

Planning Application: 130950/AO/2021 & 130967/FO/2021 Red Lion, Withington

Mon 09/08/2021 15:47

To: Dave Morris <dave.morris@manchester.gov.uk>

Dear Mr. Morris,

Red Lion Pub, 532 Wilmslow Road, Manchester, M20 4BT - Planning Application 130950/AO/2021**Exterior signage:**

I am writing further to your letters, dated 20th July, regarding the planning applications submitted to MCC by JW Lees concerning planned refurbishment work to the Red Lion pub in Withington, and seeking listed building planning consent for changes to exterior signage and lighting.

As an immediate neighbour of the Red Lion, I am now writing to formally object to the application number 130950/AO/2021 on the grounds that, based on the 'Drawing - Proposed' document submitted by Turley on behalf of its client, JW Lees and Co (Brewers) Ltd, and dated 15th July 2021 - the scale of the wall signage on the front and north side of the building is too big, and out of proportion for a Grade II listed building. Further, the use of the word 'kitchen' as part of the signage is not, in my view, suitable for this type of hospitality venue as it implies a more inferior type of dining experience than the word 'restaurant', which would be more appropriate for a listed building of this kind and its location. I should point out to you that some of this signage is already in place at the Red Lion before consent has been approved.

Also, I think the proposed lighting at the front of the Red Lion is likely to be too bright and risks making the building look lurid and harsh instead of highlighting subtly the pub's historic and architectural merits.

130967/FO/2021

You might be aware that some residents who neighbour the pub have objected in the past to noise levels which sometimes come from the pub, particularly at times when its patrons are allowed to drink in the rear beer garden 'after hours'. This has been a particular problem in recent months when the pub - because of Covid-19 regulations - moved all its exterior bench tables (40 in total) and seating from the front of the pub, on Wilmslow Road, and placed them on the bowling green. This increased the seating capacity of the rear of the pub to well over 240 based on six people sitting at each table.

On this basis, I believe these proposed changes are likely to increase the noise level at the rear of the pub and cause noise nuisance to neighbours during evening and night hours. JW Lees has submitted a Noise Assessment but in it, it confirms it has "... *not included noise measurements at this stage, since the hospitality sector is not currently fully operational due to the Covid Pandemic*". despite this the assessment still goes on to say: "*The assessment found that no specific additional noise mitigation or control measures would be necessary to ensure that the proposals do not result in an increase in noise impact at the nearest noise sensitive receptors. It is our opinion that the proposals would not represent an intensification of use.*"

If no noise measurements have been used as part of the assessment, I believe it is not credible for JW Lees to properly assess whether any noise mitigation or control measures are required to ensure neighbours are allowed to enjoy their properties without excessive noise. For this reason, I wish to object to the application.

Had JW Lees applied its own Social Responsibilities policy beforehand, and thought to engage with its neighbours and others in the locality before the submission of its planning applications, this might

have resulted in me not objecting to its planning application. Sadly, this did not happen.

Regards,

[Redacted signature block]

The Red Lion, Withington



Mon 02/08/2021 12:08

To: Dave Morris <dave.morris@manchester.gov.uk>

Hello Dave

The Red Lion, Withington

Applications numbers 130950, 130967 and 130968

We have looked at the details submitted for alterations to the Red Lion, and we don't have any objections to the proposals for the alterations generally. However, there are a couple of issues that we would like you to take in to consideration on our behalf when considering these proposals.

a. Noise:

We didn't have any significant problems with the way that the pub was operating prior to the first covid lockdown, but since the re-opening the noise from the outside drinking areas, and in the surrounding areas when people are leaving, has increased significantly. This seems to be due to a combination of good weather and the understandable eagerness of people to enjoy going out to a pub again, but it is also made worse by the increased size of the outside drinking areas and (for some reason) large numbers of people shouting at or to each other very loudly.

We would be grateful if you could draw this problem to the attention of the management and request that their staff try to ensure that their patrons have a bit more consideration for their neighbours? I am aware that the ownership has changed hands during the covid restrictions, and the current management may not realise how much disturbance that sort of behaviour can cause.

I believe there is already a separate restriction on the operating hours for the outside areas, and it is of course important to us that this remains in force.

b. Floodlights:

New floodlighting was erected to cover the outside drinking areas and the car park some months ago. One of the lights covering the car park shines directly in to our front room window, and is extremely annoying. We spoke to one of the pub managers about that some time ago and he promised to adjust it, but nothing appears to have changed. We would be grateful if you could ensure that any new lighting is arranged so that it doesn't create a similar problem, and that the existing problem is corrected asap.

Many thanks, and best regards

