city that would not conflict with the residential nature of this area.



REP 4 - continued.

I trust that the council will take these concerns seriously and act in the best interest of its residents. I would be happy to attend any hearings or provide further evidence to support my appeal.

Thank you for your attention to this matter.

Yours sincerely,

Name: Yahya Patel

Signature: Yahya Patel

Email address: [REDACTED]

Address: Stanley Road, Old Trafford, Manchester.

Postcode: M16 9DH

Phone: [REDACTED]

# REP 5 - Saad Nana

Trafford council

Development Management, 1st Floor, Trafford Town Hall, Talbot Road,  
Stretford M32 0TH

Dear Sir/Madam,

**Re: Appeal Against Alcohol and Entertainment License at The Walton  
Education Trust, 597 Stretford Road, M16 9BX**

I am writing to formally object to the application for an alcohol and entertainment license in relation to The Walton Cottage Education Trust, 597 Stretford Road, Manchester, M16 9BX, which is situated in extreme close proximity to a private residential area. As a resident of this neighbourhood, I have significant concerns regarding the potential negative impact that granting such a license will have on the local community.

I believe the location of this particular establishment is inappropriate for the following reasons:

1. **Noise Pollution:** The presence of an entertainment venue will likely lead to an increase in noise levels, particularly during late-night hours. This could disturb the peaceful environment of the area, impacting the quality of life for residents, particularly families with young children and elderly individuals.
2. **Public Nuisance and Disorder:** Alcohol-fuelled behaviour can often lead to public disturbances, including loud behaviour, littering, and antisocial activities. With the venue so close to homes, there is a significant risk that such behaviour will spill over into residential streets, affecting the safety and comfort of the community. Furthermore, we have previously had issues with Tollgate (pub 1 minute walk away from requested location) with anti-social behaviour which as a result has affected the safety concern of both elderly and children in the community.
3. **Traffic and Parking Issues:** Increased footfall from patrons, particularly during late hours, may cause congestion, increased traffic, and parking difficulties in the surrounding streets. Many of these roads are narrow and already struggle to accommodate the parking needs of residents. Furthermore, car park access is through the private residential area which if overload may lead to people parking in front of homeowners driveways.
4. **Public Safety Concerns:** The potential for an uptick in criminal activity, such as vandalism or disturbances, cannot be ignored. Alcohol consumption often exacerbates such behaviour, which is a serious concern for families and vulnerable individuals living in the area.
5. **Negative Impact on Property Values:** The introduction of a licensed venue near a residential zone could have a negative impact on property values. Many homeowners in the neighbourhood have invested heavily in maintaining a quiet, family-friendly environment, and this development may diminish the desirability of the area.

I urge the council to carefully consider the detrimental effects this license could have on the well-being of the local community. While I respect the right of businesses to

REP 5 - continued

operate, I believe that more appropriate locations exist within the city that would not conflict with the residential nature of this area.

I trust that the council will take these concerns seriously and act in the best interest of its residents. I would be happy to attend any hearings or provide further evidence to support my appeal.

Thank you for your attention to this matter.

Yours sincerely,

Name: Saad Nana

Signature: Saad Nana

Email address: [REDACTED]

Address: ● Carver close, Old Trafford

Postcode: M16 9DJ

Phone Number: [REDACTED]

# REP 6 - Zuned Bhana

Trafford council

Development Management, 1st Floor, Trafford Town Hall, Talbot Road,  
Stretford M32 0TH

Dear Sir/Madam,

**Re: Appeal Against Alcohol and Entertainment License at The Walton  
Education Trust, 597 Stretford Road, M16 9BX**

I am writing to formally object to the application for an alcohol and entertainment license in relation to The Walton Cottage Education Trust, 597 Stretford Road, Manchester, M16 9BX, which is situated in extreme close proximity to a private residential area. As a resident of this neighbourhood, I have significant concerns regarding the potential negative impact that granting such a license will have on the local community.

I believe the location of this particular establishment is inappropriate for the following reasons:

1. **Noise Pollution:** The presence of an entertainment venue will likely lead to an increase in noise levels, particularly during late-night hours. This could disturb the peaceful environment of the area, impacting the quality of life for residents, particularly families with young children and elderly individuals.
2. **Public Nuisance and Disorder:** Alcohol-fuelled behaviour can often lead to public disturbances, including loud behaviour, littering, and antisocial activities. With the venue so close to homes, there is a significant risk that such behaviour will spill over into residential streets, affecting the safety and comfort of the community.
3. **Traffic and Parking Issues:** Increased footfall from patrons, particularly during late hours, may cause congestion, increased traffic, and parking difficulties in the surrounding streets. Many of these roads are narrow and already struggle to accommodate the parking needs of residents. Furthermore, car park access is through the private residential area which if overload may lead to people parking in front of homeowners driveways.
4. **Safety Concerns:** The potential for an uptick in criminal activity, such as vandalism or disturbances, cannot be ignored. Alcohol consumption often exacerbates such behaviour, which is a serious concern for families and vulnerable individuals living in the area.
5. **Negative Impact on Property Values:** The introduction of a licensed venue near a residential zone could have a negative impact on property values. Many homeowners in the neighbourhood have invested heavily in maintaining a quiet, family-friendly environment, and this development may diminish the desirability of the area.

I urge the council to carefully consider the detrimental effects this license could have on the well-being of the local community. While I respect the right of businesses to operate, I believe that more appropriate locations exist within the city that would not conflict with the residential nature of this area.

REP 6 - continued.

I trust that the council will take these concerns seriously and act in the best interest of its residents. I would be happy to attend any hearings or provide further evidence to support my appeal.

Thank you for your attention to this matter.

Yours sincerely,

Name: zuned Bhana

Signature: zuned Bhana

Email address: 

Address:  Stanley Road. Old Trafford

Postcode: M16 9DH

# REP 7- Sean Devine

Smith, Ursula

**From:** noreply  
**Sent:** 20 September 2024 20:50  
**To:** Licensing  
**Subject:** REP7-Sean Devine-20/9-Premises Licence Representation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

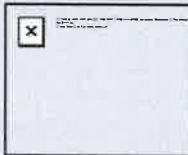
**Categories:** Licensing Act 2003 - Premises Applications/Queries

## Contensis Email Notification x

### Project - IgWebsite

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

### A new form post has been received.



**Posted on:** 20/09/2024 20:49:30

**Posted from:** <https://www.trafford.gov.uk/business/Licences-and-permits/alcohol-and-entertainment/secure/Make-a-representation.aspx>

### Form Post

<b>Is this for or against the application?:</b>	Against
<b>Premises name:</b>	Walton Cottage Education Trust
<b>Premises address:</b>	597 Stretford Road, Old Trafford, Manchester, Greater Manchester , M169BX, UK
<b>Type of application:</b>	NEW Premises Licence
<b>Tick appropriate box::</b>	Licensing Authority
<b>Full name:</b>	Sean Devine
<b>Job title:</b>	[REDACTED]
<b>Telephone number:</b>	[REDACTED]
<b>Email:</b>	[REDACTED]
<b>Address:</b>	<input checked="" type="radio"/> Stanley Road, Old Trafford, Manchester, Greater Manchester, M169DH, UK
<b>Your representation:</b>	We object to the application being granted at all Having a late night live music venue serving alcohol in a residential area (albeit the front of the building is on a busy road), as it backs on to multiple families properties, running until the early hours on weekends will undoubtedly create more anti-social instances and likely higher crime and disorder.
<b>To prevent crime and disorder:</b>	Considering the above point, having this venue next to a heavily populated, residential and community focused area will make the elder generations on our roads feel more isolated and nervous to go near to a venue where people are essentially partying until late. This is a safety
<b>Public safety:</b>	

To prevent public nuisance:

issue for children also with glass and smoking paraphernalia being used and likely not disposed of properly when people leave the venue.

This application for a large music venue with alcohol in a building which is in front of a big family based community of houses will have a huge negative impact on both our quality of life and the area itself as it will put off future purchasers of property close to the venue as the noise pollution alone will be a big public nuisance. The building is not appropriately placed to hold such a license and will have a huge negative impact on our community and our future.

The protection of children from harm:

Having a late night alcohol licensed live music venue so close to residential properties, many of which have young families living in them (including my own) is only going to bring more potential hazards and increase the chances of children being harmed. These include, increased litter, lack of consistent sleep due to noise pollution, broken glass and smoking paraphernalia being left outside and nearby the venue, antisocial behaviour and aggressive behaviour which could spill onto our streets.

It's a poorly thought out idea which clearly hasn't grasped the residential and community location which the building resides in. Nothing of this nature is around the area (There is a long established pub which only opens until 11.30 weekends with no live music ever), and anything close to it, are not in such a heavily populated residential location as this application. It would not be appropriate or welcomed from the vast majority of local residents and we oppose it strongly.

Other:

Give any suggested conditions that could be added to the licence to remedy the cause of your representations, or other considerations you would like the Licensing Sub-Committee to take into account.:

It's not the correct area for this type of venue due to the concerns highlighted. It is too close to residential properties.

I understand that this representation may become a public document:

I confirm that I understand

Date:

20/09/2024

If you do make a representation you will be expected to attend the Licensing Sub-Committee hearing and any subsequent appeal proceedings. It is an offence, under section 158 of the Licensing Act 2003, to knowingly or recklessly make a false statement in connection with this representation. This is punishable, on summary conviction, by a fine not exceeding level 5 on the standard scale. This form must be returned within the Statutory Period. Check with the Licensing Section by emailing [licensing@trafford.gov.uk](mailto:licensing@trafford.gov.uk):

I understand

Properties

Form Reference: FRM411384

Posted by: Public User ([publicuser@contensis.co.uk](mailto:publicuser@contensis.co.uk))

IP Address: 10.3.3.35

Posted on: 20/09/2024 20:49:30

Posted from: <https://www.trafford.gov.uk/business/Licences-and-permits/alcohol-and-entertainment/secure/Make-a-representation.aspx>

Marked as Read: No ([Mark this post as read](#))

REP 8 - Martin Lee

Smith, Ursula

From: noreply  
Sent: 24 September 2024 14:16  
To: Licensing  
Subject: REP8-Martin Lee-24/9-Premises Licence Representation

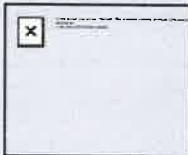
Categories: Licensing Act 2003 - Premises Applications/Queries

Contensis Email Notification

Project - IgWebsite

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

A new form post has been received.



Posted on: 24/09/2024 14:15:02

Posted from: <https://www.trafford.gov.uk/business/Licences-and-permits/alcohol-and-entertainment/secure/Make-a-representation.aspx>

Form Post

<b>Is this for or against the application?:</b>	Against
<b>Premises name:</b>	Walton Cottage Education Trust
<b>Premises address:</b>	597 Stretford Road , Old Trafford , Manchester , Greater Manchester, M16 9BX, UK
<b>Type of application:</b>	New Premises Licence
<b>Application or Licence number (if known):</b>	091735
<b>Tick appropriate box::</b>	Local Planning Authority, Licensing Authority
<b>Full name:</b>	Martin Lee
<b>Telephone number:</b>	[REDACTED]
<b>Email:</b>	[REDACTED]
<b>Address:</b>	[REDACTED] Stanley Court, Old Trafford, Manchester, Greater Manchester, M16 9DL, UK
<b>Your representation:</b>	We object to the application being granted at all  A late night licence could have a lot of people on the streets at night some might be intoxicated which could lead to disorderly conduct in the area.  The area is mainly residential and the increast activity late at night could have a detrimental effect on the public, but even more so on the local community as a hole.  The granting of this licence will bring a lot of vehicles in the are which already has a parking problem. There could be noise cause by music playing, the slamming of car doors and engines reving up. This will a major problem for people who has to get up for work in the mornings.
<b>To prevent crime and disorder:</b>	
<b>Public safety:</b>	
<b>To prevent public nuisance:</b>	



## REP 8 - continued.

I understand that this representation may become a public document:

I confirm that I understand

Date:

24/09/2024

If you do make a representation you will be expected to attend the Licensing Sub-Committee hearing and any subsequent appeal proceedings. It is an offence, under section 158 of the Licensing Act 2003, to knowingly or recklessly make a false statement in connection with this representation. This is punishable, on summary conviction, by a fine not exceeding level 5 on the standard scale. This form must be returned within the Statutory Period. Check with the Licensing Section by emailing [licensing@trafford.gov.uk](mailto:licensing@trafford.gov.uk):

I understand

### Properties

Form Reference: FRM411544

Posted by: Public User ([publicuser@contensis.co.uk](mailto:publicuser@contensis.co.uk))

IP Address: 10.3.3.35

Posted on: 24/09/2024 14:15:02

Posted from: <https://www.trafford.gov.uk/business/Licences-and-permits/alcohol-and-entertainment/secure/Make-a-representation.aspx>

Marked as Read: No ([Mark this post as read](#))

Form template: [/business/Licences-and-permits/alcohol-and-entertainment/secure/Make-a-representation.frm](#)

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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.

# REP 9 - Liz Madge

Smith, Ursula

**From:** noreply  
**Sent:** 25 September 2024 18:02  
**To:** Licensing  
**Subject:** REP9-Liz Madge-25/9-Premises Licence Representation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

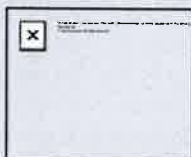
**Categories:** Licensing Act 2003 - Premises Applications/Queries

## Contensis Email Notification ✕

Project - IgWebsite

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

A new form post has been received.



**Posted on:** 25/09/2024 18:01:52

**Posted from:** <https://www.trafford.gov.uk/business/Licences-and-permits/alcohol-and-entertainment/secure/Make-a-representation.aspx>

### Form Post

<b>Is this for or against the application?:</b>	Against
<b>Premises name:</b>	Walton Cottage Education Trust
<b>Premises address:</b>	597 Stretford Road, Old Trafford, Manchester, Manchester, M16 9BX, United Kingdom
<b>Type of application:</b>	New Premises Licence
<b>Full name:</b>	Liz Madge on behalf of Love Old Trafford community group
<b>Job title:</b>	[REDACTED]
<b>Telephone number:</b>	[REDACTED]
<b>Email:</b>	[REDACTED]
<b>Address:</b>	● Humphrey Road, Old Trafford, Manchester, England, M16 9DF, United Kingdom
<b>Your representation:</b>	We object to the application being granted at all We are concerned that the supply of alcohol takes place when football matches or other large events are on. There are already problems with noise, traffic, litter, increased levels of pollution, anti-social behaviour and illegal parking on match days. The Walton Cottage building is not in an area where event parking is available to the residents. With 30+ Manchester United football matches per season, cricket, marathon/half marathon, concerts at the cricket ground, the (already considerable) issues around parking will be exacerbated.
<b>To prevent crime and disorder:</b>	
<b>Public safety:</b>	We are concerned that the supply of alcohol takes place when football matches or other large events

are on. There are already problems with noise, traffic, litter, increased levels of pollution, anti-social behaviour and illegal parking on match days. The Walton Cottage building is not in an area where event parking is available to the residents. With 30+ Manchester United football matches per season, cricket, marathon/half marathon, concerts at the cricket ground, the (already considerable) issues around parking will be exacerbated.

LOTS is very worried that the licensing application will have a detrimental impact on the surrounding area for the following reasons: The building has a car park for only 6 vehicles at the rear of the property. This is insufficient for this venue. Vehicles have to drive down a private road to access the car park and would not be able to park on some of the surrounding roads as they are private. There is also double yellow lines on Carver Street and Stretford Road. On a match day Vehicles may decide to park on the land either side of the building, on the pavement, in the cycle lane, or on the road. Furthermore, there is already a shortage of space for the number of vehicles owned by residents. This proposal would only compound this problem further. If people arrive by taxi there is no drop off area. They may drive across the cycle way and onto the pavement like taxis do for the flats at Westpoint at 501 Stretford Road. On a match day Vehicles may decide to park on the land either side of the building, on the pavement, in the cycle lane, or on the road. Furthermore, there is already a shortage of space for the number of vehicles owned by residents. This proposal would only compound this problem further. If people arrive by taxi there is no drop off area. They may drive across the cycle way and onto the pavement like taxis do for the flats at Westpoint at 501 Stretford Road. We would also like to ask what soundproofing measures have been taken at the building to contain the noise that will come from live music? It is our understanding that this would take place on the top floor of the building. Will the windows be kept closed? In Old Trafford, noise from drunken football supporters is already audible from the 'shed' that is outside the Tollgate pub on Manchester United match days. In the application it states 'Walton Cottage Trust is a registered Charity. People will attend via invitation only or as friends of Walton Cottage Education Trust e.g. birthday parties/small celebrations/members events/charity'. It is not clear how any 'invitation' will occur. We are not aware that the Trust has 'members' as there are only three Trustees. The venue is already being advertised for weddings etc even before the license has been considered.

**To prevent public nuisance:**

We note that the Walton Cottage Education Trust is a charity for the benefit of children and families, but to operate as a music venue, and open on a Saturday and Sunday selling alcohol seems to go against the objects of the charity. An application for a nursery and then wellbeing centre was rejected because of the insufficient parking on site. We believe that the impact of this application (afternoons and night time) goes well beyond any parking issues that were cited as reasons for refusing the nursery or wellbeing centre.

**The protection of children from harm:**

I am the current volunteer Chair of a community group called Love Old Trafford (LOTS). I would like to submit a representation for the above licensing

**Other:**

application on behalf of the group. LOTS has delivered environmental projects over the last 13 years. This includes organised litter picks, Old Trafford Open Gardens, Friends of Hullard Park, Apiary in Hullard Park, campaigning against the use of glysohate, and planting of tree pits. Throughout this time we have worked closely with Trafford Council. Our most recent, and most ambitious project to date is 'OT Community Goes Wild' on a piece of council owned land on either side of 597 Stretford Road. This land had been used as illegal vehicle parking on match days, causing a considerable amount of environmental damage. Whilst Trafford Council was able to use their limited resources to issue parking tickets this did not deter parking. Trafford Council did not have the funds to install any measures on the land to prevent parking. In 2023 LOTS was successful in applying for nearly £40,000 of the Green Spaces Fund which is part of the Mayor's Greater Manchester Environment Fund. The primary objective of this project is to increase biodiversity and encourage use by local residents at the site. Volunteers have deliberately let the grass grow, planted shrubs and bulbs, installed raised planters, sown wildflower seeds, and litter picked the site. Volunteers have contributed a considerable amount of their time.

**Give any suggested conditions that could be added to the licence to remedy the cause of your representations, or other considerations you would like the Licensing Sub-Committee to take into account.:**

We cannot think of any conditions that would remedy the cause of Love Old Trafford's representation.

**I understand that this representation may become a public document:**

I confirm that I understand

**Date:**

25/09/2024

**If you do make a representation you will be expected to attend the Licensing Sub-Committee hearing and any subsequent appeal proceedings. It is an offence, under section 158 of the Licensing Act 2003, to knowingly or recklessly make a false statement in connection with this representation. This is punishable, on summary conviction, by a fine not exceeding level 5 on the standard scale. This form must be returned within the Statutory Period. Check with the Licensing Section by emailing [licensing@trafford.gov.uk](mailto:licensing@trafford.gov.uk):**

I understand

#### Properties

**Form Reference:** FRM411641  
**Posted by:** Public User ([publicuser@contensis.co.uk](mailto:publicuser@contensis.co.uk))  
**IP Address:** 10.3.3.35  
**Posted on:** 25/09/2024 18:01:52  
**Posted from:** <https://www.trafford.gov.uk/business/Licences-and-permits/alcohol-and-entertainment/secure/Make-a-representation.aspx>  
**Marked as Read:** No ([Mark this post as read](#))  
**Form template:** /business/Licences-and-permits/alcohol-and-entertainment/secure/Make-a-representation.frm

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# REP 10 - Mohammed Patel

Smith, Ursula

**From:** noreply  
**Sent:** 28 September 2024 12:37  
**To:** Licensing  
**Subject:** REP10-Mohammed Patel-28/9-Premises Licence Representation  
**Attachments:** Google Street View Henry Street Sep 2023.jpg; Google Street View Henry Street Map 2015.jpg

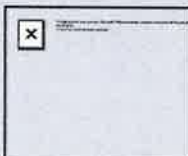
**Categories:** Licensing Act 2003 - Premises Applications/Queries

## Contensis Email Notification

### Project - IgWebsite

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

### A new form post has been received.



**Posted on:** 28/09/2024 12:36:43

**Posted from:** <https://www.trafford.gov.uk/business/Licences-and-permits/alcohol-and-entertainment/secure/Make-a-representation.aspx>

### Form Post

<b>Is this for or against the application?:</b>	Against
<b>Premises name:</b>	Walton Cottage Education Trust
<b>Premises address:</b>	597 Stretford Road, Old Trafford, Manchester, Lancashire, M16 9BX, United Kingdom
<b>Type of application:</b>	NEW Premises Licence
<b>Application or Licence number (if known):</b>	091735
<b>Full name:</b>	Mohammed Patel
<b>Telephone number:</b>	[REDACTED]
<b>Email:</b>	[REDACTED]
<b>Address:</b>	[REDACTED] Stanley Road, Old Trafford, Manchester, Lancashire, M16 9DH, United Kingdom
<b>Your representation:</b>	We object to the application being granted at all Object to: Live Music-Indoors / Recorded Music-Indoors: / Late Night Refreshment-Indoors / Sale of Alcohol-ON I wish to object to this application for a variation of license. I am particularly concerned about the requested sale of alcohol for off sales and the late night hours involved. My licensing objection is the prevention of crime and disorder, public safety, the prevention of public nuisance and the protection of children from harm. The likely impact of opening up as a licensed Music Bar could affect mental health and quality of life as a consequence of noise/light pollution, littering, anti-social behavior and car parking issues
<b>To prevent crime and disorder:</b>	
<b>Public safety:</b>	Object to: Live Music-Indoors / Recorded Music-Indoors: / Late Night Refreshment-Indoors / Sale of Alcohol-ON I wish to object to this application for a

variation of license. I am particularly concerned about the requested sale of alcohol for off sales and the late night hours involved. My licensing objection is the prevention of crime and disorder, public safety, the prevention of public nuisance and the protection of children from harm. The likely impact of opening up as a licensed Music Bar could affect mental health and quality of life as a consequence of noise/light pollution, littering, anti-social behavior and car parking issues. Due to increase residential home (flat/apartment) in the area, this is causing significant car park and public safety issue (especially on match days). Hap hazard car parking is a concern for public and emergency vehicles (difficult access). Allowing all the license will just add to this ever increasing public safety

Object to: Live Music-Indoors / Recorded Music-Indoors: / Late Night Refreshment-Indoors / Sale of Alcohol-ON I wish to object to this application for a variation of license. I am particularly concerned about the requested sale of alcohol for off sales and the late night hours involved. My licensing objection is the prevention of crime and disorder, public safety, the prevention of public nuisance and the protection of children from harm. The likely impact of opening up as a licensed Music Bar could affect mental health and quality of life as a consequence of noise/light pollution, littering, anti-social behavior and car parking issues

Object to: Live Music-Indoors / Recorded Music-Indoors: / Late Night Refreshment-Indoors / Sale of Alcohol-ON I wish to object to this application for a variation of license. I am particularly concerned about the requested sale of alcohol for off sales and the late night hours involved. My licensing objection is the prevention of crime and disorder, public safety, the prevention of public nuisance and the protection of children from harm. The likely impact of opening up as a licensed Music Bar could affect mental health and quality of life as a consequence of noise/light pollution, littering, anti-social behavior and car parking issues

Hi Attached Google Street for Henry Street, Old Trafford May 2015 - very few car parked Sep 2023 - congested street parking Allowing the license will only add to congested street parking (i.e. where are the local resident going to park ??)

Google Street View Henry Street Map 2015.jpg  
Google Street View Henry Street Sep 2023.jpg

To prevent public nuisance:

The protection of children from harm:

Other:

Upload 1:

Upload 2:

I understand that this representation may become a public document:

Date:

I confirm that I understand

28/09/2024

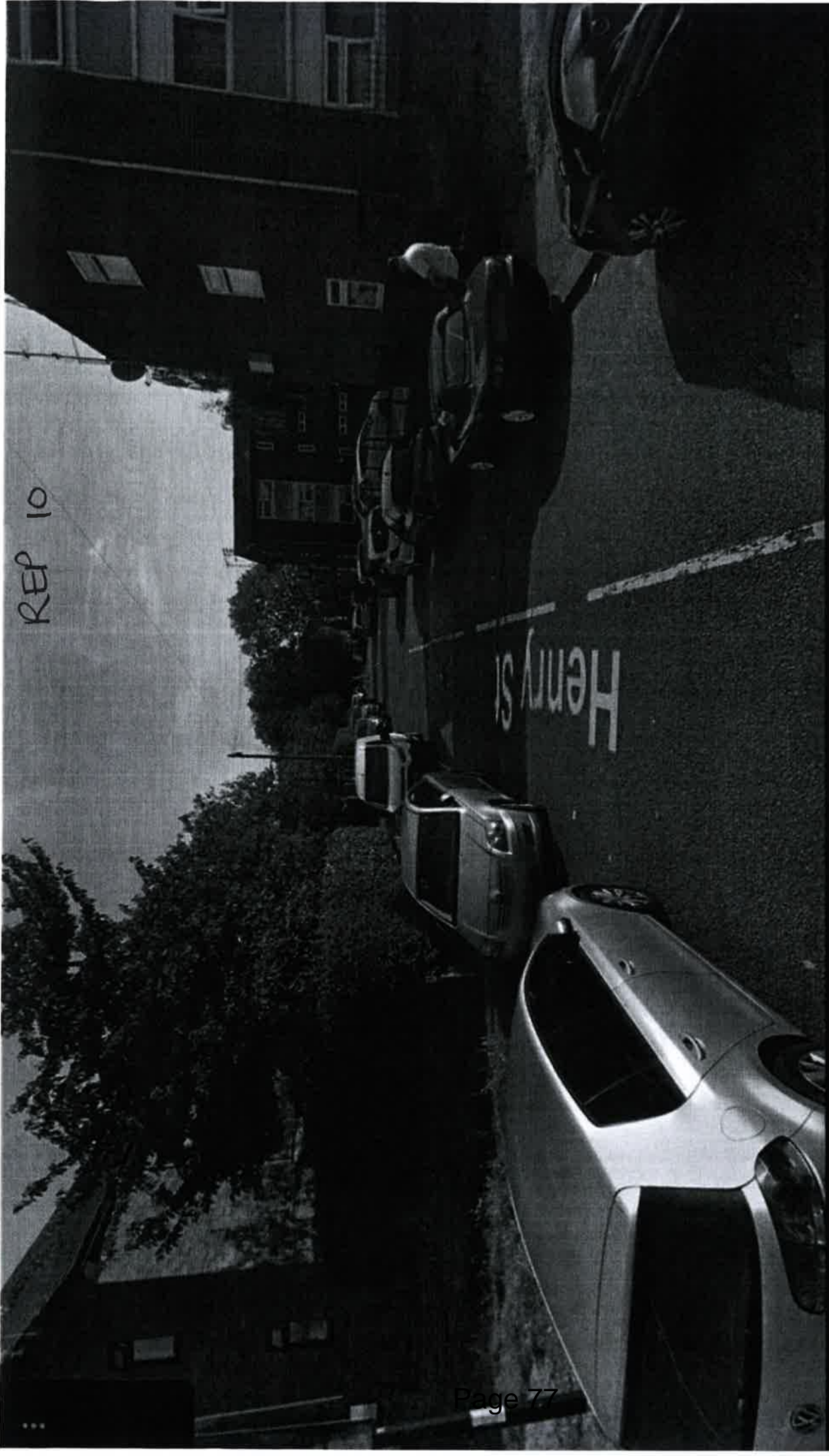
If you do make a representation you will be expected to attend the Licensing Sub-Committee hearing and any subsequent appeal proceedings. It is an offence, under section 158 of the Licensing Act 2003, to knowingly or recklessly make a false statement in connection with this representation. This is punishable, on summary conviction, by a fine not exceeding level 5 on the standard scale. This form must be returned within the Statutory Period. Check with the Licensing Section by emailing [licensing@trafford.gov.uk](mailto:licensing@trafford.gov.uk):

I understand

Properties

Form Reference: FRM411802

REP 10



Sept 2023

Oct 2022

Apr 2021

Jul 2019

May 2015

Jul 2014

Oct 2013



Henry St

REF 10





# REP 11- Evelyn Cosham

Smith, Ursula

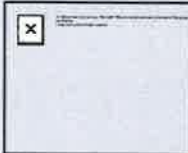
**From:** noreply  
**Sent:** 30 September 2024 13:40  
**To:** Licensing  
**Subject:** REP11-Evelyn Cosham-30/9-Walton-Premises Licence Representation  
**Categories:** Licensing Act 2003 - Premises Applications/Queries

## Contensis Email Notification ✕

Project - IgWebsite

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

A new form post has been received.



**Posted on:** 30/09/2024 13:39:00

**Posted from:** <https://www.trafford.gov.uk/business/Licences-and-permits/alcohol-and-entertainment/secure/Make-a-representation.aspx>

### Form Post

<b>Is this for or against the application?:</b>	Against
<b>Premises name:</b>	Walton Cottage Education Trust
<b>Premises address:</b>	597 Stretford Road, Old Trafford, Manchester, Greater Manchester, M16 9BX, United Kingdom
<b>Type of application:</b>	NEW Premises Licence
<b>Application or Licence number (if known):</b>	091735
<b>Tick appropriate box::</b>	Other
<b>Full name:</b>	Evelyn Cosham
<b>Job title:</b>	Retired
<b>Telephone number:</b>	[REDACTED]
<b>Email:</b>	[REDACTED]
<b>Address:</b>	[REDACTED] Stanley Court, Stanley Road Old Trafford, MANCHESTER, Greater Manchester, m16 9dl, United Kingdom
<b>Your representation:</b>	We object to the application being granted at all The old Trafford area is routinely impacted by crowds due to sports events being held at both the cricket ground and particularly the football stadium. On match days drinking establishments obviously attract more customers and these areas can become vary crowded. Although there are not many instances of sever public disorder it is clear from the increased police presence on these days that the police themselves believe that incidents of crime and disorder are more likely to occur and that a police presence is required to reduce this. A drinking establishment that is on the main route for fans that park in the local area but out of the way of the commercial zone is unlikely to benefit from this increase
<b>To prevent crime and disorder:</b>	

police presence but will still attract many football fans. Some of which may prefer the fact that they will not monitored by the police as closely as the commercial areas.

There is no adequate parking or access route to the building from the rear or front. There is already a precedence set from a previous application that parking to the front of the property is not viable. Cars will be forced to either drive through a private access road to reach the rear (carver close) or park on Stanley road. Although the building may have right of access through carver close, this would have been considered on its previous usage, and not to accommodate a heavy stream of taxis and other vehicles at opening/closing hours. I believe that this large increase in vehicles using the road at certain times has the potential to create safety issues as this is a densely populated residential area with many young children. It can be seen that Trafford council already understands the link between public safety and vehicle usage by their investment in traffic calming measures such as the speed bumps placed in the local area and the closing of both ends of Stanley road with bollards to reduce traffic along this road.

**Public safety:**

The local area is almost entirely residential. The building itself is surrounded by houses and flats, and there is a clearly defined commercial zone, which this building will be separate from. Any establishment that serves alcohol cannot pretend that there is not inevitable that there will be incidence of public nuisance created by customers that have consumed too much. whether it could be noise, vandalism and highly likely to be public urination. Being in a residential area this unavoidable nuisance will be highly damaging to the local area. Additionally this license also is to request for live music, I cannot see how it could be seen as appropriate to have live music in a residential area, especially one that is comprised of many young families. The residents of both carver close and Stanley close will most certainly be able to hear the music for an area that is relatively quite in the evenings this will almost certainly cause disruption and noise nuisance.

**To prevent public nuisance:**

As stated in "public safety" Trafford council already invests money into reducing the potential for harm to the public from vehicle traffic, and children are usually more at risk from being harmed by vehicle traffic.

**The protection of children from harm:**

As stated previously, across the entire old Trafford area there are clearly segregated zones for use of commercial properties, this is a long standing observation that should be maintained. If someone want to open and operate such a business it should be done in the areas of old Trafford where it will not cause such and impact on local residence and violate a long standing observation on the way in which this community is "zoned"

**Other:**

**I understand that this representation may become a public document:**

I confirm that I understand

**Date:**

30/09/2024

**If you do make a representation you will be expected to attend the Licensing Sub-Committee hearing and any subsequent appeal proceedings. It is an offence, under section 158 of the**

I understand

# REP 12 - Lynne Shaw

Smith, Ursula

---

**From:** Lynne Shaw [REDACTED]  
**Sent:** 30 September 2024 16:48  
**To:** Licensing  
**Subject:** REP12-Lynne Shaw-1/10-Walton Cottage Education Trust, 597 Stretford Road, Old Trafford, Manchester M16 9BX

**Categories:** Licensing Act 2003 - Premises Applications/Queries

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Object to the above. See reasons below.

Lynne Shaw

[REDACTED] Stanley Court, Old Trafford, M16 9DL

Tel: [REDACTED]

**Name and address of premises**

Walton Cottage Education Trust, 597 Stretford Road, Old Trafford, Manchester M16 9BX

**Details of application**

NEW Premises Licence

(PL091735)

Live Music-Indoors:

Thursday: 23.00-23.30

Friday and Saturday: 23.00-01.30

Recorded Music-Indoors:

Thursday: 23.00-23.30

Friday and Saturday: 23.00-01.30

Late Night Refreshment-Indoors:

Thursday: 23.00-23.30

Friday and Saturday: 23.00-01.30

## REP 12- continued

Sale of Alcohol-ON

Thursday: 18.00-23.00

Friday: 18.00-01.00

Saturday:15.00-01.00

Sunday:12.00-21.00

Opening Hours:

Monday to Wednesday: 9.00-18.00

Thursday: 9.00-23.30

Friday and Saturday: 9.00-01.30

Sunday:9.00-21.30

### Date accepted

Thursday, 05 September 2024

### Last date for comments

Thursday, 03 October 2024

I would like to object due to the following:

- **Crime & Disorder:** (How users of the late night music bar and/or football fans/people attending concerts could cause disorder and vandalism). Walton Cottage Education Trust building is extremely close to local residents, which will cause a lot of disruption, especially for families with babies and young children.
- **Public Safety:** (There is no right of way to the car park for users as it is a private road at the rear of the property which means they will park on already congested local roads. In addition, there is no 'drop' off point or collect area for taxis at the front of the building as it's on a built up road junction with a raised traffic control system that includes a cycle lane. A previous planning application by 597 Stretford Road to convert their 'garden' area at the front of the building as a disabled parking space was refused due to the complexity of the Stretford Road/Chester Road junction.)
- **Public Nuisance:** (Again, users of the bar could spill out onto the road area and misuse and cause disruption to the local residential area. The grass verges by the side of the building have been converted to a nature reserve to encourage local wildlife by a local volunteer group which could potentially be damaged. This was adapted to prevent football fans parking their cars on the grass verges and causing much damage to the grass. In addition cars were accessing the verges and going over the cycle lanes and pavements that have no vehicular access.)

## REP 12 - continued.

- **Protection of children from harm:** Children live in close proximity to 597 Stretford Road. The licence states that the property wishes to stay open until 1.30am some nights. The noise generated from live/recorded music and potential anti-social behaviour from users, could, potentially affect children and adults alike who live in the primarily residential area and may affect and disturb their peace, wellbeing and their quality of life
- **Other comments:** The area is extremely busy during match days (Cricket/Football/Concerts) this will cause more congestion and noise for residents. People already park on the grass verge and have no respect for people living in the area, making a mess etc., honking car horns.

# REP 13 - Adam Birch

Smith, Ursula

**From:** noreply  
**Sent:** 01 October 2024 12:57  
**To:** Licensing  
**Subject:** REP13-Adam Birch-1/10-Premises Licence Representation

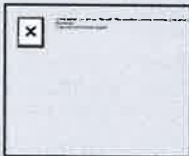
**Categories:** Licensing Act 2003 - Premises Applications/Queries

## Contensis Email Notification ✕

### Project - IgWebsite

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

### A new form post has been received.



**Posted on:** 01/10/2024 12:56:31  
**Posted from:** <https://www.trafford.gov.uk/business/Licences-and-permits/alcohol-and-entertainment/secure/Make-a-representation.aspx>

### Form Post

<b>Is this for or against the application?:</b>	Against
<b>Applicant's name (if known):</b>	Walton Cottage Education Trust
<b>Premises name:</b>	597 Stretford Road
<b>Premises address:</b>	597 Stretford Road, Old Trafford, Manchester, Greater Manchester, M16 9BX, United Kingdom
<b>Type of application:</b>	NEW Premises Licence
<b>Application or Licence number (if known):</b>	091735
<b>Tick appropriate box::</b>	Licensing Authority
<b>Full name:</b>	Adam Birch
<b>Job title:</b>	[REDACTED]
<b>Telephone number:</b>	[REDACTED]
<b>Email:</b>	[REDACTED]
<b>Address:</b>	Stanley Court, Old Trafford, Manchester, Greater Manchester, M16 9DL, United Kingdom
<b>Your representation:</b>	We object to the application being granted at all The premises is set to be used as a late night bar, in line with football matches which could cause vandalism and disorder
<b>To prevent crime and disorder:</b>	Car parking in the area is already limited with the Westpoint residences clogging up roads, made worse on match days when football goes also park on the streets. There is no parking for the venue which isn't private roads, there's no space out front for taxi pick ups or drop offs.
<b>Public safety:</b>	Opening at 9am would create noise affecting nearby residents trying to work from home. Staying open until 1.30am would create noise while residents are trying to sleep. Noise pollution and light pollution is a major concern
<b>To prevent public nuisance:</b>	

REP 13 - continued.

The protection of children from harm:

I understand that this representation may become a public document:

Date:

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Children live in houses that back onto the premises in general. The unsociable proposed opening hours could affect those children's wellbeing

I confirm that I understand

01/10/2024

I understand

#### Properties

Form Reference: FRM411965  
Posted by: Public User ([publicuser@contensis.co.uk](mailto:publicuser@contensis.co.uk))  
IP Address: 10.3.3.35  
Posted on: 01/10/2024 12:56:31  
Posted from: <https://www.trafford.gov.uk/business/Licences-and-permits/alcohol-and-entertainment/secure/Make-a-representation.aspx>  
Marked as Read: No ([Mark this post as read](#))  
Form template: [/business/Licences-and-permits/alcohol-and-entertainment/secure/Make-a-representation.frm](#)

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# REP 14- Martin Denny

Smith, Ursula

**From:** noreply  
**Sent:** 01 October 2024 15:46  
**To:** Licensing  
**Subject:** REP14-Martin Denny-1/10-Premises Licence Representation

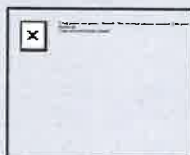
**Categories:** Licensing Act 2003 - Premises Applications/Queries

## Contensis Email Notification x

### Project - IgWebsite

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

### A new form post has been received.



**Posted on:** 01/10/2024 15:45:20  
**Posted from:** <https://www.trafford.gov.uk/business/Licences-and-permits/alcohol-and-entertainment/secure/Make-a-representation.aspx>

### Form Post

<b>Is this for or against the application?:</b>	Against
<b>Premises name:</b>	walton cottage education trust
<b>Premises address:</b>	597 Stretford Road, Old Trafford, Manchester, Lancashire, M169BX, England
<b>Type of application:</b>	New Premises Licence
<b>Tick appropriate box::</b>	Licensing Authority
<b>Full name:</b>	Mr Martin Denny
<b>Job title:</b>	[REDACTED]
<b>Telephone number:</b>	[REDACTED]
<b>Email:</b>	[REDACTED]
<b>Address:</b>	<input checked="" type="radio"/> Stanley Court, Stanley Road, Manchester, Lancashire, M169DL, England
<b>Your representation:</b>	We object to the application being granted at all The premises is close to both the Hulme and Salford boundries, as a long term resident of Old Trafford, there have been many premises in the past affected by drug dealing and gang disorder., in those areas, most of which are long gone. A late night music venue on Stretford Road is likely to attract such problem again.
<b>To prevent crime and disorder:</b>	Access to and from the premises is likely to be by car/ taxi, there is no parking outside and little full access at the rear, which is off Stanley Road, an already congested parking area. The only nearby way in and out of Stanley Road is Henry Street, which has cars parked both sides, mostly on the pavements and corners, the west point flats have added to this in the past, we are also expecting further problems on Henry Street when another 300 or so premises are built directly opposite to Henry
<b>Public safety:</b>	



# REP 14 - continued

Street. The other access road to Stanley Road Carver Street is one way only. Making Henry Street a busier inwards.

Late night music is likely to affect all the adjacent dwellings on 3 sides at the rear of the proposed premises. Whilst I am a few yards further away, late nights are going to get rather noisy.

To prevent public nuisance:

I understand that this representation may become a public document:

Date:

I confirm that I understand

01/10/2024

If you do make a representation you will be expected to attend the Licensing Sub-Committee hearing and any subsequent appeal proceedings. It is an offence, under section 158 of the Licensing Act 2003, to knowingly or recklessly make a false statement in connection with this representation. This is punishable, on summary conviction, by a fine not exceeding level 5 on the standard scale. This form must be returned within the Statutory Period. Check with the Licensing Section by emailing [licensing@trafford.gov.uk](mailto:licensing@trafford.gov.uk):

I understand

## Properties

Form Reference: FRM411985  
Posted by: Public User ([publicuser@contensis.co.uk](mailto:publicuser@contensis.co.uk))  
IP Address: 10.3.3.35  
Posted on: 01/10/2024 15:45:20  
Posted from: <https://www.trafford.gov.uk/business/Licences-and-permits/alcohol-and-entertainment/secure/Make-a-representation.aspx>  
Marked as Read: No (Mark this post as read)  
Form template: [/business/Licences-and-permits/alcohol-and-entertainment/secure/Make-a-representation.frm](#)

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# REP 15 - Barbara Forde

Dear Sir/Madam,

**Re: Appeal Against Alcohol and Entertainment License at The Walton Education Trust, 597 Stretford Road, M16 9BX**

I am writing to formally object to the application for an alcohol and entertainment license in relation to The Walton Cottage Education Trust, 597 Stretford Road, Manchester, M16 9BX, which is situated in extreme close proximity to a private residential area. As a resident of this neighbourhood, I have significant concerns regarding the potential negative impact that granting such a license will have on the local community.

I believe the location of this particular establishment is inappropriate for the following reasons:

1. **Noise Pollution:** The presence of an entertainment venue will likely lead to an increase in noise levels, particularly during late-night hours. This could disturb the peaceful environment of the area, impacting the quality of life for residents, particularly families with young children and elderly individuals.
2. **Public Nuisance and Disorder:** Alcohol-fuelled behaviour can often lead to public disturbances, including loud behaviour, littering, and antisocial activities. With the venue so close to homes, there is a significant risk that such behaviour will spill over into residential streets, affecting the safety and comfort of the community.
3. **Traffic and Parking Issues:** Increased footfall from patrons, particularly during late hours, may cause congestion, increased traffic, and parking difficulties in the surrounding streets. Many of these roads are narrow and already struggle to accommodate the parking needs of residents. Furthermore, car park access is through the private residential area which if overload may lead to people parking in front of homeowners driveways.
4. **Safety Concerns:** The potential for an uptick in criminal activity, such as vandalism or disturbances, cannot be ignored. Alcohol consumption often exacerbates such behaviour, which is a serious concern for families and vulnerable individuals living in the area.
5. **Negative Impact on Property Values:** The introduction of a licensed venue near a residential zone could have a negative impact on property values. Many homeowners in the neighbourhood have invested heavily in maintaining a quiet, family-friendly environment, and this development may diminish the desirability of the area.

I urge the council to carefully consider the detrimental effects this license could have on the well-being of the local community. While I respect the right of businesses to operate, I believe that more appropriate locations exist within the city that would not conflict with the residential nature of this area.

I trust that the council will take these concerns seriously and act in the best interest of its residents. I would be happy to attend any hearings or provide further evidence to support my appeal.

Thank you for your attention to this matter.

REP 15 - continued.

Yours sincerely,

Name: BARBARA FORDE

Signature:

Email address:

Address: CARVER CLOSE, OLD TRAFFORD

Postcode: M16 9DJ

# REP 16 - Pamela Flucker

Smith, Ursula

---

**From:** [REDACTED]  
**Sent:** 01 October 2024 21:46  
**To:** Licensing  
**Subject:** REP16-Pamela Flucker-1/10- ref PL091735 - Representation  
**Categories:** Licensing Act 2003 - Premises Applications/Queries

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Dear Sir/Madam,

I wish to make a representation in relation to the application for a premises licence under section 17 of the Licensing Act 2003 made by Walton Cottage Education Trust for 597 Stretford Road Manchester M16 9BX. New licence application ref PL091735.

In my view the application would result in considerable public nuisance. The playing of music whether live or recorded until 01:00 would be to the detriment of the sleep, health and well-being of residents of all ages in what is largely a residential area.

The sale and consumption of alcohol would result in anti- social behaviour, disorder and possible crime. People leaving these premises in a potentially inebriated state at any time would create noise, possible disorder, and disruption for residents plus noise from vehicles and extra traffic in general.

Also, people frequenting these premises may smoke and would have to smoke cigarettes, or vape, outside said premises which again would result in noise and presumably litter. The sale of 'late night refreshments' would also result in litter outside the premises.

The premises holding these activities would become a 'magnet' for groups of people, with no legitimate cause to visit the venue, but who would be attracted by the music, noise and general activity. This would result in people loitering in the area possibly partaking in anti-social behaviour. All this would cause nuisance and distress to residents.

REP 16-continued.

This application is totally unsuitable for what is largely a residential area. The proposed new opening hours of seven days a week (including 09:00 to 01:30 on a Saturday plus also open on Sunday) creates a much increased public nuisance and disruption in a building that was originally an office building with operating hours of roughly 09:00 to 17:00 Monday to Friday.

Yours faithfully

Pamela Flucker

Resident of [REDACTED] Carver Close Old Trafford Manchester M16 9DJ

Tel. [REDACTED]

Email: [REDACTED]

Sent from my iPhone

# REP 17- Karine Joshua

Smith, Ursula

---

**From:** karine.joshua [REDACTED]  
**Sent:** 03 October 2024 11:13  
**To:** Licensing  
**Subject:** REP17-Karine Joshua-Appeal Against Alcohol and Entertainment License at The Walton Education Trust, M16 9BX

**Categories:** Licensing Act 2003 - Premises Applications/Queries

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Trafford council

Development Management, 1st Floor, Trafford Town Hall, Talbot Road, Stretford M32 0TH

Dear Sir/Madam,

**Re: Appeal Against Alcohol and Entertainment License at The Walton Education Trust, 597 Stretford Road, M16 9BX**

I am writing to formally object to the application for an alcohol and entertainment license in relation to The Walton Cottage Education Trust, 597 Stretford Road, Manchester, M16 9BX, which is situated in extreme close proximity to a private residential area. As a resident of this neighbourhood, I have significant concerns regarding the potential negative impact that granting such a license will have on the local community.

I believe the location of this particular establishment is inappropriate for the following reasons:

- Noise Pollution:** The presence of an entertainment venue will likely lead to an increase in noise levels, particularly during late-night hours. This could disturb the peaceful environment of the area, impacting the quality of life for residents, particularly families with young children and elderly individuals.
- Public Nuisance and Disorder:** Alcohol-fuelled behaviour can often lead to public disturbances, including loud behaviour, littering, and antisocial activities. With the venue so close to homes, there is a significant risk that such behaviour will spill over into residential streets, affecting the safety and comfort of the community. Furthermore, we have previously had issues with Tollgate (pub 1 minute walk away from requested location) with anti-social behaviour which as a result has affected the safety concern of both elderly and children in the community.
- Traffic and Parking Issues:** Increased footfall from patrons, particularly during late hours, may cause congestion, increased traffic, and parking difficulties in the surrounding streets. Many of these roads are narrow and already struggle to accommodate the parking needs of residents. Furthermore, car park access is through the private residential area which if overload may lead to people parking in front of homeowners driveways.
- Public Safety Concerns:** The potential for an uptick in criminal activity, such as vandalism or disturbances, cannot be ignored. Alcohol consumption often exacerbates such behaviour, which is a serious concern for families and vulnerable individuals living in the area.
- Negative Impact on Property Values:** The introduction of a licensed venue near a residential zone could have a negative impact on property values. Many homeowners in the neighbourhood have invested heavily in maintaining a quiet, family-friendly environment, and this development may diminish the desirability of the area.

I urge the council to carefully consider the detrimental effects this license could have on the well-being of the local community. While I respect the right of businesses to operate, I believe that more appropriate locations exist within the city that would not conflict with the residential nature of this area.

**REP 17 - continued.**

**I trust that the council will take these concerns seriously and act in the best interest of its residents. I would be happy to attend any hearings or provide further evidence to support my appeal.**

**Thank you for your attention to this matter.**

**Yours sincerely,**

**Karine Joshua**

**● Humphrey Road, Old Trafford, M16 9DE**

# REP 18 - Sudesh Sethi

Smith, Ursula

**From:** noreply  
**Sent:** 03 October 2024 23:19  
**To:** Licensing  
**Subject:** REP18-Sudesh Sethi-3/10

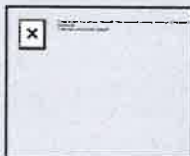
**Categories:** Licensing Act 2003 - Premises Applications/Queries

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A new form post has been received.



**Posted on:** 03/10/2024 23:18:19

**Posted from:** <https://www.trafford.gov.uk/business/Licences-and-permits/alcohol-and-entertainment/secure/Make-a-representation.aspx>

### Form Post

<b>Is this for or against the application?:</b>	Against
<b>Applicant's name (if known):</b>	WALTON COTTAGE EDUCATION TRUST 597 STRETFORD ROAD, OLD TRAFFORD, STRETFORD, MANCHESTER, M16 9BX, ENGLAND
<b>Premises address:</b>	
<b>Type of application:</b>	NEW PREMISES LICENSEPL
<b>Application or Licence number (if known):</b>	091735
<b>Tick appropriate box::</b>	Other
<b>Full name:</b>	SUDESH SETHI
<b>Job title:</b>	[REDACTED]
<b>Telephone number:</b>	[REDACTED]
<b>Email:</b>	[REDACTED]
<b>Address:</b>	<input checked="" type="radio"/> STANLEY CLOSE, OLD TRAFFORD, Manchester, Greater Manchester, M16 9DT, United Kingdom
<b>Your representation:</b>	We object to the application being granted at all the application is for a new premises license to open till the early hours of 1:30 for live music, recorded music indoors and late night refreshment. the adjacent area comprises residential houses occupied by children, teenagers and families. this is the only proposed building in the immediate area which would be open so late. Some users of the late night music bar and/or football fans are highly likely to cause disorder and vandalism as the premises has no more than 3 parking facilities and users will be parking on the neighbouring narrow private road and blocking access to private houses, disturbing residents in the early hours of the morning. Teenagers will gather in the vicinity and this will lead
<b>To prevent crime and disorder:</b>	



to crime and disorder. Note the premises have no parking and residential houses are only a small distance (as little as 5 meters from the premises). People leaving the premises in the early hours around 130 will wait for taxis in a private residential area leading to sleep deprivation of residents which would lead to disorder. Police would be called by residents, people under influence of alcohol getting into fights leading to more commotion. Further disorder would be caused by people engaging in selling / using drugs in a family residential setting. Children in the immediate area will see the disorder and life style of late nights which will have a negative affect on them potentially leading them to accept crime and disorder as normal behaviour

There is no right of way to the very limited car park for users as it is a private road at the rear of the property which means they will park on already congested local roads. In addition, there is no 'drop off point or collect area for taxis at the front of the building as it's on a built up road junction with a raised traffic control system that includes a cycle lane. A previous planning application by 597 Stretford Road to convert their 'garden' area at the front of the building as a disabled parking space was refused due to the complexity of the Stretford Road/Chester Road junction.

**Public safety:**

(Again, users of the bar could spill out onto the road area and misuse and cause disruption to the local residential area. The grass verges by the side of the building have been converted to a nature reserve to encourage local wildlife by a local volunteer group which could potentially be damaged. This was adapted to prevent football fans parking their cars on the grass verges and causing much damage to the grass. In addition cars were accessing the verges and going over the cycle lanes and pavements that have no vehicular access.)

**To prevent public nuisance:**

Children live in close proximity to 597 Stretford Road. The licence states that the property wishes to stay open until 1.30am some nights. The noise generated from live/recorded music and potential anti-social behaviour from users, could, potentially affect children and adults alike who live in the primarily residential area and may affect and disturb their peace, wellbeing and their quality of life

**The protection of children from harm:**

I am the owner of the house which has a joint boundary wall with the premises. My lounge, reception room and two bedrooms directly overlook the premises and are only 5 to 6 meters from the premises separated by a small garden. The noise and commotion will make it impossible to enjoy any quality of life during the day or night. Residents will not be able to enjoy the garden and will always be worried from noise pollution, sleep deprivation, pollution. Trafford Council has spent a lot of money and time for many years and developed a very decent residential area. The grant of New premises License will be very negative to this area and should not be awarded

**Other:**

**Give any suggested conditions that could be added to the licence to remedy the cause of your representations, or other considerations you would like the Licensing Sub-Committee to take into account.:**

The application should be rejected

**I understand that this representation may become a public document:**

I confirm that I understand

**Date:**

03/10/2024

# REP 19 - Karen Pollard

Smith, Ursula

**From:** noreply  
**Sent:** 09 October 2024 19:27  
**To:** Licensing  
**Subject:** REP19-Karen Pollard-Premises Licence Representation  
**Attachments:** 597 Stretford Road proximity to 7 Stanley Close.jpg; Proximity Map 597 Stretford Rd LICENSING APPLICATION.pdf

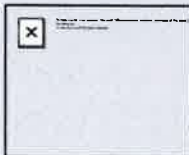
**Categories:** Licensing Act 2003 - Premises Applications/Queries

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Project - IgWebsite

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

A new form post has been received.



**Posted on:** 09/10/2024 19:26:38

**Posted from:** <https://www.trafford.gov.uk/business/Licences-and-permits/alcohol-and-entertainment/secure/Make-a-representation.aspx>

### Form Post

<b>Is this for or against the application?:</b>	Against
<b>Applicant's name (if known):</b>	Angela Francis
<b>Premises name:</b>	Walton Cottage Education Trust
<b>Premises address:</b>	597 Stretford Road, Old Trafford, Old Trafford, Manchester, Gtr Manchester, M16 9BX, United Kingdom
<b>Type of application:</b>	Alcohol and Music License
<b>Application or Licence number (if known):</b>	091735
<b>Tick appropriate box::</b>	Licensing Authority
<b>Full name:</b>	Karen Pollard
<b>Telephone number:</b>	[REDACTED]
<b>Email:</b>	[REDACTED]
<b>Address:</b>	<input checked="" type="checkbox"/> Stanley Close, Old Trafford, Manchester, Gtr Manchester, M16 9DT, United Kingdom
<b>Your representation:</b>	We object to the application being granted at all Historically, living next to Stretford Road we have witnessed both crime and disorder from revellers that have attended existing local events e.g. concerts at LCCC, Manchester United and Victoria Warehouse in various aspects of anti-social behaviour. Should Walton Cottage obtain an alcohol/late music licence in such close proximity to a primarily residential area I feel its patrons could cause similar issues similar to those listed below: • DURING DISPERSAL OF PATRONS: • Anti-social behaviour when leaving the premises under the influence of alcohol/substances. This, and having witnessed people coming to and from local events
<b>To prevent crime and disorder:</b>	

using the estate walls for toileting may also cause intrusive odours. • Patrons leaving the premises at the front of the building may congregate and fall out onto the busy road junction causing traffic issues. • Noise levels will increase if there is no security staff to encourage disbursement. • Vandalism of the local area and its amenities.

o There is no right of way to the car park of 597 Stretford Road for users as it can only be accessed via a private road at the rear of the property and not available for public access. Therefore, patrons will have to park on already heavily congested local roads where parking on pavements already causes an issue for pedestrians, parking on corners that blocks clear visibility to proceed, and emergency services would struggle to access with inconsiderate double parking. o There is no 'pick up or drop off' point for taxis at the front of the building as it's on a built-up road junction with a raised traffic control system that includes a cycle lane. Double yellow lines currently exist on Stretford Road and the closest side road within the residential area (Carver Street) is one way for vehicles to egress onto Stretford Road. This would mean taxis etc. would have to drive down other residential roads to be facing the correct way to pick up passengers from 597. o A previous planning application was applied for by Walton Cottage Trust to construct a 'dropped kerb' to facilitate the conversion of the 'garden' area at the front of the building as a disabled parking space. However, this was refused due to the complexity of the Stretford Road/Chester Road junction. (Please see your planning application No 106477/FUL/21) o Revellers may walk into the path of cyclists/pedestrians and two-way traffic if the pavement becomes congested.

## Public safety:

o Should an alcohol and music licence be granted as specified in their application, it indicates that they will be open later than other local hosterries and have a licence to play music later than concerts etc. It is not acceptable to open such a venue in a quiet residential area and which will cause huge disruption and disquiet to residents of Carver Close, and in addition, noise issues to Carver/Stanley Close residents, and the Victoria Flats on Stanley Road. (Incidentally, the residents of Carver Close have to maintain and fund any damage to Carver Close of which users of 597 will contribute to its wear and tear without having to contribute to its upkeep). o Noise pollution from music being emitted from the premises and even more so if they open windows for ventilation. Local residents have the right to live peacefully and not feel they cannot open their own windows for ventilation knowing they will be overpowered by music coming from the building irrespective of what hours they decide to open. Their suggestion of checking noise levels as far as the park concerns me even more as this implies that music may be heard from there. Therefore, living 8 metres away from the building we will be completely overpowered by extreme levels. o Noise Pollution Patrons may cause a nuisance to the local residential area with elevated levels of noise. This will particularly disturb the immediate local residents in which there are several families and elderly people and will affect their well-being, mental health and induce vulnerability. Furthermore, even though the alcohol and music may stop at the end of the evening it is more than likely there will be additional noise created by patrons leaving the premises up to an hour after the

## To prevent public nuisance:

alcohol/music has ceased. o Noise pollution when bottles/cans are discarded into commercial bins at the back of the property and their removal from site would have to be walked off and down Carver Close (private road) and left for the refuse collectors to collect from Stanley Road, which may cause a nuisance to pedestrians/cars alike. o Pest control issues may arise due to storage of waste at the back of 597 Stretford Road which may also emit intrusive odours. o Light pollution from illumination of the rooms within the building. As our home is eight metres in distance from 597 Stretford Road and we share a boundary wall, their lights cause our gardens and rooms (especially bedrooms) within our property to be affected. Carver Close, Stanley Close and the Victoria flats which surrounds 597 are all affected by their use of lighting. o Traffic issues. Again, patrons of the bar could spill out onto the busy road junction at the front of the property. o Traffic Issues. 597 Stretford Road cannot be accessed by refuse collectors due Carver Close being a narrow private road. Therefore, alcohol deliveries will also not be able to access the property without causing much inconvenience to the residents Traffic Issues and Vandalism. The grass verges by the side of 597 Stretford Road have been converted into a nature reserve to encourage local wildlife by a local volunteer group which could potentially be damaged. This was adapted to prevent football fans parking their cars and churning up the grass verges and, causing damage to the Stanley Close/Court boundary walls. In addition, cars were accessing the verges and going over the cycle lanes and pavements that have no vehicular access. This again may be used in a comparable manner by patrons of the venue.

There are families with young babies/children residing in Carver Close, Stanley Close and the Victoria flats which are within a 10/15 metre distance at the back of 597 Stretford Road. The licence application states that the Walton Cottage wishes to open from 9.00am until 1.30am on some nights, 7 days a week. The noise generated from live/recorded music and potential anti-social behaviour from users, could, affect children and adults alike who live in residential housing within the immediate vicinity of the building. This may affect and disturb their peace, wellbeing, and their quality of life with no respite. • Children who live and play on Carver Close may injure themselves on dropped waste/glass when their commercial bins are emptied. • As Walton Cottage Education Trust continue to advertise on their website that they have creche/12-seater children's room facility for hire within the building (also indicated by images), I fail to understand how you can safely have children using the same building that is being used as a live music venue. • Walton Cottage advertises that the creche area is on the first floor, the dance floor is on the ground floor and the event room/bar-cafe is on the second floor. Therefore, there are potential safeguarding issues if children are using the same facilities of the building particularly the corridors, toilets etc where unknown substances may be left by patrons of the music venue. Furthermore, any broken glass or waste children may come into contact with could be harmful.

**The protection of children from harm:**

**Other:**

I am extremely concerned that Walton Cottage Education Trust are applying to Trafford Council for a late alcohol and music licence to open a 'live'

music venue which may be open until 1.30am possibly several nights a week. They also intend to open from 9.00am (sell alcohol from 12.00pm) seven days a week which will have an enormous impact particularly on my family home being the closest and most overlooked by 597 and the Stanley Close & Stanley Court estate and local community. 597 Stretford Road is bounded on three sides by residential housing and on the fourth side by the extremely busy Chester Road & Stretford Road junction. Opening up the building to become a licensed venue with live and recorded music in such close proximity to this primarily residential area could be significantly detrimental and affect the privacy, mental health, and quality of life of local residents due to noise, light pollution, and anti-social behaviour until the early hours. I personally am looking at this application two-fold. In the first instance, I reside at Stanley Close, Old Trafford. M16 9DT and have done so for 34 years. Our home is one of the closest properties (approx. 8.7 metres) and shares a boundary wall with 597 Stretford Road. (Please see attached image to ascertain the close proximity). When the building was used as office space prior to Walton Cottage taking over, it had little impact on our homelife apart from their burglar alarm occasionally going off. However, since Walton Cottage have taken possession, we have been inconvenienced on numerous occasions e.g. by their alarm being activated and they are adept at leaving multiple internal lights on overnight and over-sensitive security lights are constantly being activated throughout the night. As a result, we experience significant light pollution as they illuminate our bedrooms which are at the back of our property and facing their building, all of which affects our sleep considerably. Should they be open in the evenings and at times until 1.30am the lights as we already know will cause an issue and, in addition, the noise pollution aspect, the output of live and recorded music would significantly have a huge impact on our ability to sleep particularly as my daughter works shifts for the NHS and I work at a local school. The anxiety this would cause would severely impact our health and mental well-being. Furthermore, at the rear of 597 where the houses and Victoria flats surround it we find that noise is amplified as it echoes and bounces off the walls of all the buildings whereby you can hear conversation clearly let alone music being played. My health is unfortunately poor and have asthma amongst other issues, I have my window open during the night to enable me to have fresh air to aid my breathing and again, the noise levels that a music bar would induce, as a result, will affect me more so. I am sure we have a right to be able to rest and relax in our home, but such a venture would completely overwhelm our day to day living. In addition, we already feel overlooked by onlookers from the building and do not feel comfortable using our own garden at times. My daughter has already applied privacy film on her bedroom window to protect her privacy and we feel we have to adjust our patio window blind to prevent onlookers from 597 seeing into our home. Therefore, the potential of having a large capacity of people able to look over us would at very least invade our privacy even further and make us feel extremely uncomfortable and vulnerable. As I mentioned previously, I would appreciate that you to also consider the bigger picture that the impact of a licensed music venue would have on the local community. I am a co-

director of Stretford Management Co Ltd which oversees the management of Stanley Court and Stanley Close which is a private estate with a private road. It is one of the closest estates to 597 Stretford Road and I have served the residents in this capacity for 30 years plus. We have to fund and maintain our estate through residential service charges which includes our own street lighting, grounds maintenance and repairs with no financial input or support from Trafford Council. We experience anti-social behaviour and damage to our estate from inconsiderate people who attend local events i.e. damage to our boundary wall/railings, littering and used as a toilet facility. We also endure unauthorised car parking on our estate as the local roads are already heavily congested and become impassable when something is taking place locally. Again, we do not receive any support from Trafford Council or the Police when this happens. I can only anticipate we may experience more of this nature and fear the patrons of 597 may do the same particularly traffic/noise related issues when patrons are being dispersed at closure of the venue. Upon speaking to several leaseholders and residents of the estate and in the local community, they are extremely concerned about the impact of a licenced property in such close proximity to their properties. Allowing this to open as a late-night music venue would certainly have a detrimental effect to our quiet estate and community. In addition, the noise and light pollution in the local area and in particular from Stretford Road has increased in recent years due to the West Point building becoming residential flats. Anti-social behaviour has already increased late at night when its residents are returning from evenings out. In addition, we are also facing the prospect of another multi-storey residential block being built next to West Point on Stretford Road which will no doubt have an impact on us also both in anti-social behaviour and parking issues. Patrons of the music venue could exacerbate the car park issues in the vicinity due to no available area at the front of 597 to drop and collect users in taxis. Walton Cottage applied for a dropped kerb in 2021 (planning application 106477/FUL/21) at the front of 597 to enable disabled parking but this was rejected as it is on such a busy built-up junction that has traffic lights and the pavement/road being built up with cycle lanes etc. May I also point out that at the rear of 597, their car park can only be accessed via Carver Close which is another private road and isn't open to unauthorised users. Walton Cottage has no legal agreement in place with the five residents' properties to use it and therefore, nor do their prospective patrons. Furthermore, we already have three licensed pubs/bars within a 5-minute walking distance of this location which are not enclosed entirely by residential housing as we are and do not feel we need another in such a built-up residential area. Walton Cottage Education Trust states on their website that they are a charity that concentrates on education and training. I and local residents are equally perplexed that if they are a charity for those purposes within 597, how does opening a late-night music venue which sells alcohol fit into this remit. On a personal level, I already feel extreme anguish about the prospect of this change of use. The enormity of the impact it may have on our day-to-day life has already caused many sleepless nights and distress. My neighbours and I would appreciate your support or intervention

with this matter to prevent it from going ahead. On a completely different concern entirely that raises an environmental issue is that we have a colony of bats that roost in the area that are seen at dusk flying over our gardens. The Bat Conservation Trust advise that excessive noise/vibration and artificial lighting can be extremely disturbing to their habitat and foraging pathways and can have a serious impact on their survival and growth rates. As bats and natural roosts are becoming scarce they are protected by law as and should be considered during planning application processes. The opening hours that 597 Stretford Road have stated means that the light and noise pollution that the building will emit could very well affect the bat colony that roosts close by. Karen Pollard & Mark Farrell Co-director of Stretford Management Co Ltd & Residents of Stanley Close, Old Trafford.

Upload 1:

597 Stretford Road proximity to Stanley Close.jpg

Upload 2:

Proximity Map 597 Stretford Rd LICENSING APPLICATION.pdf

Give any suggested conditions that could be added to the licence to remedy the cause of your representations, or other considerations you would like the Licensing Sub-Committee to take into account.:

NONE The license application should be refused in its entirety due being surrounded by residential housing.

I understand that this representation may become a public document:

I confirm that I understand

Date:

09/10/2024

If you do make a representation you will be expected to attend the Licensing Sub-Committee hearing and any subsequent appeal proceedings. It is an offence, under section 158 of the Licensing Act 2003, to knowingly or recklessly make a false statement in connection with this representation. This is punishable, on summary conviction, by a fine not exceeding level 5 on the standard scale. This form must be returned within the Statutory Period. Check with the Licensing Section by emailing [licensing@trafford.gov.uk](mailto:licensing@trafford.gov.uk):

I understand

**Properties**

Form Reference: FRM412485

Posted by: Public User ([publicuser@contensis.co.uk](mailto:publicuser@contensis.co.uk))

IP Address: 10.3.3.35

Posted on: 09/10/2024 19:26:38

Posted from: <https://www.trafford.gov.uk/business/Licences-and-permits/alcohol-and-entertainment/secure/Make-a-representation.aspx>

Marked as Read: No ([Mark this post as read](#))

Form template: </business/Licences-and-permits/alcohol-and-entertainment/secure/Make-a-representation.frm>

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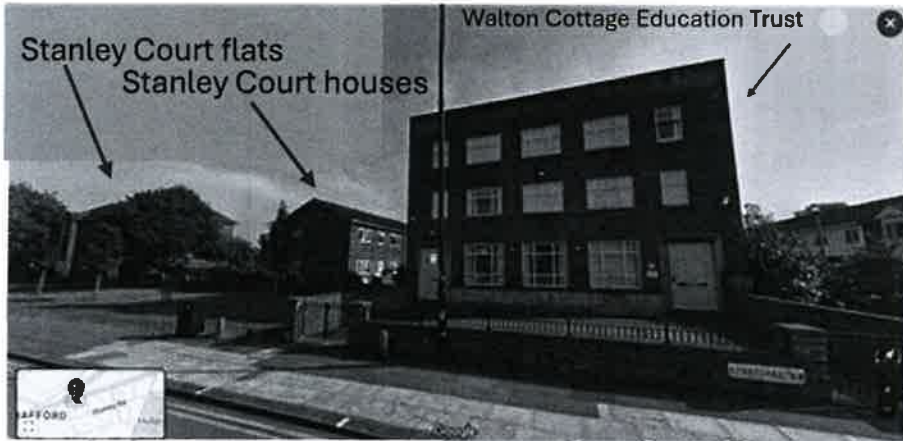
REP 19 - Continued



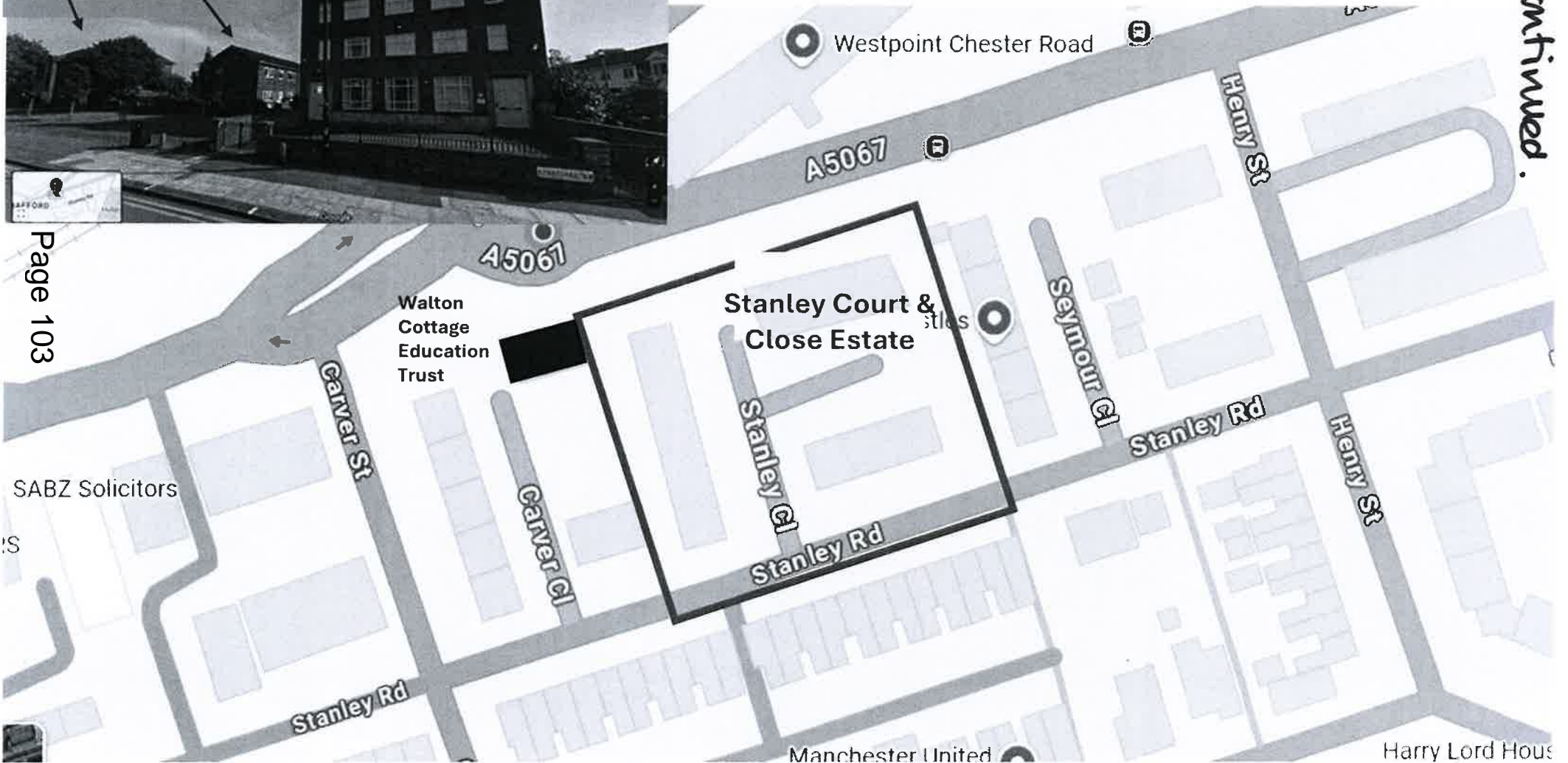


Licensing Application for 597 Stretford Road, Old Trafford.  
[Licensing application details \(trafford.gov.uk\)](http://trafford.gov.uk)

REP 19 - continued.



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SABZ Solicitors

Manchester United

Harry Lord House

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# REP 2 - Yvette Brown - Additional Information

Smith, Ursula

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**From:** Yvette Brown [REDACTED]  
**Sent:** 10 October 2024 18:49  
**To:** Licensing  
**Subject:** REP2-Yvette Brown-Additional Information to add to REP-10/10-New premises application (PL091735)

**Categories:** Licensing Act 2003 - Premises Applications/Queries

**STOP!** This email has originated from outside of Trafford Council, If you **DO NOT** recognise the sender or are not expecting this email, **DO NOT** click on links or attachments.

I would like to add the following points to my objections to the above licence application

I believe that granting the licence would contribute to a considerable increase in crime and disorder due to the availability of alcohol sales. The car park is at the rear of the building and is mere metres from the gardens and bedroom windows of a residential estate. When people have been drinking they are known to increase volume and reduced inhibitions often result in anti social behaviour.

This may have an impact on public safety due to the close proximity of the homes. I would be afraid to ask for people to reduce any noise or modify any unruly behaviour due to fear of retribution.

I believe that a bar open for 7 nights so close to residential properties will invariably result in a nuisance to the nearby residents. Increased noise, litter, and parking issues to name just 3.

Please consider the local residents before allowing this change of use in what has always been a business with normal 9-5 opening hours.

Thank you

Yvette Brown

Stanley Close

M169DT  
[REDACTED]

[Yahoo Mail: Search, organise, conquer](#)

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

**From:** "Yvette Brown" <[REDACTED]>  
**To:** "licensing@trafford.gov.uk" <licensing@trafford.gov.uk>  
**Cc:**  
**Sent:** Mon, 16 Sept 2024 at 18:10  
**Subject:** New premises application (PL091735)

I would like to object to the licence application for a club or bar to open within a very short distance to family homes on both sides and behind the building.

I would have thought there were regulations which determine where a bar which serves alcohol and is open until 1am should be allowed in a residential area.

My garden and 2 bedrooms are within less than 50 metres from the back door of this building and that is much too close in my opinion.

Thank you

Yvette Brown

Stanley Close  
[REDACTED]

# REP 20 - Saifuddin Salam

Trafford council

Development Management, 1st Floor, Trafford Town Hall, Talbot Road,  
Stretford M32 0TH

Dear Sir/Madam,

**Re: Appeal Against Alcohol and Entertainment License at The Walton Education Trust, 597 Stretford Road, M16 9BX**

I am writing to formally object to the application for an alcohol and entertainment license in relation to The Walton Cottage Education Trust, 597 Stretford Road, Manchester, M16 9BX, which is situated in extreme close proximity to a private residential area. As a resident of this neighbourhood, I have significant concerns regarding the potential negative impact that granting such a license will have on the local community.

I believe the location of this particular establishment is inappropriate for the following reasons:

1. **Noise Pollution:** The presence of an entertainment venue will likely lead to an increase in noise levels, particularly during late-night hours. This could disturb the peaceful environment of the area, impacting the quality of life for residents, particularly families with young children and elderly individuals.
2. **Public Nuisance and Disorder:** Alcohol-fuelled behaviour can often lead to public disturbances, including loud behaviour, littering, and antisocial activities. With the venue so close to homes, there is a significant risk that such behaviour will spill over into residential streets, affecting the safety and comfort of the community. Furthermore we have previously had issues with Tollgate (pub 1 minute walk away from requested location) with anti social behaviour which as a result has affected the safety concern of both elderly and children in the community.
3. **Traffic and Parking Issues:** Increased footfall from patrons, particularly during late hours, may cause congestion, increased traffic, and parking difficulties in the surrounding streets. Many of these roads are narrow and already struggle to accommodate the parking needs of residents. Furthermore, car park access is through the private residential area which if overload may lead to people parking in front of homeowners driveways.
4. **Safety Concerns:** The potential for an uptick in criminal activity, such as vandalism or disturbances, cannot be ignored. Alcohol consumption often exacerbates such behaviour, which is a serious concern for families and vulnerable individuals living in the area.
5. **Negative Impact on Property Values:** The introduction of a licensed venue near a residential zone could have a negative impact on property values. Many homeowners in the neighbourhood have invested heavily in maintaining a quiet, family-friendly environment, and this development may diminish the desirability of the area.

I urge the council to carefully consider the detrimental effects this license could have on the well-being of the local community. While I respect the right of businesses to

REP 20 -continued.

operate, I believe that more appropriate locations exist within the city that would not conflict with the residential nature of this area.

I trust that the council will take these concerns seriously and act in the best interest of its residents. I would be happy to attend any hearings or provide further evidence to support my appeal.

Thank you for your attention to this matter.

Yours sincerely,

Name: Saifuddin Salam

Signature: Saifuddin Salam

Email address: [REDACTED]

Address: [REDACTED] Carver Close, Old Trafford

Postcode: M16 9DJ

# REP 21 - Fahima Begum

Trafford council

Development Management, 1st Floor, Trafford Town Hall, Talbot Road,  
Stretford M32 0TH

Dear Sir/Madam,

**Re: Appeal Against Alcohol and Entertainment License at The Walton  
Education Trust, 597 Stretford Road, M16 9BX**

I am writing to formally object to the application for an alcohol and entertainment license in relation to The Walton Cottage Education Trust, 597 Stretford Road, Manchester, M16 9BX, which is situated in extreme close proximity to a private residential area. As a resident of this neighbourhood, I have significant concerns regarding the potential negative impact that granting such a license will have on the local community.

I believe the location of this particular establishment is inappropriate for the following reasons:

1. **Noise Pollution:** The presence of an entertainment venue will likely lead to an increase in noise levels, particularly during late-night hours. This could disturb the peaceful environment of the area, impacting the quality of life for residents, particularly families with young children and elderly individuals.
2. **Public Nuisance and Disorder:** Alcohol-fuelled behaviour can often lead to public disturbances, including loud behaviour, littering, and antisocial activities. With the venue so close to homes, there is a significant risk that such behaviour will spill over into residential streets, affecting the safety and comfort of the community. Furthermore we have previously had issues with Tollgate (pub 1 minute walk away from requested location) with anti social behaviour which as a result has affected the safety concern of both elderly and children in the community.
3. **Traffic and Parking Issues:** Increased footfall from patrons, particularly during late hours, may cause congestion, increased traffic, and parking difficulties in the surrounding streets. Many of these roads are narrow and already struggle to accommodate the parking needs of residents. Furthermore, car park access is through the private residential area which if overload may lead to people parking in front of homeowners driveways.
4. **Safety Concerns:** The potential for an uptick in criminal activity, such as vandalism or disturbances, cannot be ignored. Alcohol consumption often exacerbates such behaviour, which is a serious concern for families and vulnerable individuals living in the area.
5. **Negative Impact on Property Values:** The introduction of a licensed venue near a residential zone could have a negative impact on property values. Many homeowners in the neighbourhood have invested heavily in maintaining a quiet, family-friendly environment, and this development may diminish the desirability of the area.

I urge the council to carefully consider the detrimental effects this license could have on the well-being of the local community. While I respect the right of businesses to

REP 21 - continued.

operate, I believe that more appropriate locations exist within the city that would not conflict with the residential nature of this area.

I trust that the council will take these concerns seriously and act in the best interest of its residents. I would be happy to attend any hearings or provide further evidence to support my appeal.

Thank you for your attention to this matter.

Yours sincerely,

Name: Fahima Begum

Signature: Fahima Begum

Email address: [REDACTED]

Address: [REDACTED] Carver Close, Old Trafford

Postcode: M16 9DJ

# REP 23 - Bethany Farrell

Smith, Ursula

**From:** noreply  
**Sent:** 10 October 2024 18:03  
**To:** Licensing  
**Subject:** REP23-Bethany Farrell-10/10-Premises Licence Representation  
**Attachments:** 597 Stretford Road.png

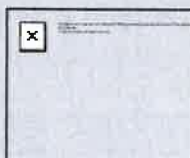
**Categories:** Licensing Act 2003 - Premises Applications/Queries

## Contensis Email Notification

Project - IgWebsite

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

A new form post has been received.



**Posted on:** 10/10/2024 18:02:50

**Posted from:** <https://www.trafford.gov.uk/business/Licences-and-permits/alcohol-and-entertainment/secure/Make-a-representation.aspx>

### Form Post

<b>Is this for or against the application?:</b>	Against
<b>Premises address:</b>	597 Stretford Road, Old Trafford, Manchester, Greater Manchester, M16 9BX, England
<b>Type of application:</b>	Alcohol and Music License
<b>Application or Licence number (if known):</b>	091735
<b>Tick appropriate box::</b>	Environmental Health Authority, Licensing Authority
<b>Full name:</b>	BETHANY FARRELL
<b>Job title:</b>	Healthcare Assistant
<b>Telephone number:</b>	[REDACTED]
<b>Email:</b>	[REDACTED]
<b>Address:</b>	Stanley Close,, Old Trafford, Manchester, Greater Manchester, M16 9DT, England
<b>Your representation:</b>	We object to the application being granted at all Any licensed premises is prone to antisocial behaviour. So how can the residential homes that share its boundaries and garden walls with the premise be protected from this? Simply, it can't. Trespassing through private roads, public urination, vandalism, loud violent and antisocial behaviour outside its premise to allow vaping and smoking, littering of alcohol and drugs, dispersal and refused entry disorder are to name a few with their potential victims being residing or public members. Disorder at licenced venues can only be well controlled without the disruption to neighbouring residents, businesses and traffic when the dwelling shares enough car parking land for the safe dispersal and de-escalation of
<b>To prevent crime and disorder:</b>	



disorder, to which this building does not occupy such land. Without this, it is pushing the disorder into the residential areas and public roads which creates vulnerability to the public and strain on the emergency services. The presence of emergency services responding to any antisocial behaviour alone would have a huge detrimental affect to the area as not only would this disrupt the quiet and private residential streets surrounding the premise back access, but the disorder would be extended onto a major 3-way traffic junction which in turn will also create public and traffic safety issues. Already we bare the brunt of antisocial behaviour from event goers and as we now reside on the outskirts of the red routes, this has pushed traffic and disorder into our neighbouring streets even more so and without the added support of policing.

As stated above and in correlation to public nuisance, the location of this premises falls on top of a busy 3-way junction. The Bee Network introduced the Stretford Road Cycleway to protect cyclists from motor traffic, as there is no designated space for vehicles to pull up safely outside the premise, this means service users will be dropped off / picked up outside the premise on double yellow lines, on top of a traffic light junction, in-between the cycleway bollards, cutting off the cyclists path, creating junction congestion, and build up as vehicles will be unable to overtake, altogether creating public nuisance for residing residents in noise and vehicular pollution as well as creating danger to life to all road users. As the building overlooks its neighbouring residential homes, this lack of personal privacy also becomes a public safety concern and threat.

**Public safety:**

The noise, light and vibration of music emitted from this building will cause major disruption to our community, especially as the positioning of the buildings creates an echo which amplifies even a conversation to the point you can hear every word. This disruption will not only count for the hours in which they want to operate, but the time of dispersal onto our streets, waste collection, and the opening and closing of the building. This will all seep into hours that have not been highlighted in the application, which only prolongs the disruption to us as their neighbours for each and every day of the week. Please see the attached photos of the occupied building during night hours below and how this light pollution causes major distress when trying to sleep, nevermind noise to accompany it. This sort of nuisance along with the disorder in which they disperse late at night and in the early hours of the morning will have a detrimental effect to the health and wellbeing to not only its local vicinity, but the wider community also. Waste Disposal and Lingering Smells - Sanitary clinical waste, recycling, food and alcohol all require appropriate disposal for a premise that wants to entertain and sell alcohol. This means containing this waste within their car park, creating another eyesore to their already massive storage sheds, the smell that it would create and the pests this would attract, all less than 10 metres away from my home. It would require disposal to access a private road (Carver Close, USRN number: 41002471 as documented by gov.uk - findmystreet.co.uk), this waste could potentially

**To prevent public nuisance:**

fall onto the road causing environmental concerns, ie fallen food that attracts pests, broken glass that could injure children playing on their own street and then there is damage to the street from these vehicles. All of which seems very unfair to a road that maintain and pay for it themselves, even Trafford Councils own bin lorries do not go up this road. Measures to minimise these risks cannot be put into place in this scenario as waste collection cannot be collected from access to the front of the property. Parking and No Stopping/Waiting- This will also be a nuisance. Stanley Road is the only public road available near the vicinity for service users to park on, but this road is massively congested by apartment blocks within the area that do not facilitate their own parking. The issues I highlighted in my last representation when Walton Cottage applied for a dropped kerb for vehicle access to the front of the property all apply here. Since that last representation, the area has become significantly worse and we are facing other daunting prospects of other high rise apartment blocks going up in the area. Because of its overcrowding, this forces vehicles to park on the pavements which are then blocked for pedestrian use. The area has become completely unsafe with illegal parking and yet no policing has been enforced to stop this from happening. Coming out of junctions where you cannot see what is coming has become the norm, cars are being damaged and there would be no chance of any emergency service gaining access.

The lack of privacy in our own homes to the immediate area where children reside means there will always be safety concerns due to everyday occupancy of the building of all hours and with constant overlooking. Their protection also includes the effects to their wellbeing and mental health, especially when their sleep is disrupted by nuisance, and public disorder. It is not just young children we speak of here, there is also the safeguarding concern for the large student population we have within the vicinity as well as the vulnerable young people within the sheltered accommodation/hostel we have on the end of Stanley Road. The safety and wellbeing of all should count but as a community, how are we supposed to protect children and each other from the risks of alcohol consumed behaviour each and every day, all day within our residential neighbourhood?! Protecting children starts at home, a place they can feel safe, and yet this will be compromised when the threat of a licensed business is on their doorstep. The community has already come together and shown me that this application is a huge unwelcome and concern to their families. Licensed businesses are all very well in the right area where children do not reside or are restricted too (ie high street or town centres) but not when they are metres away from their homes.

**The protection of children from harm:**

The anxiety this has created among our community has already had an instrumental affect to our lives and I cannot express enough the detrimental effect this would have on our mental health should this license be accepted, as it already has. I personally work 12+ hour shifts in healthcare. I come home to rest, like we

**Other:**

REP 23 continued.

all do, and to be able to go to bed at night and sleep. Yet I face debilitating effects of everything mentioned above less than 10 metres away from my window. I cannot see how this establishments plan could not affect our lives, our safety, or our homes. This building has only ever been office space up until 2020 when the class of buildings changed. When used as offices, it never caused any upset to the neighbours or the larger community as its operating business hours were respectful, pollution was limited and the use of the private road (Carver Close) was agreed for business day working hours only. None of this was revised when the class of the building changed and yet as this is a residential area, I only feel it is right that this community should get a say, and that Carver Close get the protection they deserve for a road they maintain privately themselves. As for the premise itself, I do not understand how a 'creche' can sit in the middle floor between two function rooms, a function room with dance floor on the ground floor, and a large function event room on the second floor. When the application for business use changed, their plans were to have a creche on the bottom floor, mental health services on the first floor and community café on the second floor. So why has a dance sprung floor been put in when that does not fit into any of the categories above? It seems these were never intended purposes of use and it completely goes against the use of class as this license application falls in the sui generis class not Class E parts b,e,f,g in which they claim to be running. It is here that I plea with the council that you come and look at this building and revise how it can be used effectively without disruption to the community and to provide a business that is fit for purpose. With only the placement of two posters put up on lamp posts, word of this application spread and our community has come together in its representations and petitions, and it is here that I hope you listen to our pleas and support us as this has affected an entire community.

597 Stretford Road.png

No amendable action would make this any better when the fact remains, we are a residential area.

Upload 1:

Give any suggested conditions that could be added to the licence to remedy the cause of your representations, or other considerations you would like the Licensing Sub-Committee to take into account.:

I understand that this representation may become a public document:

I confirm that I understand

Date:

10/10/2024

If you do make a representation you will be expected to attend the Licensing Sub-Committee hearing and any subsequent appeal proceedings. It is an offence, under section 158 of the Licensing Act 2003, to knowingly or recklessly make a false statement in connection with this representation. This is punishable, on summary conviction, by a fine not exceeding level 5 on the standard scale. This form must be returned within the Statutory Period. Check with the Licensing Section by emailing [licensing@trafford.gov.uk](mailto:licensing@trafford.gov.uk):

I understand

Properties

Form Reference: FRM412551

REP 23 continued.



# REP 24 - Sohail Lasa Patel

Trafford council

Development Management, 1st Floor, Trafford Town Hall, Talbot Road,  
Stretford M32 0TH

Dear Sir/Madam,

**Re: Appeal Against Alcohol and Entertainment License at The Walton Education Trust, 597 Stretford Road, M16 9BX**

I am writing to formally object to the application for an alcohol and entertainment license in relation to The Walton Cottage Education Trust, 597 Stretford Road, Manchester, M16 9BX, which is situated in extreme close proximity to a private residential area. As a resident of this neighbourhood, I have significant concerns regarding the potential negative impact that granting such a license will have on the local community.

I believe the location of this particular establishment is inappropriate for the following reasons:

1. **Noise Pollution:** The presence of an entertainment venue will likely lead to an increase in noise levels, particularly during late-night hours. This could disturb the peaceful environment of the area, impacting the quality of life for residents, particularly families with young children and elderly individuals.
2. **Public Nuisance and Disorder:** Alcohol-fuelled behaviour can often lead to public disturbances, including loud behaviour, littering, and antisocial activities. With the venue so close to homes, there is a significant risk that such behaviour will spill over into residential streets, affecting the safety and comfort of the community. Furthermore, we have previously had issues with Tollgate (pub 1 minute walk away from requested location) with anti-social behaviour which as a result has affected the safety concern of both elderly and children in the community.
3. **Traffic and Parking Issues:** Increased footfall from patrons, particularly during late hours, may cause congestion, increased traffic, and parking difficulties in the surrounding streets. Many of these roads are narrow and already struggle to accommodate the parking needs of residents. Furthermore, car park access is through the private residential area which if overload may lead to people parking in front of homeowners driveways.
4. **Public Safety Concerns:** The potential for an uptick in criminal activity, such as vandalism or disturbances, cannot be ignored. Alcohol consumption often exacerbates such behaviour, which is a serious concern for families and vulnerable individuals living in the area.
5. **Negative Impact on Property Values:** The introduction of a licensed venue near a residential zone could have a negative impact on property values. Many homeowners in the neighbourhood have invested heavily in maintaining a quiet, family-friendly environment, and this development may diminish the desirability of the area.

REP 24 - continued.

I urge the council to carefully consider the detrimental effects this license could have on the well-being of the local community. While I respect the right of businesses to operate, I believe that more appropriate locations exist within the city that would not conflict with the residential nature of this area.

I trust that the council will take these concerns seriously and act in the best interest of its residents. I would be happy to attend any hearings or provide further evidence to support my appeal.

Thank you for your attention to this matter.

Yours sincerely,

Name: Sohail Lasa Patel

Signature: Mr S.Lasa Patel

Email address:

[REDACTED]

Address: [REDACTED] Stanley Road

Postcode: M16 9DH

Phone Number: [REDACTED]

# REP 25 - Memuna Lasa Patel

Trafford council

Development Management, 1st Floor, Trafford Town Hall, Talbot Road,  
Stretford M32 0TH

Dear Sir/Madam,

**Re: Appeal Against Alcohol and Entertainment License at The Walton Education Trust, 597 Stretford Road, M16 9BX**

I am writing to formally object to the application for an alcohol and entertainment license in relation to The Walton Cottage Education Trust, 597 Stretford Road, Manchester, M16 9BX, which is situated in extreme close proximity to a private residential area. As a resident of this neighbourhood, I have significant concerns regarding the potential negative impact that granting such a license will have on the local community.

I believe the location of this particular establishment is inappropriate for the following reasons:

1. **Noise Pollution:** The presence of an entertainment venue will likely lead to an increase in noise levels, particularly during late-night hours. This could disturb the peaceful environment of the area, impacting the quality of life for residents, particularly families with young children and elderly individuals.
2. **Public Nuisance and Disorder:** Alcohol-fuelled behaviour can often lead to public disturbances, including loud behaviour, littering, and antisocial activities. With the venue so close to homes, there is a significant risk that such behaviour will spill over into residential streets, affecting the safety and comfort of the community. Furthermore, we have previously had issues with Tollgate (pub 1 minute walk away from requested location) with anti-social behaviour which as a result has affected the safety concern of both elderly and children in the community.
3. **Traffic and Parking Issues:** Increased footfall from patrons, particularly during late hours, may cause congestion, increased traffic, and parking difficulties in the surrounding streets. Many of these roads are narrow and already struggle to accommodate the parking needs of residents. Furthermore, car park access is through the private residential area which if overload may lead to people parking in front of homeowners driveways.
4. **Public Safety Concerns:** The potential for an uptick in criminal activity, such as vandalism or disturbances, cannot be ignored. Alcohol consumption often exacerbates such behaviour, which is a serious concern for families and vulnerable individuals living in the area.
5. **Negative Impact on Property Values:** The introduction of a licensed venue near a residential zone could have a negative impact on property values. Many homeowners in the neighbourhood have invested heavily in maintaining a quiet, family-friendly environment, and this development may diminish the desirability of the area.

REP 25 continued.

I urge the council to carefully consider the detrimental effects this license could have on the well-being of the local community. While I respect the right of businesses to operate, I believe that more appropriate locations exist within the city that would not conflict with the residential nature of this area.

I trust that the council will take these concerns seriously and act in the best interest of its residents. I would be happy to attend any hearings or provide further evidence to support my appeal.

Thank you for your attention to this matter.

Yours sincerely,

Name: Memuna Lasa Patel

Signature: M Patel

Email address: [REDACTED]

Address: [REDACTED] Stanley Road

Postcode: M169DH

Phone Number: [REDACTED]



PETITION -  
REPS 26 - 39

Stanley Close,  
Old Trafford,  
Manchester.  
M16 9DT

9<sup>th</sup> October 2924

F.A.O: **Ursula Smith**  
**Licensing Section,**  
Trafford Council  
Trafford Town Hall,  
Talbot Road,  
Old Trafford,  
Manchester M32 0TH

Dear Ms. Smith,

**RE: Licensing Application (PL091735) - Walton Cottage Education Trust**  
597 Stretford Road, Old Trafford, Manchester M16 9BX

Further to our communication via email, please find attached all relevant documents relating to the representation of objection against the alcohol and music license application as above.

This petition was conducted to enable the local residents the ability to make a representation who do not have access to the internet.

Having listened to their concerns, I assure you that the general opinion is such that an establishment opening as a licensed bar/music venue is not conducive nor beneficial to the close proximity to a quiet residential area.

I would appreciate it that you could include this petition and forward it to the Licensing Committee.

Please do not hesitate to contact me should you require anything further; I can be contacted on [REDACTED]

I would appreciate your acknowledgement of this petition and await to hear of future proceedings.

Yours Sincerely

Karen Pollard

## PLEASE SUPPORT US IN PROTECTING OUR LOCAL COMMUNITY

Objection against Licensing Application (PL091735) From:  
**Walton Cottage Education Trust**  
for a **LATE-NIGHT MUSIC VENUE & ALCOHOL LICENCE**  
at **597 Stretford Road, Old Trafford, Manchester. M16 9BX**

By chance it has come to local residents' attention that the office block adjacent to the Carver Close and Stanley Court/Close estates is in the process of obtaining an alcohol and music licence. The property is 597 Stretford Road and can be located on the map below.



Walton Cottage Education Trust who took over the rental of the property in 2021 was initially to open a creche, well-being service and community café which so far hasn't transpired. The building was originally an office block and the class of usage was changed for the new intended purposes to allow such businesses as listed.

However, they are now applying to Trafford Council for a late alcohol and music licence to open up as a 'live' music venue which may be open until 1.30am potentially several days a week. They also will be open 7 days a week. This could have an enormous impact on our communities within the local area.

To have an alcohol licence they have to be in a different category of class system named 'Sui-generis' which may mean they could use the property for multi types of business and that allows bars or pubs to sell alcohol and have live and recorded music. They are currently in Class E and assume they will also be required to apply for planning permission should they get approval for an alcohol licence.

The impact that opening up as a licenced music venue could have a severe effect on our right to privacy and quality of life due to regular late-night noise/light pollution. Anti-social behaviour until the early hours from their users would also certainly have a detrimental effect to our generally quiet community.

As many of the estates in the immediate vicinity are private roads which already have issues of unauthorised vehicles parking, the patrons of the venue may further exacerbate the problem of parking on Stanley Road, Henry Street and Carver Street. These roads have already become extremely congested due to the West Point residential block using the local roads and, in addition, when the new residential block is built which will have 310 apartments with ten parking spots next to the West Point apartments, the roads will be affected even more.

Changing 597 Stretford Road to a late-night music venue does not have an accessible car parking facility, will also add to the traffic congestion making it much worse. In addition, where the building is located on Stretford Road there is nowhere to pull up outside the property on such a busy built-up junction which has cycle lanes, raised pavements and traffic lights etc. therefore, taxi's picking up and dropping off users of the club will also cause an issue on the neighbouring streets.

Observation of their sporadic opening hours (as listed below) suggest they are trying to cater for when local events are taking place which may cause further anti-social behaviour, noise and vandalism issues.

**It would be advantageous if the local community could stand together to object to this proposal adhering to the 4 main licensing objectives that Trafford Council Licensing Department as below:**

<b>CRIME &amp; DISORDER</b>	<b>PUBLIC SAFETY</b>
<b>PUBLIC NUISANCE</b>	<b>PROTECTION of CHILDREN FROM HARM</b>

To do so, please contact the website at [www.trafford.gov.uk](http://www.trafford.gov.uk) and click on licensing and use the licensing application number (PL091735) to find their application or on the link

[Licensing application details \(trafford.gov.uk\)](http://www.trafford.gov.uk) The webpage shows the proposal and a further link for you to make a representation/objection to this application by clicking 'Make A Representation'.

Please be advised that the deadline to make your representation/objection is **Friday 11th October** and the council will not acknowledge your comments after this date.

**PLEASE MAKE YOUR OPINION HEARD TO HELP PROTECT OUR NEIGHBOURHOOD**

**Opening Hours:**

Monday to Wednesday: 9.00-18.00  
 Thursday: 9.00-23.30  
 Friday and Saturday: 9.00-01.30  
 Sunday: 9.00-21.30

**Live Music-Indoors**

Thursday: 23.00-23.30  
 Friday and Saturday: 23.00-01.30

**Recorded Music-Indoors:**

Thursday: 23.00-23.30  
 Friday and Saturday: 23.00-01.30

**Sale of Alcohol-ON**

Thursday: 18.00-23.00  
 Friday: 18.00-01.00  
 Saturday: 15.00-01.00  
 Sunday: 12.00-21.00

**Late Night Refreshment-Indoors:**

Thursday: 23.00-23.30  
 Friday and Saturday: 23.00-01.30

**NB:** The Licensing department have advised that Walton Cottage are considering making amendments to some aspects of their application (reducing the hours to midnight for selling alcohol/music and monitoring noise levels up as far as Seymour Park) These suggestions are however still under discussion. **Whichever, this type of business is not conducive to our quiet residential area and still aim to object to this application(s)**

**Objection against Walton Cottage Education Trust's**  
**Licensing Application (PL091735)**  
**for a LATE-NIGHT LIVE MUSIC & ALCOHOL LICENCE**  
**at 597 Stretford Road, Old Trafford, Manchester. M16 9BX**

**PLEASE SUPPORT US IN PROTECTING OUR LOCAL COMMUNITY**

The likely impact that opening up as a licenced music venue could affect mental health and quality of life as a consequence of **noise/light pollution, anti-social behaviour, vandalism, car parking issues and have an affect on residents who have children.** Their application states that they will be open 7 days a week and selling alcohol between the hours of 12.00pm & 1.30am several days a week that would have a severely detrimental effect to our quiet community.

The potential issues above could arise and fit into the 4 licensing objectives that the Trafford Council Licensing Department specify as listed below:

<b>CRIME &amp; DISORDER</b>	<b>PUBLIC SAFETY</b>
<b>PUBLIC NUISANCE</b>	<b>PROTECTION of CHILDREN FROM HARM</b>

In addition, the CLASS of USAGE this property is categorised as does not allow such activities to take place and therefore contravening the Trafford Council Planning Regulations.

**We therefore object to this licensing application and have entered my details below:**

PLEASE PRINT DATE, FULL NAME, ADDRESS & USUAL SIGNATURE

DATE	FULL NAME	ADDRESS	SIGNATURE
3/10/24	Simone Burton	████████ STANLEY COURT - STANLEY ROAD, MCR, M16 9DL	████████████████████
07/10/24	ARA HAGHNAZARIAN	████████ STANLEY COURT M16 9DL	████████████████████
18/10/24	SUZETTE MCGHEE	████████ STANLEY COURT M16 STANLEY ROAD MANCHESTER 9DL	████████████████████
7/10/24	John McKinie	████████ Stanley Court, Manchester M16 9DL	████████████████████
7/10/24	Aaron Reynolds	████████ Scoulers court M16 9DL	████████████████████



