

### Representation 3

Planning LA0209/23

Hello

I was only recently sent this application from a friend.

We live virtually opposite these 2 properties and have to protest in the strongest terms as this would make our lives a living misery.

My son who lives with us is a hospital doctor working very long hours whose bedroom faces onto the street.

There are also many young children living close by.

Is this likely to go through?

Sian Rogers  


## Representation 4

Please be aware that this formal objection will be forwarded to the applicant. Your telephone number, street number and email address will be redacted, but all other information will be sent as it is submitted.

Name:	Henry Law
Address:	[REDACTED], Hale, ALTRINCHAM WA14 2UJ
Telephone number:	[REDACTED]
Preferred email:	[REDACTED]
Date:	14 <sup>th</sup> July 2023
Name of premises application that is being objected to:	Hale Tavern 112-114 Ashley Road, Hale, Altrincham WA14 2UN
LA reference (if known):	LA0209/23
Reasons for objection:	<p>Please include how the application will affect you/your community, with reference to the 4 licensing objectives:</p> <ul style="list-style-type: none"><li>• <b>The prevention of crime and disorder.</b></li><li>• <b>Public safety.</b></li><li>• <b>The prevention of public nuisance.</b></li><li>• <b>The protection of children from harm</b></li></ul> <p>I object to the lateness of the stopping time for this licence on Thursday, Friday and Saturday.</p> <p>Currently Hale is a popular destination for <i>evening</i> entertainment; to allow live music to 1AM is an attempt to turn it into a destination for <i>night-time</i> entertainment, which (however well managed) is likely to cause noise and traffic nuisance for the houses and apartments nearby and be a significant change to the ambience of the village. In short, by playing music until 1AM this is a night club, not a bar/restaurant.</p> <p>Please grant a licence only to midnight every night.</p>

**Representation**

**Please be aware that this formal objection will be forwarded to the applicant. Your telephone number, street number and email address will be redacted, but all other information will be sent as it is submitted.**

Any other notes or points that you would like to be considered:	

[Redacted]

## Representation 5

Dear Sir or Madam,

Application LA0209/23

I would like to state my opposition to the application for an alcohol and live music license until 1 am for the future Hale Tavern. This is later than is general in Hale and is more akin to night-time rather than the more usual evening-time economy. The premises are opposite and close to residential properties and the noise of live music and the disruption of people leaving late at night is likely to be an unwelcome disturbance which would be much more troublesome than that which happens at usual restaurant hours.

Yours faithfully

Wendy Law



Hale  
Altrincham  
WA14 2UJ

## Representation 6

Please be aware that this formal objection will be forwarded to the applicant. Your telephone number, street number and email address will be redacted, but all other information will be sent as it is submitted.

Name:	Laurence Bass
Address:	[REDACTED] Hale, Altrincham WA14 2UH
Telephone number:	[REDACTED]
Preferred email:	[REDACTED]
Date:	15/7/23
Name of premises application that is being objected to:	Hale Tavern
LA reference (if known):	LA0209/23
Reasons for objection:	<p>Please include how the application will affect you/your community, with reference to the 4 licensing objectives:</p> <ul style="list-style-type: none"><li>• <b>The prevention of crime and disorder.</b></li><li>• <b>Public safety.</b></li><li>• <b>The prevention of public nuisance.</b></li><li>• <b>The protection of children from harm</b></li></ul> <p>I don't think there is a need for another food/drink establishment with the resultant noise, litter, parking issues that we've seen previously.</p> <p>I don't understand the 1am application to 'allow time to close up properly at weekends'. If they don't intend to use it, don't apply for it! I object to 'live music' throughout the week as this is a quiet residential neighbourhood and would be a public nuisance.</p> <p>There's no additional parking planned so the risk is more cars creating more hazards, parking illegally and causing safety issues on the roads in the vicinity.</p>

## Representation 6

Please be aware that this formal objection will be forwarded to the applicant. Your telephone number, street number and email address will be redacted, but all other information will be sent as it is submitted.

Any other notes or points that you would like to be considered:	Once a licence is granted it's more difficult to revoke this

# Representation 8

Please be aware that this formal objection will be forwarded to the applicant. Your telephone number, street number and email address will be redacted, but all other information will be sent as it is submitted.

Name:	John Hardman
Address:	[REDACTED] Hale, WA14 2UW
Telephone number:	[REDACTED]
Preferred email:	[REDACTED]
Date:	17/7/23
Name of premises application that is being objected to:	Hale Tavern
LA reference (if known):	LA0209/23
Reasons for objection:	<p>Please include how the application will affect you/your community, with reference to the 4 licensing objectives:</p> <ul style="list-style-type: none"><li>• The prevention of crime and disorder.</li><li>• Public safety.</li><li>• The prevention of public nuisance.</li><li>• The protection of children from harm</li></ul> <p>I am in principle supportive of the application. I would like to register concern relating to the times for the supply of alcohol proposed. I am in receipt of various correspondence including a letter from Hale Conservatives setting out the families plan for food and drink with a focus on lunchtime hours. The said letter references however that they are applying to finish at 1am to allow time to close up properly at the weekends and operational hours will be different.</p> <p>Given the location is a mix of both Commercial and Residential Housing, Hale has many eating establishments/restaurants across the village where consistency of licencing hours would be sensible both from a public safety, public nuisance and crime and disorder perspective.</p>
Any other notes or points that you would like to be considered:	

## Representation 9

LA0209/23 LA0211/23

To whom it may concern

I am writing to you about the two licensing applications in hale until 1am and 2am.

I am strongly against this. Whilst I very much support our local restaurants and bars and believe a healthy social economy is key to the balance of Hale. Drinking licenses until this time of morning attract the wrong types of people, namely drunks and aggressive loud behaviour. Please do not endorse these licences. Protect hale village and its residents who do not want their amenity ruined by drunken behaviour.

We often have groups of drinks congregating after the pubs close on our road. (Heath road). It will only get worse if these licenses are granted.

Kind regards

Hayley Aston

[REDACTED]




## Representation 10

Please be aware that this formal objection will be forwarded to the applicant. Your telephone number, street number and email address will be redacted, but all other information will be sent as it is submitted.

Name:	Mrs Charlotte Butterworth
Address:	[REDACTED] Hale, WA14 2UQ
Telephone number:	[REDACTED]
Preferred email:	[REDACTED]
Date:	16/07/23
Name of premises application that is being objected to:	Hale Tavern
LA reference (if known):	LA0209/23
Reasons for objection:	<p>Please include how the application will affect you/your community, with reference to the 4 licensing objectives:</p> <ul style="list-style-type: none"><li>• <b>The prevention of crime and disorder.</b></li><li>• <b>Public safety.</b></li><li>• <b>The prevention of public nuisance.</b></li><li>• <b>The protection of children from harm</b></li></ul> <p>I am objecting to the proposed late licence application for the above premises, as a resident of Hale located behind this venue (Spring Road) I believe it will have a negative effect on the area. I am keen for new businesses to open and thrive in the area and obviously continuing as restaurants closing at a reasonable hour would be fine. However, to stay open until 1am or 2am on all or any nights of the week is not right for such a residential area and not at all necessary to operate as a restaurant. My biggest concern is last time anything opened this late with loud music and serving alcohol it attracted a huge amount of anti-social behaviour. Shouting and violence at closing time, glass bottles left on our street for my children to try and avoid in the morning all lead to feeling unsafe in my own home. Once the premises throw the intoxicated customers out, they are no longer their problem but they are our problem as local residents. We have seen fights outside our own front door, our doorbell being rung and abusive behaviour putting mine and my children's safety at risk.</p> <p>With just one place offering such a late licence this would be bad but 2 next to each other would create a destination for this and guaranteed anti-social activity surrounding it. As the surrounding area is residential in every direction you have to see how unacceptable this is. The noise and crowd this would attract is not right given its proximity to people's homes, I have young children as do most of my street and there are also many older residents and this is not what this family friendly area stands for. The current restaurants and bars already produce a lot of noise late at night at weekends as noise carries outstandingly far and this would disturb such a huge section of residents. The Railway is already attracting underage drinking and this proposal would exacerbate this problem further so I ask that such a late licence for this premises playing loud music and serving alcohol is rejected in the interest of the village and its residents.</p>

## Representation

**Please be aware that this formal objection will be forwarded to the applicant. Your telephone number, street number and email address will be redacted, but all other information will be sent as it is submitted.**

Any other notes or points that you would like to be considered:	In other notes; one of the arguments for this proposal is that they will only be playing loud music at weekends, this is still unacceptable as my young family desire to be safe and able to sleep even at weekends! But also, if this is the case why apply for every night? They insist it will be run as a restaurant predominantly, then again why the requirement for such a late licence - restaurants do not need to be open this late to be successful. Nobody needs a meal at midnight so at this point it will obviously be a nightclub by any other name! 

## Representation 11

Please be aware that this formal objection will be forwarded to the applicant. Your telephone number, street number and email address will be redacted, but all other information will be sent as it is submitted.

Name:	Margaret & Paul Luton
Address:	[Redacted] Hale WA14 2UQ
Telephone number:	0161 9283200
Preferred email:	[Redacted]
Date:	July 11 <sup>th</sup> 2023
Name of premises application that is being objected to:	Hale Tavern 112-114 Ashley Road Hale WA14 2UN
LA reference (if known):	LA0209/23
Reasons for objection:	<p>Please include how the application will affect you/your community, with reference to the 4 licensing objectives:</p> <ul style="list-style-type: none"><li>• <b>The prevention of crime and disorder.</b></li><li>• <b>Public safety.</b></li><li>• <b>The prevention of public nuisance.</b></li><li>• <b>The protection of children from harm</b></li></ul> <p>Public Nuisance. This establishment backs onto a row of residential homes on Spring Rd. The closest homes and others on the road have families with young children. The times specified in this Application go far beyond what is reasonable, given the close proximity to a quiet residential road and will adversely impact our amenity and quality of life. We object to it in its current form.</p>

## **Representation 11**

**Please be aware that this formal objection will be forwarded to the applicant. Your telephone number, street number and email address will be redacted, but all other information will be sent as it is submitted.**

Any other notes or points that you would like to be considered:	There are restrictions in force re the use of the building that do not specifically relate to the Licence applied for. Planning Permission H/52178
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## Representation 12

Please be aware that this formal objection will be forwarded to the applicant. Your telephone number, street number and email address will be redacted, but all other information will be sent as it is submitted.

Name:	THOMAS LAVIN
Address:	[REDACTED] Hale WA14 2UN
Telephone number:	[REDACTED]
Preferred email:	[REDACTED]
Date:	11th of July 2023
Name of premises application that is being objected to:	Hale Tavern
LA reference (if known):	LA 0209/23
Reasons for objection:	<p>Please include how the application will affect you/your community, with reference to the 4 licensing objectives:</p> <ul style="list-style-type: none"><li>• <b>The prevention of crime and disorder.</b></li><li>• <b>Public safety.</b></li><li>• <b>The prevention of public nuisance.</b></li><li>• <b>The protection of children from harm</b></li></ul> <p>In relation to the application I would be obliged if you would kindly take my views into account. I reside at [REDACTED] Hale which is within 40 m of the Hale Tavern.</p> <p>These premises are very close to residential properties and we are therefore especially vulnerable to late-night noise and disturbance from people leaving the premises. I know that this is described as alcohol and live music and I'm not sure if food is to be served. If it is purely an alcohol venue then there is a higher risk of intoxicated customers spilling out onto the street after one o'clock in the morning. This could cause serious problems which could not be reduced by placing notices on the premises asking people to leave quietly. I have read the taverns noise mitigation proposals , we as local residents have not been given any details of this application in order to have discussions with the owners regarding contact numbers , noise levels etc. What I do not want to happen is for the venue to become a scene of raucous behaviour. So I would prefer food to be served because that reduces the likelihood of drunkenness and I would like the closing time to be 12 AM.</p>

## Representation 12

Please be aware that this formal objection will be forwarded to the applicant. Your telephone number, street number and email address will be redacted, but all other information will be sent as it is submitted.

	<p>[Redacted]</p> <p>[Redacted]</p> <p>[Redacted]</p>
Any other notes or points that you would like to be considered:	It would be useful if there could be a strict limit occasional only on the number of occasions that the premises can remain open after 12 PM if that is granted by the licensing committee

**Representation 13**

106 and 108 Ashley Road Hale WA14 2UN;  
112-114 Ashley Road Hale WA14 2UN

Sir

I am the owner of Porcupine Antiques [REDACTED] but I also reside in these premises and have done so for some decades.

I object to the above 2 licensing Applications as allowing music and alcohol until 1.00 and 2.00am respectively will cause me, a senior citizen, great discomfort and nuisance and will interfere with my right to privacy. Also refreshments until 11.00pm and 1.00am are similarly unnecessary and in any event likely to affect my peace and tranquility after 10.00pm.

I do not object to a 10.00pm cut- off time as such late night music and alcohol will be detrimental to not only me, but other nearby residents.

Please take my deep concerns into account, and I will ensure that a copy is delivered to the Town Hall.

Yours sincerely

Valerie Martin

[REDACTED]

Hale

WA14 2UD

0161 928 4421

## Representation 15

Licence applications LA0209/23 & LA0211/23

Dear licensing team,

Two restaurants in Hale have applied for the above-mentioned licenses. According to the information posted on the door of "La Bandera" (formerly The Embassy/El Olivo), a licence application has been made to have restaurant, bar and music available at both locations from 10am to 2am every day. As a resident living just a couple of doors down I have to object to this.

Having experienced the restaurant/bar Atticus further down Ashley Road in the past, despite claims to the contrary from the management, people frequently intoxicated, would spill out onto the pavement and road (more frequently at weekends) to have shouting matches with one another. Late at night the conversations didn't need to be loud to carry down the road at full volume. Often the door to Atticus would remain open with music blaring out. If you care to inspect the area you'll see that most of the houses have their main bedrooms facing Ashley Road and even with double glazing getting to sleep would sometimes prove impossible.


On inspection you'll see that the restaurant/bar designated La Bandera is physically attached to a block of flats which is next to a row of terraced houses. There are families with young children and pets in those houses, which will undoubtedly be disturbed by additional outside noise. The location of the two premises is not, unfortunately, central to Hale where the restaurants would be surrounded by shops and other businesses, thereby keeping disturbances for the residents to a minimum.

I do want the empty restaurants and shops in Hale to be taken up by new proprietors. I would be delighted to have the two locations used again as restaurants and bars, providing they kept different hours. I therefore suggest the following which I am willing to support:

- 1) Adjust the closing time, Sunday to Thursday inclusive, to 10.30pm
- 2) For Friday & Saturday night allow them to stay open until midnight.

Regards

Malcolm Gruber

  
Hale  
Cheshire  
WA14 2UN



## Representation 16

Please be aware that this formal objection will be forwarded to the applicant. Your telephone number, street number and email address will be redacted, but all other information will be sent as it is submitted.

Name:	David Boulton
Address:	[REDACTED] Hale WA14 2UX
Telephone number:	[REDACTED]
Preferred email:	[REDACTED]
Date:	17-07-23
Name of premises application that is being objected to:	Hale Tavern, Ashley Road, Hale
LA reference (if known):	LA0209/23
Reasons for objection:	<p>I would like my strong objection to licence application LA0209/23 (The Hale Tavern) to be considered when reviewing this application. As a long term owner occupier living in very close proximity to the venue in question I would find it wholly inappropriate for a late licence beyond 11pm to be granted.</p> <p>The prevention of public nuisance</p> <p>This venue is surrounded on all sides by residential properties and is not suitable for a late night - live music venue. The noise, drunken fall out and public disorder from The Railway Pub and, until recently, Atticus/Hale wine bar is already problematic in the area and this application, if allowed to go ahead, would only serve to exacerbate this.</p> <p>The prevention of crime and disorder and public safety</p> <p>There is already a huge alcohol related anti-social behaviour problem in this area, I am frequently forced to confront drunken revellers who seem think it is appropriate to trespass onto my property to 'relieve' themselves after leaving venues in the area; this places me in an extremely vulnerable position, often feeling very threatened and anxious. I have also had to contact Greater Manchester Police on countless occasions to report fights, anti-social behaviour and damage to cars, property and street furniture around closing times. Allowing a new late night venue is again only going to heighten these already serious issues.</p> <p>As for the live music application, on the odd occasions that the existing/previous establishments in the area play live or loud music, it can be clearly from inside my property, a new venue being allowed to play loud/live music into the early hours EVERY night of the week is absurd and will severely impact the quality of life for those living in close proximity, making sleeping at reasonable hours all but impossible.</p> <p>I have grave concerns about alcohol fuelled groups loitering around the area, both during the night (smokers) and after closing/whilst waiting for</p>

## Representation 17

Please be aware that this formal objection will be forwarded to the applicant. Your telephone number, street number and email address will be redacted, but all other information will be sent as it is submitted.

Name:	Amy Boulton
Address:	[REDACTED] Hale WA14 2UX
Telephone number:	[REDACTED]
Preferred email:	[REDACTED] amy.boulton@gmail.com
Date:	17-07-23
Name of premises application that is being objected to:	Hale Tavern, Ashley Road, Hale
LA reference (if known):	LA0209/23
Reasons for objection:	<p>I am writing to state my official objection to the aforementioned licence application. I own, and live full-time, in a house opposite to the venue.</p> <p>The proposal for a late licence and live music until 12am Sunday-Wednesday and 1am Thursday/Friday/Saturday is not appropriate at this location, in close proximity to many residential properties.</p> <p>My opposition is based on noise disturbance and the inevitable increase in anti-social behaviour in the area;</p> <p><b>The prevention of public nuisance =</b></p> <ul style="list-style-type: none"><li>● noise disturbance from music itself and from patrons, both outside the front smoking late at night and leaving the venue at closing time.</li><li>● loitering groups around the clock at closing time/waiting for taxis</li><li>● Increased littering, such as cigarette butts, drinks glasses/bottles and take away containers left by drunk people</li></ul> <p><b>The prevention of crime and disorder and public safety =</b></p> <ul style="list-style-type: none"><li>● Increased anti-social behaviour, such as littering, broken glass, shouting and fighting in the street</li></ul>
Any other notes or points that you would like to be considered:	Late licences, encouraging excessive drinking and leading to disturbance and anti-social behaviour, are not in keeping with the family friendly village that the local community are trying hard to develop.

## Representation 18

Please be aware that this formal objection will be forwarded to the applicant. Your telephone number, street number and email address will be redacted, but all other information will be sent as it is submitted.

Name:	Colin Thomasson
Address:	[REDACTED] Hale, Altrincham Wa14 2UQ
Telephone number:	[REDACTED]
Preferred email:	[REDACTED]
Date:	16/07/2023
Name of premises application that is being objected to:	"Hale Tavern"
LA reference (if known):	RE: LA0209/23
Reasons for objection:	<p>Please include how the application will affect you/your community, with reference to the 4 licensing objectives:</p> <ul style="list-style-type: none"><li>• <b>The prevention of crime and disorder.</b></li><li>• <b>Public safety.</b></li><li>• <b>The prevention of public nuisance.</b></li><li>• <b>The protection of children from harm</b></li></ul> <p>I have been made aware of the application for a license to serve alcohol and play live music until 1 am at the "Hale Tavern" in relation to the reference number above.</p> <p>I am a local resident living at [REDACTED] Hale close by to the proposed live music bar.</p> <p>I would like to make a representation that this application is entirely inappropriate in such a location. The property in question is in close proximity to a dense neighbourhood area, backing onto, and adjacent to, houses, many of which have young children, including my own. Playing live music until 1 am, together with outside smoking, and socialising in such a densely populated area is entirely inappropriate, in my view.</p> <p>I would strongly suggest that later opening hours for alcohol sales will undermine the licensing objectives for public safety, public nuisance and could lead to an increase crime and disorder. Later hours of alcohol sales would be very likely to increase the cumulative stress of noise and nuisance in the Hale area. I feel strongly that the licensing objectives would be compromised if this Alcohol and Music licence were granted and I would ask you to refuse this license.</p>

## Representation 19

Please be aware that this formal objection will be forwarded to the applicant. Your telephone number, street number and email address will be redacted, but all other information will be sent as it is submitted.

Name:	John Bonnsain
Address:	145 Ashley Road flat 1 & 2, Hale, WA14 2UW
Telephone number:	07841324710
Preferred email:	john@145ashley.com
Date:	14/07/23
Name of premises application that is being objected to:	Hale Tavern 112-114 Ashley Road, Hale, Altrincham WA14 2UN
LA reference (if known):	

## Representation

Please be aware that this formal objection will be forwarded to the applicant. Your telephone number, street number and email address will be redacted, but all other information will be sent as it is submitted.

Reasons for objection:	<p>Please include how the application will affect you/your community, with reference to the 4 licensing objectives:</p> <ul style="list-style-type: none"><li>• The prevention of crime and disorder.</li><li>• Public safety.</li><li>• The prevention of public nuisance.</li><li>• The protection of children from harm</li></ul> <p><u>The prevention of Crime and disorder</u></p> <p>Across the road from the premises is open land (A car park between 145 &amp; 145a Ashley road) with a hidden area behind our building which can be accessed by the public as it is not gated or secure. Late night venues with live music cater to a different kind of customer than simply a good quality restaurant that closes at 11/12. There is history of drug use and public urination associated the patrons of similar restaurants in the immediate vicinity. Customers have been caught by myself and neighbours on numerous occasions taking and buying illegal substances in the space between 145 &amp; 145a Ashley Road as well as urinating against our very house itself (no 145). The same had happened round the side of the apartment block Westchester (No 100 Ashley road) which adjoins the application site - Such was the scale of the problem that the managing agent added gates and CCTV to combat such crime. There was also an occasion where drunk patrons smashed in the window of the accountants of 145a Ashley Road, I have on multiple occasions caught drunken patrons of The Stockyard urinating in my bin store located on my driveway, which is another area that provides privacy for anyone looking to break public decency laws by urinating in public. A 'sleepy' village in a conservation area within the setting of the listed building of Hale station and 2 positive contributors to the conservation area (No 145 &amp; 147-149 Ashley Road) is simply not the place for a late night entertainment venue.</p> <p><u>Public safety</u></p> <p>Ashley Road is a busy road with narrow pavements. The site has a very small pavement Whilst at 1AM the road will be quieter, it is usually this sort of time that people speed down this section of the road hoping to make it across the level crossing before the barrier goes down. Were this to coincide with kickout time of 1AM (Freight trains usually pass on the hour or half past) the consequences of drunken patrons stumbling into the road could be deadly, An early closing time of 11/12PM means that patrons will be less drunk as it is a different kind of venue then. This would seem safer.</p>
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## Representation

Please be aware that this formal objection will be forwarded to the applicant. Your telephone number, street number and email address will be redacted, but all other information will be sent as it is submitted.

Any other notes or points that you would like to be considered:

### The prevention of public nuisance

The building adjoins porcupine antiques which is a live/work unit The application site is of brick construction with single brick separating walls between their neighbours. Soundproofing is inadequate for this type of venue with late nite music and would cause a huge amount of nuisance for the owner of Porcupine antiques.

The noise at kickout time would be far worse with these proposed later opening hours, with guests ever more inebriated, their drunken shouts are likely to be louder and at such an unsociable time it will echo in the open space of land between 145 & 145A Ashley Road. This will wake up residents of 145 flat 1 & 2 as well as the whole of Bath Street which the land backs onto the bedroom windows of . Previous restaurants have closed at 11/12 and whilst there can be some noise, it is not as bad because of the hour. 1AM is far too late for a residential area. There are families living here who need to sleep.

I believe that it is important to note that this is a conservation area and the application site sits within the setting of the listed buildings of Hale Staton as well as opposite multiple positive contributors to the conservation area (no 145 Ashley Road & 147-149 Ashley Road) Having what a mortgage lender might class as a nightclub opposite the above mentioned positive contributors will make these buildings un-mortgageable which could lead to their abandonment and fall into disrepair. There is already a boarded up building in the vicinity (149 Ashley Road) Granting such a license could cause irreparable damage to this part of the conservation area, so I would highly recommend that the Licensing department consult with the planning department with reference to the Hale Plan and the importance of the site being described as the main "gateway into Hale" before any decision is made that could impact trafford's future plans.

Finally, and this is merely my opinion, but we have lived opposite the site since 2007. during which time it has spent most of its time empty and seemingly abandoned. Every business to set up in this building and surrounding buildings has ultimately failed because they lack footfall. There are already a number of Empty shops on the busy part of Hale Village across the tracks. I would encourage the council to condense the commercial heart of Hale to the other side of the station and to consider granting licences to the empty premises located there whilst considering a different use for this application site such as residential. I am keen to see the building in use, but I am thinking more long term. I think the past 16 years have proven that a restaurant in this location is simply not viable. If it was surely one of the businesses could have made it work?... Currently Jajoo is up for Sale, as is WA14 Fish & chips, Atticus has closed, The Embassy closed, El Olivio Closed, the spice lounge closed, Raka never opened, The Spice Lounge reopened around 7 years later and then closed, then La Scala Trattoria, followed by another long empty period. Stockyard closed, Morleys closed, Amba closed. A long term solution for this part of Hale surely cannot be another failed restaurant.

## Representation 20

Ref LAO 209/23 & RefLAO211/23

As long time residents of Hale at [REDACTED] WA142UQ we object in-the strongest possible terms to licences being given to the above applicants

1 it will greatly increase traffic along Ashley Road at night making it dangerous and noisy The top end of Ashley Road is a residential area and as such should be protected.

2 The parking situation is already at saturation point in Peel Avenue and Spring Road we will be woken by the slamming of car doors and the inevitable human noise disturbing those of us who live here well into the night.

3 It will encourage those who want to drink late into the night to turn up and if using the gardens make the noise intolerable.

4 These are facts not imaginings we have had experience of bars in this particular spot over the years.

5 It beggars belief that two bars close to each other on this particular stretch of road in a residential area should be considered at all . It is unfair unsafe and unwise.

Yours sincerely  
Gabrielle and Chris QUIRKE

## Representation 21

Please be aware that this formal objection will be forwarded to the applicant. Your telephone number, street number and email address will be redacted, but all other information will be sent as it is submitted.

	Beryl Jones
Address:	[REDACTED] Hale, Altrincham. WA14 2UH
Telephone number:	[REDACTED]
Preferred email:	[REDACTED]
Date:	14 July 2023
Name of premises application that is being objected to:	Hale Tavern
LA reference (if known):	LA0209/23
Reasons for objection:	<p>Please include how the application will affect you/your community, with reference to the 4 licensing objectives:</p> <ul style="list-style-type: none"><li>• The prevention of crime and disorder.</li><li>• Public safety.</li><li>• The prevention of public nuisance.</li><li>• The protection of children from harm</li></ul> <p>Inappropriate position in a residential area. Likely noise generated inside and outside the premises. From experience, cars would be parked in nearby Peel Avenue, Spring Road and Seddon Road. Potential noise when cars collected in the early hours.</p>
Any other notes or points that you would like to be considered:	



## Representation 22

Please be aware that this formal objection will be forwarded to the applicant. Your telephone number, street number and email address will be redacted, but all other information will be sent as it is submitted.

Name:	Ali Mahdmina
Address:	[REDACTED] Hale WA14 2UN
Telephone number:	[REDACTED]
Preferred email:	[REDACTED]
Date:	15/07/2023
Name of premises application that is being objected to:	Hale Tavern 112 - 114 Ashley Road Hale WA14 2UN
LA reference (if known):	
Reasons for objection:	<p>Please include how the application will affect you/your community, with reference to the 4 licensing objectives:</p> <ul style="list-style-type: none"><li>• <b>The prevention of crime and disorder.</b></li><li>• <b>Public safety.</b></li><li>• <b>The prevention of public nuisance.</b></li><li>• <b>The protection of children from harm</b></li></ul> <p>This is a residential area with families living next door to the premise. This application is for a business to be open from 10:00 to 01:00. Such extent of opening hours will cause immense disturbance to us in the neighbourhood of this premise.</p> <p>Not knowing the type of clientele, allowing this business to continue to early hours of morning, will cause repeated cases of conflict between the residents and the clientele of Hale Tavern.</p>
Any other notes or points that you would like to be considered:	

## Representation 23

Please be aware that this formal objection will be forwarded to the applicant. Your telephone number, street number and email address will be redacted, but all other information will be sent as it is submitted.

Name:	P E West
Address:	[REDACTED] Hale, WA14 2UH
Telephone number:	[REDACTED]
Preferred email:	[REDACTED]
Date:	16 July 2023
Name of premises application that is being objected to:	Hale Tavern (formally Trattoria Alla Scala)
LA reference (if known):	LA0209/23
Reasons for objection:	<p>Please include how the application will affect you/your community, with reference to the 4 licensing objectives:</p> <ul style="list-style-type: none"><li>• <b>The prevention of crime and disorder.</b></li><li>• <b>Public safety.</b></li><li>• <b>The prevention of public nuisance.</b></li><li>• <b>The protection of children from harm</b></li></ul> <p>The premises are situated in a residential area with dwellings adjacent and above the neighbouring properties. The road (Ashley Rd) there is fairly narrow and busy.</p> <p>Past experience in Hale shows that there will be a lot of noise and commotion, and arguments, in the early hours when patrons leave the premises. It is likely they will have been drinking for some time. This will be a nuisance to the public, mainly for residents in adjacent properties but also in the surrounding roads where patrons will have parked their cars. Cars will also be parked close to the premises as will taxis etc picking people up - this will cause a hazard as the road is quite narrow.</p> <p>I therefore object to the application to remain open for the sale of alcohol and live music to 1am.</p>
Any other notes or points that you would like to be considered:	Hale is a residential area unlike the centre of Manchester where there are many nightclubs open to the early hours. There are many restaurants and bars already in Hale and they manage without staying open beyond 11 / 12pm

## Representation 24

Hale Tavern LA0209/23

Dear Sirs/ Madam

I wish to object to the licensing applications made by The Hale Tavern for alcohol and live music until 1.am and by La Bandera for alcohol and live music until 2.am Both premises are in a residential location, primarily occupied by young families I live on [REDACTED] directly behind these premises Both premises have outdoor seating areas . The noise from the Railway pub which opens till midnight is already noisy particularly in the summer months when customers sit in the beer garden and that is without live music If The Hale Tavern and La Bandera are granted the licences they are applying for the noise levels will be up to three times higher than they presently are.

There will also be noise from when customers leave both premises at 1 / 2 am The residents have a right to quiet enjoyment which they are not going to have if music is blasting out until the early hours The hours proposed are more suited for venues in a town or city centre not surrounded by houses / flats My daughter bedroom is directly opposite these proposed venues I see no good reason why The Hale Tavern and La Bandera should not fall in line with other bars/ restaurants in Hale who close much earlier and who do not have a licence to play live music The Embassy and the restaurant and bars before the embassy closed at 11pm and were not allowed to open their rear windows or doors after 5.00 pm . Also customers were not allowed to sit in the court yard after 5 .00 pm In my view these restrictions should also be imposed on La Bandera and The Hale Tavern Other objections I wish to raise are the likely increases in vandalism / anti social behaviour often caused by excessive alcohol and the lack of parking available in Hale due to the already high number of bars / restaurants in Hale.

Yours Faithfully  
Gill Owen

## Representation 25

Application No's LA0209/23 (Hale Tavern) and LA0211/23 (La Bandera)

Dear Sir/Madam

I refer to the above two applications for live music and supply of alcohol.

I am a very local resident, at [REDACTED] in Hale, only a few doors from both subject premises.

I think it is vital that any business looking to take on these two premises are given as much support as possible from both the local community and from yourselves in the licensing team.

Both premises have been empty and non trading for a considerable length of time and combined with the empty unit opposite (former Atticus) portray a very run down and deserted impression of this part of Hale village. As a local resident I am very much in favour of both applications.

One comment I would make is that the licensing applications with respective finish times of 1am and 2am seem very late, possibly with the exception of Friday and Saturday nights, but I expect that the Council will have their own policy on closing times for these sorts of establishments.

I hope that both applications will be considered favourably.

Yours faithfully

Stephen Hamer

[REDACTED]  
Hale

WA14 2UN

**Representation 26**

Objection to application - 112-114 Ashley Road

Hi,

Family Kenney

WA142UN

We live down the road and are concerned about the noise nuisance not just from the premises but the end of the night spill out, that the new application proposes.

Thanks,  
Lizzie Kenney

## Representation 27

LA0209/23 - 112/114 Ashley Road

Dear Sirs,

I reside at [REDACTED] Hale, WA14 2UQ which is located directly at the rear of commercial premises situated at **106/108 Ashley Road**, Hale the subject of licensing application **LA0211/23**, to be known as "La Banderra". My house is also very close to commercial premises situated at **112/114 Ashley Road**, Hale the subject of licensing application **LA0209/23**, to be known as "Hale Tavern".

I strongly object to the applications for the following reasons:

1. **Proximity to the rear of residential properties** on Spring Road - please note that the rear of my house, and all properties on Spring Road, contain bedrooms which face the rear of 106/108 Ashley Road and 112/114 Ashley Road. The gardens at the rear of the properties on Spring Road are separated from the rear of 106/108 and 112/114 Ashley Road by a very narrow alleyway. The structure of the premises 106/108 Ashley Rd is built to the distance of approximately 15 feet from the rear boundary in my estimation.
2. **Railway Public House (128/130 Ashley Rd)** – at present we suffer from very considerable noise pollution from customers using the garden of The Railway Pub where they are allowed to sit, consume alcohol and smoke up until 12.00 am. Noise is created by these customers lasts until 1.00 am. That property is some distance from our house – therefore we are extremely worried about the effect of 2 more premises in this row of commercial premises creating noise until the early hours of the morning. We would ask that the licensing authority must assess the potential decibel levels created by these 3 properties before granting any licence.
3. The applications being made are for alcohol and **Live music** until 1.00 am (Hale Tavern) and 2.00 am (La Bandera). Frankly, if these applications are allowed the volume of noise created by these commercial premises will render the rear of the properties on Spring Road uninhabitable for the purposes of sleep. It would be frivolous to expect that live music would be performed quietly. Invariably it is performed at very considerable volume. We cannot imagine how permitting the performance of live music would not greatly increase the volume of noise that we are already subjected to.
4. **Opening of windows and doors** –
  - a) I have no doubt the applicants will open windows and doors at the rear of the properties which will channel noise created from within the properties towards the rear of the residential properties on Spring Road. There is no doubt they will seek to allow their customers to use the rear of the premises for smoking which will leave doors open (or being intermittently opened and closed).
  - b) Residents of the properties on Spring Road would be prevented from opening their own windows in the evenings or early hours of the morning? With temperatures rising the only way to cool our house is to open windows at the rear of the property to allow air to flow

## Representation 27

through. We would be prevented from doing this which would surely lead to an infringement of our rights to enjoy our properties.

**5. Injurious to health** – it is well known that **sleep deprivation** severely affects an individuals' mental and physical health and welfare. This would affect the productivity and potential employment of residents of Spring Road. Children sleeping in the properties would be affected educationally, emotionally and mentally due to tiredness, fatigue, inability to study.

**6. Ignoring of licence restrictions or planning restrictions by the licencees.** We became aware that the former lessees/tenants of 106/108 Ashley developed the rear garden of the property to construct steps and a concrete terrace area for the purpose of using this area to serve customers, allowing them to sit and consume food and alcohol and smoke. But we are aware that when the property was developed and extended the Grant of Planning Permission (dated 5 March 2001, planning ref H/51242 ) contained the following **conditions/restrictions**:

- Condition 3 stipulated "*There shall be no access for customers to the rear garden except in cases of emergency ..*" The Reason for this condition was "*In the interests of the amenities of the occupiers of adjoining and nearby residential properties.*"
- Condition 5 stated that the "*The extension hereby approved shall be fitted with and thereafter retained with acoustic insulation ...*" The Reason for this was stated to be "*To ensure that the amenities of the occupiers of adjoining and nearby residential properties would not be adversely affected by noise.*"
- Condition 6 stated that "*All windows, including the skylights and doors in the extension hereby permitted shall be non-opening except in the case of emergency and shall be fitted with and thereafter retained at all times in obscured acoustic glazing*". Again the Reason for this was "*In the interests of the privacy and amenity of the occupiers of the adjoining and nearby residential properties.*"
- Condition 7 stated "*The extension hereby permitted shall only be constructed in complete accordance with the details hereby approved unless the prior written approval of the Local Planning Authority is first sought and granted to any amendments*". The Reason was given as "*For the avoidance of doubt and to ensure that no internal alterations are carried out which might adversely affect the privacy and amenity of any adjoining and nearby residential occupier*".

We were involved in 2001 in objecting to applications made for planning permission and were therefore very aware of these conditions/restrictions. We have checked subsequent Grants of Planning Permission and none have been granted in relation to the rear garden and its use.

## Representation 27

Therefore we believe that the construction and use of the garden by the former lessees/tenants was in direct contravention of the Grant of Planning Permission dated 5 March 2001.

We, and our neighbours, did write at the time to the planning department asking for them to take action to impose the conditions/restrictions set out above but received no response or acknowledgement from the department and no action was taken.

For this reason, we believe that the new applicants will act in exactly the same way in ignoring the planning restrictions and will almost certainly seek to **use the terraced area at the rear of 106/108 Ashley Road.**

In the circumstances we would ask that if any licence is granted it is restricted and limited so as to allow the residents of Spring Road, and the residents of the flats and houses on Ashley road, the right to enjoy a fair and decent quality of life and certainly not allow the granting of licences which could adversely affect the health and well being of those residents.

I am grateful for your assistance in this matter.

Kind regards

Graeme Simpson



## Representation 28

LICENCE OBJECTIONS LA0209/23 and LA0211/23

Applications at Hale Tavern 112-114 Ashley Road, Hale & La Bandera 106-108 Ashley Road, Hale

I write in connection with the above mentioned applications.

I live on [REDACTED] Hale, WA142EJ.

My garden backs directly into Ashley Road and in doing so fronts the two premises that the above applications relate to.

Such is the nature of the applications I send this email to express my concerns as to each. They cannot be dealt with in isolation as the presence of two such venues in such close proximity will only add to the risk of anti social behaviour.

I note that both applications are for week day nights and weekends with one making an application for live music and alcohol every day of the week until 2am and the other until midnight mid week with Thursday—Sunday licence until 1am.

These applications for which essentially amount to two adjoining 'nightclubs' are not acceptable. Both premises are on the outskirts of Hale village not the village centre and are in therefore a predominately residential area with homes both to the side and opposite and they are only divided by a small independent shop with residential accommodation above.

The noise from these venues if the licences were granted both in terms of the music and people attending would be detrimental to the health and well being of local residents and would adversely affect property prices. We would not be able to enjoy our homes or gardens.

My concerns relate to music noise, noise, rowdy drunken behaviour from those leaving the venue to have a cigarette and those leaving at the end of the night. I assume as residents we would be disturbed with patrons leaving the venue for 1-2 hours beyond the actually last drinks orders at the venues.

There have been issues with at least one of these premises previously with loud music particularly with one neighbour having noise monitoring equipment installed resulting in the venue being served with a noise abatement notice. So there is history that the occupation of these premises by late night establishments are not in keeping with the residential area in which they are located.

I therefore object to both.

Please provide me with details as to next steps, decision timescale, appeal processes etc.

Regards  
S Hughes.

**Representation 29**

Applications: LA0209/23 and LA0211/23

I think 2 am finish is excessive and too late being so close to residential properties.  
My main concern is for the traffic and parking required and the late night noise caused when leaving these premises.

David Starbuck  
[REDACTED], Hale.

**Representation 30**

LA0209/23

Dear Sir/Madam

I would like to express my views on the application and disapprove with the proposed licence. I live in [redacted] and our property is directly behind the proposed Hale Tavern. My concerns are:-

- Residential properties surround the proposed licence venue and a late night licence for alcohol and live music until 1am would disturb the local residents while trying to sleep.

I will be unable to have my bedroom window open at night due to the noise from Hale Tavern using the rear patio as a seating and smoking area. There will be smell of cigarettes blowing into neighbours gardens and noise.

- Young children play in the gardens that back on to the rear patio.
- The Hale Tavern rear patio is open and leads to the back alleyway, pub customers could walk about into residents gardens.
- Previous occupants of the building have not been allowed to serve food or drink outside at the rear.

I hope the late night licence is not granted and no sitting area outside is approved.

Paula Hopkins  
[redacted]

## Representation 31

LA0209/23 - Hale Tavern

Dear Sirs

I live at [REDACTED] Hale, a property that is very close to this unit (112-114 Ashley/Road).

I object to the licence to allow alcohol and live music until 1.00am due to the following:

1. The unit is very close (smack bang in the middle) to many residential properties on Ashley Road and the surrounding roads unlike the units over the railway track heading towards Ashley. A late alcohol and live music licence is completely inappropriate for this part of Hale Village.
2. I have a child under 2 and a child under 11 and live music is inappropriate because it is likely that windows/the front doors/back doors will be left open at the unit and this will be a particular noise nuisance especially in Spring/Summer.
3. A late licence will create an anti-social problem and contribute to night time noise for local residents. For example, in the evening customers of Stockyard (currently The Embassy at 106-108 Ashley Road) who wanted to drink outside/smoke (or possibly consumed something illegal) would often stand in the driveway between the flats at 100 Ashley Road and my home, talking loudly until the premises closed. Furthermore, customers would often be loud (singing or shouting) when they were stood outside the front of the unit or as they walked along Ashley Road in the direction of Bowdon after attending the bar.
4. There is likely to be an increase in litter especially from customers disposing of food wrappings after buying takeaway food (after the consumption of alcohol) from places such as Canadian Grill. I already have to pick up litter from my front garden and this is likely to increase if the application is granted.
5. There is likely to be an increase in noise bearing in mind the number of people congregating around the residential properties. For example, when they are waiting for a taxi.

To grant a late licence will undermine the licensing objectives for public safety, public nuisance and is likely to lead to an increase in disorder which can not be controlled.

I would urge the licensing authority to refuse the late licence.

Regards

Andrew Littlemore

**Representation 32**

LICENCE OBJECTIONS LA0209/23 and LA0211/23

Applications at Hale Tavern 112-114 Ashley Road, Hale & La Bandera 106-108 Ashley Road, Hale

I write in connection with the above-mentioned applications.

I live on [REDACTED] Hale , WA142EJ.

My garden backs directly into Ashley Road and in doing so fronts the two premises that the above applications relate to.

Such is the nature of the applications I send this email to express my concerns as to each. They cannot be dealt with in isolation as the presence of two such venues in such close proximity will only add to the risk of anti-social behaviour.

I note that both applications are for weekday nights and weekends with one making an application for live music and alcohol every day of the week until 2am and the other until midnight mid-week with Thursday—Sunday licence until 1am.

The proposals are clearly unreasonable and not appropriate for this section of the area.

The proposed sites are residential, family orientated locations and the provision of these licences would clearly cause great disturbance and distress to the surrounding residents.

I have a young daughter and know of many other families in the vicinity with young children. Not only would this cause great distress for those children but would also be detrimental to their ability to sleep. We have seen it in these venues in previous year with unacceptable drunken behaviour and people shouting and singing at all hours of the night to the expense of the people who work hard to live here.

This would be a very disappointing addition to the area and would do nothing for the local community.

The applications as proposed are objected to, are clearly not reasonable and should not be granted.

Simon Gayfer

### Representation 33

Applications at Hale Tavern 112-114 Ashley Road, Hale & La Bandera 106-108 Ashley Road, Hale

I write in connection with the above-mentioned applications.

I live on [REDACTED] Hale, WA14 2EL.

I am deeply concerned by the prospect of two late night venues in such a quiet residential location. From my home (halfway down the street) I am able to hear the train line barrier signal sound, this is much further away than the location of the proposed venues, suggesting to me that my enjoyment of my home is going to be greatly effected. As will my neighbours who I believe are mostly unaware of this due to leaflets being distributed only to the houses opposite/beside.

I am extremely concerned about the anti social behaviour from those leaving/ hanging around the venue. The prospect of our quiet village street matching that of other late night city venues is horrifying. The street can end up littered with broken glass and cigarette ends and even vomit when a venue is open until such early hours. Who will be clearing this so I'm not met by this on my walk into the village on a Saturday or Sunday morning? At the very least a plan must be proposed.

I object strongly to these venues.

Holly Bates

## Representation 34

Re Licence Applications for Hale Tavern (LA0209/23) and La Bandera (LA0211/23)

Good afternoon

I would like to strenuously object to the request for late night music and alcohol licences for the above two applications.

As a resident of [REDACTED] which is directly behind the two premises, we already have disturbance from the Railway pub, and another two bars/restaurants will be untenable.

The proposals are for 7 days a week licences for alcohol and music from Hale Tavern 10.00 to midnight in the week and 10.00 to 01.00 at the weekend, and La Bandera from 10.00 to 02.00 at both weekdays and weekends. This obviously means that there would be disturbance until extremely late, on every day of the week, including Sunday and weekdays, and is completely unsuitable for establishments situated so close to residential areas.

In addition, the fact that the two venues are so close to each other is also an issue – it means not just one but two new venues supplying alcohol and late night / early hours music, with all of the accompanying noise, potential for trouble and anti-social behaviour.

I assure you that all the residents on [REDACTED] are unhappy and urge you to reject both applications.

Jane Dunning

[REDACTED] Spring Road, Hale

WA14 2UQ

**Representation 35**

Hale Tavern (LA0209/23) and La Bandera (LA0211/23)

Dear Sirs

I am writing with my concerns relating to the above planning applications.

My concerns are to do with noise from people leaving the premises and noise from the smoking area. As it stands at the minute, we residents suffer from anti-social behaviour from people coming from local establishments (people urinating in gardens and against walls) vandalism etc. Having two more establishments serving alcohol will only exacerbate what is already a significant problem.

Re: La Bandera, Why does a restaurant need a licence until 2am? Why do they want a repeat of what they currently have in Manchester? Hale is a village not a city centre. So they have revised their time to 11.30pm in the week. What about the weekend? What time is this going to be?

Yours faithfully

Karen Heffernan

[REDACTED ADDRESS]



**Representation 36**

Hale Tavern 112-114 Ashley Road, Hale, WA14 2UN

Dear Sir/Madam,

I write to object to the above's application for a late night live/recorded music and alcohol licence until 1am. I live on Spring Road, directly behind the premises, and object on the grounds of the negative effect it would have on my family, neighbours and the community.

In terms of late-night noise, disturbance and nuisance, the proposed development would have a detrimental effect on the character and appearance of this conservation area. The 7 nights a week proposal is completely unsuited to a quiet residential area. Thank you.

Yours Faithfully,

Simon Dean

[REDACTED]

Hale

## Representation 37

Applications LA020923 and LA0211/23

Hello

I am writing to express concern re approving these applications for 2 very close to each other venues having late opening times 1am and 2am respectively.

This is a residential area with neighbouring residential properties. It is likely to cause direct disruption and noise to adjacent homes as well as increased late night traffic and other noise to the local streets.

Please reconsider whether 2 very close venues offering love music, and open so late is appropriate.

Many thanks

Rosemary Howell



Hale WA14 2UJ

**Representation 38**

LA0209/23 Hale Tavern

I wish to object to this licence application on the following grounds:

1. As a resident of [REDACTED] I have no objections to the Tavern as a place to eat and drink, but I do object to music until 1am, especially in such a built up residential area.
2. Parking would inevitably be increased along the road and the opening and closing of car doors late at night would therefore cause further disturbance.
3. Ashley Road is already a noisy road at night due to cars speeding up to the traffic lights so the potential for an increase in car noise and numbers is not acceptable.

I therefore hope that you will not grant a licence for live music and recorded music for the reasons set out above.

Yours sincerely

Margaret Adams

## Representation 39

Please be aware that this formal objection will be forwarded to the applicant. Your telephone number, street number and email address will be redacted, but all other information will be sent as it is submitted.

Name:	GILL GALLOWAY
Address:	[REDACTED] HALE ALTRINCHAM WA12 2UQ
Telephone number:	[REDACTED]
Preferred email:	[REDACTED]
Date:	17/07/23
Name of premises application that is being objected to:	THE TAVERN
LA reference (if known):	LA0209/23
Reasons for objection:	<p>Please include how the application will affect you/your community, with reference to the 4 licensing objectives:</p> <ul style="list-style-type: none"><li>• <b>The prevention of public nuisance.</b></li></ul>
Any other notes or points that you would like to be considered:	NOISE ISSUE

## Representation 40

Please be aware that this formal objection will be forwarded to the applicant. Your telephone number, street number and email address will be redacted, but all other information will be sent as it is submitted.

Name:	JOHN HAMILTON
Address:	[REDACTED] HALE ALTRINCHAM WA12 2UQ
Telephone number:	
Preferred email:	SBLACK@FRENCHCONNELLION
Date:	17/07/23
Name of premises application that is being objected to:	THE TAVERN
LA reference (if known):	LA0209/23
Reasons for objection:	<p>Please include how the application will affect you/your community, with reference to the 4 licensing objectives:</p> <ul style="list-style-type: none"><li>• <b>The prevention of public nuisance.</b></li></ul>
Any other notes or points that you would like to be considered:	NOISE ISSUE