

Hilton, Stacey

From: Hall, Rachael
Sent: 12 September 2024 17:16
To: pmblicensing@yahoo.com
Cc: [REDACTED] Licensing
Subject: Application for NEW PREMISES LICENCE EPR 212159 Essar Chapel Lane Service Station, Chapel Lane, Sale M33 5PJ

Attachments: NEW Premises Licence - Essar Chapel Lane Service Station - Application Form.pdf;
NEW Premises Licence - Essar Chapel Lane Service Station - DPS Consent Form.pdf;
NEW Premises Licence - Essar Chapel Lane Service Station - Plan.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Licensing Act 2003 - Premises Applications/Queries

Dear Patrick,

Thank you for taking my call this afternoon to discuss the application for a new Premises Licence at **Essar Chapel Lane Service Station, Chapel Lane, Sale M33 5PJ**

I note that the end of the consultation period is **25 September 2024**. I understand that you are acting as agent for this application.

As explained, my role as consultee involves specific consideration of the licensing objective 'the prevention of public nuisance', and to ensure that suitable safeguards are in place to protect the public from potential harm.

Thank you for explaining that your client's intention is to operate 24/7 as a petrol filling station, and that this Licence would be to allow for the off-sale of alcohol at all times, and the provision of late night refreshment between 2300-0500. I understand from our conversation that a serving hatch will be used between the hours of midnight and 0500hours.

I can see that you have included the following arrangements within section **d) The prevention of public nuisance, of the operating schedule**.

1. Prominent signs will be displayed requesting customers to have regard for local residents when leaving the premises.
2. Adequate bins are available for customers to dispose of litter.

In addition, I would wish to draw your attention to the another matter which I have thought about since we spoke this afternoon. I have considered the close proximity of the adjacent residential property on 4 Green Lane and the possibility that an illuminated forecourt throughout the entire night time period might have the potential to result in unwanted light intrusion whilst residents are trying to sleep.

I draw your attention to '**Trafford Council Statement of Licensing Policy 2021-2026, chapter 10.0 Prevention of Public Nuisance, specifically Light Pollution Control**.

As many of the premises operating under the Licensing Act will use outdoor lighting late at night, it is important to ensure that it does not become a nuisance to others. Light 'spilling over' onto other property can cause annoyance, distraction and discomfort

The guidance goes to explain how the design of larger outdoor lighting installation will require advice from a specialist lighting engineer, and that areas should not be 'over-lit', siting the lighting carefully and aiming the beam away from sensitive premises; using high mounting positions and directing light downwards, rather than mounting it low and using horizontal light beams; using properly designed screens, baffles, hoods and louvers on lights to control the direction of the light beam; turning off lighting when not required; ensuring lights activated by sensors are properly set and used appropriately – i.e. the light is not repeatedly switching on and off, as this itself may cause annoyance.

For reference, and to assist your clients further, I can signpost you to the following criteria :

ILP Guidance Note GN01/21 'The Reduction of Obtrusive Light' for zone E3 (suburban) of *Table 2: Environmental zones*.

The light spillage emitted from the Essar site (as illuminance in the vertical plane (lux) and also the luminous intensity in the field of view (glare) tables 3 and 4 of the guidance), should not exceed this criteria as it impacts closest residential receptors.

Compliance with this criteria would normally be required by way of Planning consent. The Pollution can offer advice in this regard.

For the purpose of this Premises Licence, I would recommend attachment of a condition worded as follows:

3. The lighting emitted from the premises during the period between 2300 and 0700 hours shall be suitably controlled so as not to result in public nuisance.

and finally, on the grounds of proximity to residential receptors I suggest the addition of:

4. No deliveries or collections relating to licensable activities at the premises shall take place between the hours of 2100 and 0800 hours on any day.

I would have no objection to the granting of this licence on the basis of agreement to the inclusion of the above conditions 1-4. Please confirm your client's acceptance.

(For information: We discussed the matter of a recent noise complaint made to the Council regarding noise and other anti-social behaviour issues arising from the operation of a car wash facility at the Essar site. From our discussion, I understand that the car wash operator is not linked to your client and that this lease has not been renewed, meaning that this operator is expected to vacate the site by February 2025.)

Many Thanks,

Rachael Hall

Environmental Health Officer

Pollution and Housing Team

Regulatory Services

Trafford Council | Ground Floor | Trafford Town Hall | Talbot Road | Stretford | M32 0TH

Mobile: [REDACTED]

Email: [REDACTED]

Working days: Monday-Thursday.

Trafford, a place where all residents, communities and businesses prosper. Our Trafford, Our Future 2021-24 - Better Health, Better Jobs, Greener Future.