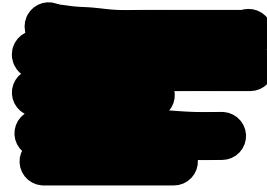


RECEIVED

14 APR 2020



14th April 2020

Dear Sir/Madam

We are writing in response to the planning permission for a Costcutter store on the corner of Hawthorn Avenue, off Park Road in Timperley.

We very much oppose this for the reasons outlined below:

1. The junction at the top of Hawthorn Avenue is a constant cause of problems due to inconsiderate drivers parking on both sides of the road causing obstructions. When the bank was open this was a frequent problem and having a gap in the railings is just an invitation for people to park up and go to the shops. As you will appreciate this will increase once people start using this store and there will unloading of goods. There are frequent altercations from people when challenged because of causing obstructions and residents have to put up with this problem on a daily basis. To date we have not heard anything about restricted parking on these roads and we already suffer from people parking up and leaving their car for the day to use the Metrolink.
2. We have schools nearby and this is a safety issue for the many parents collecting children from school. It is extremely busy on the roads as it is and having added risks is not something we would recommend. Parents of school children are also guilty of parking inappropriately and if they can do their shopping as well it will be chaos.
3. There is no requirement for another shop when we have the mini market and Spar who provide ample supplies of everything most people need. There is parking available outside Spar. Anything more than that can be bought from supermarkets. Even for any elderly residents I'm sure the shops we have are adequate for their needs.
4. Having a shop that is licensed to serve alcohol from 6am to 11pm at night is absolute ludicrous. Alcohol can be bought from the above mentioned stores and this will only serve to create antisocial behaviour from people buying alcohol at all hours. It also takes business away from the established shops and given the current climate is not very considerate. As residents we have already noticed an increase in robbery and groups of youths gathering on the corner or on the stairwell of Whalley close. This is very intimidating for local residents, particularly on the stairwell as we have to push past them and at night it is poorly lit.

In summary therefore we are at a loss for any justifiable reason you would want to grant permission for this store to be open in such an unsuitable location. There seems to be no benefit for anyone, it will just create numerous risks to your local residents.

We would therefore ask that you consider these points and review the application assessing risk/benefit before giving any approval to this shop.

Yours faithfully



RECEIVED

Mark Hardman
12 Hawthorn Avenue
Timperley
Altrincham
WA15 6TR

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

RECEIVED

15 APR 2020

15th April 2020

Dear Sir/Madam

APPLICATION FOR A PREMISES LICENCE – ASM RETAIL LIMITED, 92-94 PARK ROAD, TIMPERLEY ALTRINCHAM WA15 6TF - REPRESENTATION

I wish to submit a representation in respect of the Premises Licence application for the proposed Costcutter store at the above address.

92-94 Park Road forms part of a parade or terrace of mixed commercial and residential premises between Hawthorn Avenue and Brookfield Avenue, the premises being on the corner of Hawthorn Avenue. The Park Road/Hawthorn Avenue junction is a busy one due to Hawthorn Avenue being a cul-de-sac of around 175 or so houses and flats and attracting significant car parking due to the proximity of commercial premises, the Timperley Metrolink station and St. Hugh of Lincoln Primary School. To the best of my knowledge there are no, and never have been, premises on the terrace open for period of time 06:00 to 23:00 as applied for.

I consider the proposed hours of licensable activities to be excessive. The premises are situated in a residential area and there are residential properties a matter of yards away to the side and to the rear, and well as above in flats over shops on the terrace. The potential for disturbance to such adjacent residents must be regarded as great. In addition, there are properties further down Hawthorn Avenue and fronting onto Park Road adjacent to these neighbouring properties who must also be considered. Disturbance and anti-social behaviour can be caused by groups gathering, shouting, littering, car doors slamming and so on. I accept that these are commercial properties (92-94 was previously a Bank keeping traditional banking hours), but the sought for hours extend the periods of operation for the terrace as a whole into previously 'quiet' hours and the period of time proposed for the sale of alcohol from these premises greatly extends the times of its sale currently on the parade.

I assume the applicant might consider that customers will be local and would in the main walk to the premises. From personal observation of other local stores, of which there are several, I consider there would be an appreciable number arriving by car. In considering the potential for disturbance to immediate and other neighbours by customers arriving by car, it should be noted that

- The store has an unsigned 'car park' for five vehicles only, and it could be assumed that at least one would be used by a staff member at any one time, pushing customers vehicles onto surrounding streets;

- The wider area, taking in Hawthorn Avenue and Brookfield Drive and across Park Road taking in Sylvan Avenue and Greenway Road, is subject to an approved residents only car parking scheme which will restrict the amount of unrestricted car parking spaces for non-residents;
- There are double yellow lines to the proposed store frontage on both sides of Park Road and to the side on both sides of Hawthorn Avenue which further restrict parking availability;
- Hawthorn Avenue is a cul de sac of around 175 houses and flats. Customers parking on the Avenue and not using the car park will need to perform three point turns to exit the narrow Hawthorn Avenue causing a danger to pedestrians and other traffic;
- The use of the car park, and customers using the shop well into the night time, will cause disturbance by door slamming, raised voices etc, beyond that experienced currently.

Taking the above into consideration I would note that -

- The car parking that would be used by customers not using the car park will be condensed into a smaller area than is apparent at the moment, the implication of the pending residents parking scheme not being visible on the ground. The nature of the parking restrictions will result in causing particular disturbance to a small number of residents all through the proposed opening times and more general disturbance over a wide area.
- The area is used extensively as a drop-off zone for children attending St. Hugh of Lincoln Primary School on Park Road. The residents only parking scheme appears to have been specifically drawn up to accommodate school drop off and pick up times. Already, with no store in operation, people park on double yellow lines on Hawthorn Avenue at the junction with Park Road, part on and part off the pavement. The presence of a store will, in my view, increase the occurrence of people parking on the double yellow lines at all times. There is a clear risk to children, particularly in prams and buggies, whose parents/carers may be forced into the road, close to the junction with Park Road, where vehicles park too far on the pavement.

The appropriateness of this site for the form of commercial activity intended is questionable. There are no facilities for large delivery vehicles that are typical for delivering to such businesses – both the frontage and the side of the premises are covered by double yellow lines and the car park is suitable for nothing more than a large 'Transit' style van. The manoeuvring of large delivery vehicles as seen at other local stores would result in large delivery vehicles parking on double yellow at a junction, reversing out onto Park Road and/or travelling the length of Hawthorn Avenue to reverse into a small Grove. All this clearly puts the safety of local people and those passing by at great risk if the premises cannot be serviced safely.

If the hours of licensable activity from 6:00 to 23:00 are agreed, this will be at variance with similar premises in the wider area. This will act as a draw for people from the wider area who would drive to the premises, causing noise and disruption early in the morning and later into the night time. Similarly, later opening will act as a draw for people exiting the nearby Metrolink station, causing further noise disruption to local residents. Later opening, particularly in the darker times of the year, would increase the potential for robbery and/or assault. As noted previously, approval to 23:00 would be out of line with other premises in the area.

In making this representation I am assuming that appropriate provisions will be made for the prevention of crime and disorder and for the protection of children from harm, including the provision of CCTV and the retention of images for production on request to the Police and the Licensing Authority; the maintenance of an Incident Log; the maintenance of a staff training

record (to include a record of safeguarding, Challenge 25 etc training provided) for production on request to the Police and the Licensing Authority; a restriction on the admission of unaccompanied under-16 year olds after, say 19:00, etc.

Taking my observations above, I consider there to be more than appropriate grounds to reject this application as submitted on the grounds of public safety and the prevention of crime and disorder.

Should you be minded to approve the application, I would suggest that such approval be conditional as follows -

- for the prevention of public nuisance and for the prevention of crime and disorder, the hours of the licensable activity be reduced at both the start and the end of the day and be no greater than 07:00 to 22:00;
- for the promotion of public safety associated with the premises, the availability of a car park should be required to be signed on both the Park Road and Hawthorn Avenue frontages of the premises and the applicant should provide details to the Licencing Authority of delivery arrangements that do not involve potentially illegal or dangerous highways movements by large delivery vehicles and ensure compliance with these arrangements;
- appropriate provisions be made for the prevention of crime and disorder and for the protection of children from harm in connection with the licensable activities applied for, including the measures suggested above.

Yours faithfully

Mark Hardman

17 APR 2020

Pickup, Jade

From: Nichola Gannon < >
Sent: 17 April 2020 21:51
To: Licensing
Subject: Costcutter , Park Rd, Timperley

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Licensing - Premises

Dear Sir/Madam,

Please take this as an objection against the Licensing application for a costcutter at 92-94 Park Rd, Timperley. I live on Hawthorn Close (11 Hawthorn Close) and wish to object for the following reasons:

1. **Parking.** You will be aware that over the last few years we have had severe issues and problems with parking on Hawthorn Ave and Hawthorn Close due to vehicles being left parked from very early in the morning, throughout the day by people getting on the metrolink. We were advised we would be having a residential parking scheme which we would have to pay for a pass to facilitate the road not being so heavily abused with metrolink users. (Unfortunately we have not been kept up to date as to where this scheme is up to?) This coupled with the parking of parents dropping children off/collecting at St Hughs Primary School makes for a dangerous situation with cars parking on the corners/bends and double yellow lines, causing issues around the junction and danger to pedestrians, home owners and drivers alike. The double yellow lines are constantly parked up on by people visiting the pharmacy for prescriptions or dropping/picking dogs up at the groomers.
2. **Noise & Nuisance.** The noise from early deliveries of milk & bread etc will cause a disturbance and nuisance to local residents. The location would be difficult to service with wagons as it is very enclosed both to the rear and side. visitors and deliveries turning up onto Hawthorn Ave will then have to drive up the road and inevitable turn around in Hawthorn Close, this happens daily and will be dramatically increased causing road safety concerns, noise and disturbance. At all times of the day the road is busy and therefore it is likely deliveries will arrive early and subsequently disturb residents. The shop being open from 6.00-23.00hrs would also be likely to cause disturbance, again cars stopping, doors banging & engines starting up. This is not acceptable in such close proximity to residential properties.
3. **Need & requirement.** There is no adequate need or requirement for yet another local shop of this nature, we have many such shops within walking distance, all which sell essentials & all selling alcohol etc so there is no need for yet another of these types of convenience stores. The Spar is only a minutes walk away, it has cashpoint and safe/dedicated parking appropriate and fit for purpose UNLIKE this proposed location. It has delivery location to side/rear of property UNLIKE this costcutter proposed location. Timperley is becoming a Nisa/Costcutter/Spar we don't need anymore creating a limited variety of shops, just a mass of the same convenience stores.
4. **General aesthetic view of the area.** I have already spoken with local councillors about the general state of the area in front of the shops, dog fouling, littering and general mess of the highway with uneven surfaces. This is not a required addition to the area it will be detrimental and reduce the quality of life of surrounding residents.

Please consider the points I have raised. These are very genuine and real issues and a decision to allow this to go ahead would significantly be detrimental to the area, parking, road safety, noise & nuisance.

Regards,
Nichola Waterworth

Pickup, Jade

From: Rob Huntington <
Sent: 21 April 2020 16:00
To: Licensing
Cc: Pickup, Jade
Subject: Objection to Application for a Premises Licence under Sec 17 of the Licensing Act 2003 - 92-94 Park Road, Timperley, Altrincham WA15 6TF

Follow Up Flag: Follow up
Flag Status: Flagged

OBJECTION: PUBLIC NOTICE OF PREMISES LICENCE – SECT 17 LICENSING ACT 2003

Dear Sir / Madam

I am writing regarding the Public Notice of an Application for Premises Licence Sect 17 Licensing Act 2003.

Applicant – ASM Retail Limited

Address of premises – Costcutter 92-94 Park Road Timperley WA156TF.
 Sale of Alcohol for consumption off the premises every day (06:00 – 23:00)

Please accept this letter in objection to the above licensing application on based on the following concerns. Reference should also be taken to objection that has been made to the Planning Service on the use of the building, specifically relating to traffic, air pollution and road safety.

Public Nuisance

Noise nuisance and loss of amenity for residents in the area is likely to unreasonable and disproportionate to any benefits of a license being granted. The location is in very close proximity to residential properties and no mitigation can be offered to minimise what will be disturbance. The proposed hours of 'opening' are 06.00-23.00hrs means vehicles & visitors to the premises will be arriving, starting and stopping with the ONLY legal option being parking outside of residents properties on a cul-de-sac in a residential area that has recently been consulted on for residents parking.

Deliveries are known for being pre-opening & cannot be dictated to so deliveries of bread/milk etc are likely to be early when traffic is low and the location is inaccessible from the rear. It sits on a main road with double yellow lines for junction protection measure, any deliveries will cause significant noise, nuisance, loss of amenity , sleep disturbance which is prejudicial to health and the wellbeing and enjoyment of our homes.

Additional concerns are over crime & disorder with the shop being open so late in the evening/early hours in an area where other businesses operating & hours of operation are not this excessive due to the proximity of residents. This location does not allow for a 'fit for purpose' delivery bay or stopping point UNLIKE other very close shops (Spar) which has reduced hours and yet is further away from the nearest residential noise recipient & dwelling and also has safe delivery bay/safe parking for customers. For elderly residents having a shop selling all amenities (cigarettes & alcohol) in such close proximity for such long hours gives a genuine perception of fear to residents which is real.

Public safety

We have very real concerns about the proximity of the proposal to a primary school and junction of a busy road/cul-de-sac. The road is known to be extremely busy and already problems exists with road safety at school times, many children walking on foot to school, having to cross this road where some double yellow lines/junction protection has been installed however cars remain illegally parked daily meaning visibility at the junction is difficult for vehicles & pedestrians.

We appreciate that legislation exists that could potentially deal with issues that arise but it is well known that services are strained and therefore adding unnecessary pressure, through investigation/enforcement to teams such as Environmental Health/Public Protection in order to investigate complaints under The Clean Neighbourhoods & Environmental Act 2005 and Environmental Protection Act 1990 is duplicating work unnecessarily and this WILL happen as noise complaints will inevitably arise due to proximity and inability to physically control these matters.

Please accept these genuine and real representations.

Rob Huntington

24 Hawthorn Avenue
Timperley
Altrincham
WA15 6TR

Mr C Madden
8 Hawthorn Avenue
Timperley
Cheshire
WA15 6TR
TEL:

OBJECTION: PUBLIC NOTICE OF PREMISES LICENCE – SECT 17 LICENSING ACT 2003

Dear Sir / Madam

I am writing regarding the Public Notice of an Application for Premises Sect 17 Licensing act 2003.

Applicant – ASM Retail Limited

Address of premises – Costcutter 92-94 Park Road Timperley WA156TF.
Sale of Alcohol for consumption off the premises every day (06:00 – 23:00)

Please accept this letter in objection to the above licensing application on the grounds of **PREVENTION OF PUBLIC NUISANCE and PUBLIC SAFETY**. Reference should also be taken to objection and representation to be made to the Planning Service on the use of the building, specifically relating to Traffic, air pollution and road safety.

HOURS OF OPERATION (06:00 – 23:00) – the hours of operation are likely to cause noise and light disturbance. In the very near vicinity of the applicant address, there are two other such 'mini-marts' that respect that this is a residential area and operate within responsible opening hours. There is not the need or the demand for another. I have two children who occupy the two front bedrooms of our home. They are both often woken by noise and light disturbances due to people parking outside our home and using ours and number 10's driveway as a perfect place to perform a U-turn resulting in lighting up the front of our house when dark. Allowing the sale of alcohol until 23:00 is only going to result in more disturbances throughout the evening. Currently all shops on the row are closed by 20:00-20:30 which we feel is just about acceptable. 23:00 certainly is not. If you compare the two sides of the bridge of Timperley Metrolink station, you can see that the other side of the bridge is more suited for night trade due to being set back from the main road, more off-road / road parking as well as three takeaways that are open until a similar time proposed in this application.

Daily deliveries of fresh produce typically take place early morning before opening. Due to the location of the proposed store being surrounded by double yellow lines and barriers, the delivery vehicle will have no option than to either illegally park or park towards the rear of the property, which does not have rear access to the shop. Therefore, it will require products to be moved from towards the rear of the property to the side entrance causing significant noise resulting in sleep disturbance, nuisance and loss of amenity.

The applicant's response to this point may be to simply make the deliveries later in the day, but it would not be possible. The road currently gets busy with Metrolink commuters from 7-7.30 around this location and then even more so around 8.30 with School traffic for St Hughs. The delivery vehicle will have no option that to park on double yellow lines causing congestion / visibility issues for both drivers and pedestrians.

We already have more than enough hours of unwelcome disturbances throughout the day on Hawthorn Ave and connecting streets, please do not extend this period even further.

PUBLIC SAFETY- the roads in this area are already congested enough. People already park on the double yellow lines at the top of Hawthorn Avenue on a regular basis and I have already had a number of near misses when turning off Park Road due to not being able to fully turn onto Hawthorn Avenue due to careless parking. My fear is adding any more shops of this nature where people just "nip in" is going to result in a serious accident at the corner of Hawthorn Ave / Park Road. As you will already be aware, one of the area's largest primary schools is around 100m from the proposed location in this application. Mornings and Afternoons at school drop off times is already hard enough for parents to park. Adding even more traffic is simply an accident waiting to happen.

ANTI-SOCIAL BEHAVIOUR/CRIME/LITTER - According to the plan, a new ATM machine is proposed on the Hawthorn Avenue side of the shop. Having a shop with a licence to sell alcohol and adding an ATM directly next to double yellow lines is only going to result in more people causing a disturbance by parking on these double yellow lines, throwing their litter, and also attracting youths, causing more general public nuisance for the residents of Hawthorn Avenue. This was the case when Barclays had a machine on the Park Road side of the bank so I can guarantee it will happen when on the Hawthorn Avenue side. What is also very worrying for residents who have lived here for five + years is what happened in 2015 when a cash machine was exploded as part of a robbery. Having a cash machine roughly 50 meters from where my children sleep where the modern method of robbery seems to be via explosion makes me feel very uneasy. There is a residential apartment above the proposed location of the ATM, is a risk assessment required before planning the installation of an ATM? Maybe I am wrong to suggest all ATM machines will be targeted but the below image is still very fresh in my memory.



LOCAL RESIDENTS

Due to the ongoing COVID-19 situation, I felt it was necessary to make the residents of Hawthorn Ave/ Close, Berisford Close and Whalley Close aware of this application due to self-isolating at home over this period and unable to submit comments for themselves. The following local residents have also objected this application based on the reasons above by either posting their name and address back to my home or by texting their name and address to a mobile phone number I supplied to collect names and addresses.

I am sure you agree that a proper petition by knocking on doors and asking for signatures would be highly irresponsible and extremely difficult with current social distancing measures in place.

Below is a list of all local residents objecting to the application.

Name/s	Address
D Maguire	14 Berisford Close, WA15 6TW
Nigel Smith Anette Smith Joseph Smith Matthew Smith	34 Whalley Close
Elaine Stonelake James Warrington	9 Hawthorn Ave, WA156TS
Mr and Mrs Fehlberg	13 Hawthorn Ave, WA15 6TS
Frances J Cheung Shun Cheung	52 Hawthorn Ave, WA15 6TR
V Lucey	30 Whalley Close, WA15 6TP
D Sinclair	3 Whalley Close, WA15 6TP
John Bowden	37 Whalley Close, WA15 6TP
Chris and Margaret Gray	54 Hawthorn Ave, WA15 6TR
Alex and Irene Thomson	10 Hawthorn Ave, WA16 6TR
Mark and Elaine Hardman	12 Hawthorn Ave, WA15 6TR
Mr D Coffey and Mr N Coffey	48 Hawthorn Ave
R J Bell	50 Hawthorn Ave, WA15 6TR
Ms Anne Eagles	33 Whalley Close
Anne and Mike Burbery	12 Berisford Close
Mr and Mrs Brocklehurst	35 Hawthorn Ave, WA15 6TN
Mr and Mrs Crosten	24 Whalley Close
Andy and Janice Cooke	14 Hawthorn Avenue, WA15 6TR
Mrs D Hornby	15 Hawthorn Ave, WA15 6TS
Mark and Michelle Wilson	18 Whalley Close, WA15 6TP
David and Susan Heslop	5 Whalley Close, WA15 6TP
Paul Steane	44 Whalley Close
Russel Taylor	46 Hawthorn Avenue
Lesley Madden Dennis Walker	28A Hawthorn Ave
Keith Hutchinson	10 Berisford Close
Ann Alvey Gill Ross	35 Whalley Close, WA15 6TP
Mr & Mrs Roger and Jenny Wood	3 Hawthorn Ave, WA15 6TS
Paul and Suzanna Zammit	21a Hawthorn Ave, WA15 6TS
Muhammed Barkat	1 Berisford Close, WA15 6TW
Peter and Pauline Dunphy	56 Whalley Close, WA15 6TP
Wasia	6 Hawthorn Ave, WA15 6TR
Mr and Mrs D Howe	12 Hawthorn Close, WA15 6TL
Simon Turner	11 Hawthorn Ave, WA16 6TS
Mr and Mrs Billingham	8 Berisford Close
Steve and Chris Harris	7 Whalley Close, WA15 6TP
Mr Malcolm Sinagola Mrs Pauline Singaola	15 Whalley Close

Mr Carl Sinagola	
Paula Nyunt	23 Whalley Close, WA15 6TP
I and PS Kabbani	50 Whalley Close, WA15 6TP
Dan and Sinead Robinson	21 Hawthorn Ave, WA15 6TS
Mr and Mrs D Burton	27 Whalley Close, WA15 6TP
Mr Dale Barnes Ms Sandra Fletcher	21 Whalley Close, WA15 6TP
Ron Morley Brent Morley	16 Hawthorn Ave, WA16
William and Janet McClure	43 Whalley Close
Paul and Jane Chapman	5 Hawthorn Ave
Terry Uppal	68a Park Rd, Timperley

I look forward to your response.

Kind Regards,

Callum Madden

Pickup, Jade

From: Cal Madden < >
Sent: 21 April 2020 22:41
To: Licensing; Pickup, Jade
Subject: Costcutter 92-94 Park Road Timperley WA156TF
Attachments: Mr C Madden - Licensing.docx; Mr C Madden - Planning.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Licensing - Premises

Hi,

I am writing regarding the Public Notice of an Application for Premises Sect 17 Licensing act 2003

Applicant – ASM Retail Limited

Address of premises – Costcutter 92-94 Park Road Timperley WA156TF.
Sale of Alcohol for consumption off the premises every day (06:00 – 23:00)

Please accept this letter in objection to the above licensing application on the grounds of **PREVENTION OF PUBLIC NUISANCE and PUBLIC SAFETY**

I have also attached a letter with my and local residents' concerns around the planning elements this change of use.

Please can you confirm you have received this email as I am sending via email rather than recorded post as requested last week,

Kind Regards,

Callum Madden

Sent from for Windows 10

Mr Russell Taylor
46 Hawthorn Avenue
Timperley
Cheshire
WA15 6TR

TEL:

Dear Sir / Madam

I am writing regarding the Public Notice of an Application for Premises Sect 17 Licensing act 2003.

Applicant – ASM Retail Limited

Address of premises – Costcutter 92-94 Park Road Timperley WA156TF.

Sale of Alcohol for consumption off the premises every day (06:00 – 23:00)

Please accept this letter in objection to the above licensing application on the following grounds.

I feel most of the key points of this letter can apply one or more of the four licensing objectives of the Licensing Act 2003,

- Prevention of crime and disorder
- Public safety
- Prevention of public nuisance
- Protection of children from harm

Public safety and the protection of children from harm

The traffic in the Timperley Metrolink station area is already bad enough to the point where a new parking permit scheme has been proposed for the area. I believe that the council's Executive Member for Environment, Air Quality and climate change made a decision on 16th March 2020 however, the outcome cannot be shared with the residents affected at the moment? If the new parking scheme is approved, where do Costcutter propose their customers park? Are the owners aware that a decision on a restricted parking scheme is imminent? There are only a limited number of short stay parking places on Park Road and at the bottom of Sylvan Ave, therefore the reality is their customers will resort to parking on Hawthorn Avenue **increasing the risk to the public from all types of accidents.**

As mentioned above, the roads in this area are already congested enough. People already park on the double yellow lines at the top of Hawthorn Avenue on a regular basis and I'm aware there have already **had a number of near misses** when turning off Park Road due to not being able to fully turn onto Hawthorn Avenue due to careless parking. My fear is adding any more shops of this nature where people just "nip in" is going to result in a serious accident at the corner of Hawthorn Ave / Park Road. The other road safety considerations are the size of the vehicles delivering the alcohol / goods to the store. The likelihood is they will come from large Lorries, which are going to struggle to manoeuvre and park for deliveries. This will no doubt result in more hazards at the corner of Hawthorn Ave / Park Road. If or when the delivery vehicle parks, **would there be sufficient space for emergency services to get down Hawthorn Avenue when parked?**

I'm aware already that cars have been towed away and in the last few years the waste collectors having to physically move a car to allow their vehicle to pass to continue their collection, which resulted in the

car blocking another residents drive. I'm also aware recently of a building merchants' vehicle causing significant damage to a resident's car on the corner of Hawthorn Ave / Park Road when turning onto the road. We regularly see failed attempts from large Lorries due to them simply not being able to get down the road and struggling to get back onto Park Road.

As you will already be aware, one of the area's largest primary schools is around 100m from the proposed location in this application. Mornings and Afternoons at school drop off times is already hard enough for parents to park. Adding even more traffic is simply an **accident** waiting to happen.

You will be fully aware that the levels of standing traffic on Park Road are currently the worst they have ever been. I am also aware St Hughs regularly encourage walking to school for both exercise and traffic reducing reasons. Park Road simply cannot handle any more traffic particularly at the Timperley Metrolink end. With St Hughs and Park Road Academy there are hundreds of pupils, siblings and parents walking to school on a daily basis and thousands of Metrolink commuters all **inhaling poisonous fumes caused by standing traffic**. Adding an additional store that regularly advertise alcohol offers will result in even more traffic in the area. A store like Costcutter will not just attract passing trade and local customers, Costcutter is the type of store people will drive to, to get a good alcohol deal / offer.

For all of the reasons above I can only see that the risk to **public safety** and incidents of **harm to children** will be increased if this application is granted.

- **The prevention of public nuisance and the prevention of crime and disorder;**

Allowing the sale of Alcohol until 23:00 is only going to result in more disturbances or nuisance as there will be an increase or individuals or groups loitering throughout the evening. There is as mentioned previous no car parking available or only on street parking which is not adequate to cater to number of customers. Currently all shops on the row are closed by 20:00-20:30 which we feel is just about acceptable. 23:00 certainly is not. How will the applicant;

- Restrict the generation of noise within the premises and from activities associated with the premises in the vicinity?
- Limit the escape of noise from the premises?
- Restrict noise emissions to below the levels that could affect people in the vicinity going about their business, at work and when at home, both while relaxing and while sleeping?
- Minimise and control noise from customers arriving at the premise or outside it and departing from it?
- Minimise and control noise from staff, contractors and suppliers and their activities?
- Minimise and control noise from vehicles associated with and providing services to the premises and their customers?

Kind Regards,



Russell Taylor

Pickup, Jade

From: Russell Taylor
Sent: 22 April 2020 12:41
To: Licensing
Subject: Re: New Premises Licence Application (PL077230)
Attachments: Trafford Objection.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Licensing - Premises

Good Afternoon Jade

Thank you for your email and clarification please find my modified representation to the proposed application PL077230 for a Costcutter, 92 – 94 Park Road, Timperley, WA15 6TF

Thanks
Russell

Russell Taylor
Financial Director



CONFIDENTIALITY : This email and its attachments are confidential to the intended recipient. They may not be used by, disclosed to or copied in any way to anyone other than the intended recipient. If this email is received in error, please contact Fingertip Solutions Limited on [REDACTED], provide details of the sender and the address to which it has been sent and then delete it. Opinions, conclusions and other statements and information in this message that do not relate to the official business of the legal entity which sent it shall be understood as neither given nor endorsed by it.

VIRUSES : Although we have taken steps to ensure that this email and any attachments are free from any virus, it is your responsibility to check that they are actually virus free. We do not accept any responsibility for viruses.

From: "Pickup, Jade" <Jade.Pickup@trafford.gov.uk> on behalf of Licensing <licensing@trafford.gov.uk>
Date: Monday, 20 April 2020 at 10:53
To: Russell Taylor [REDACTED]
Subject: RE: New Premises Licence Application (PL077230)

Dear Mr Taylor,

I have reviewed the objection below and would advise that the reasons given for your objection would not fall within one of the four licensing objectives. Traffic/parking are not considerations in respect of premises licence applications as they would be in respect of planning applications. The demand in sales of alcohol are also not relevant objections.

If you wish for your objection to be valid you may wish to re-submit your objection and concentrate on the noise /pollution issues.

I have attached the guidance for your information.

Yours sincerely,

Jade Pickup

Jade Pickup

Licensing Officer

Place Directorate - Regulatory Services

Trafford Town Hall

Talbot Road

Stretford

M32 0TH.

Telephone: 0161 912 4242

From: Russell Taylor [mailto: [REDACTED]]
Sent: 15 April 2020 12:58
To: Licensing <licensing@trafford.gov.uk>
Subject: New Premises Licence Application (PL077230)

Please find attached my Letter of Objection detailing my comments to the proposed application PL077230 for a Costcutter, 92 – 94 Park Road, Timperley, WA15 6TF

If this is not the correct method to raise these comments/objection please let me know where is.

Thanks
Russell

Russell Taylor
Financial Director
[REDACTED]

Hollinwood Business Centre, Albert Street, Oldham, OL8 3QL



CONFIDENTIALITY : This email and its attachments are confidential to the intended recipient. They may not be used by, disclosed to or copied in any way to anyone other than the intended recipient. If this email is received in error, please contact Fingertip Solutions Limited on [REDACTED] provide details of the sender and the address to which it has been sent and then delete it. Opinions, conclusions and other statements and information in this message that

do not relate to the official business of the legal entity which sent it shall be understood as neither given nor endorsed by it.

VIRUSES : Although we have taken steps to ensure that this email and any attachments are free from any virus, it is your responsibility to check that they are actually virus free. We do not accept any responsibility for viruses.

This email and its attachments are confidential and for the exclusive use of the intended recipient(s). If you are not the intended recipient(s) please do not read, print, re-transmit, store or act in reliance on it or any attachments. If you have received this communication in error please notify the sender immediately by e-mail or by telephone and then permanently delete the e-mail and any copies of it. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000.

*The full Trafford Council email disclaimer can be viewed at:
GCSX This transmission is intended for the named addressee(s) only and may contain sensitive or protectively marked material up to RESTRICTED and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation*