Operating Statement – Dorsey House, 8 Dorsey Street, Manchester

DANT Property Group Limited

The premises has a long standing bar use which has operated the extended hours for a significant time. The main use and hours have not been limited, but the extended hours were made personal originally, and continued as such when operators changed. Most latterly consents have been granted for short time periods to allow the current operators to be monitored. The consent is due to expire at the end of October.

This proposal seeks to extend the opening hours of an established bar (Class A4) at Dorsey House, Manchester. The proposal will extend the offer of an existing bar facility which is responsibly run for the benefit of local people.

The property has recently been acquired by new owners who wish to take control of the planning permission themselves and so seek that any new consent is personal to them, not a tenant. This will give the Council greater control as the landlord can impose the requirements and operating statement on any tenants via leases.

The current tenants, Cord Bar, may remain in the premises, or new tenants enter, however either way the landlord's management regime will ensure the premises continue to be operated effectively so that there are no adverse issues for the amenity of the area or nearby occupiers.

The bar use complements the mixed-use nature of the Northern Quarter, which is a diverse area comprised of residential, evening/night-time leisure, creative businesses and alternative retail. This statement reflects operating practices which have already established and implemented at the bar. Staff will be made aware that the same standards will continue to be implemented and required for the continued use of the bar with extended operating hours.

Operating Objectives

The proposed hours of operation are:

- Sundays and Bank Holidays: 12.00 noon to 22.30
- Sunday to Thursday: 12.00 noon – 23.00
- Friday to Saturday: 12.00 noon – 01.00

A licence application has been submitted for the extended opening hours (ref. SR201164) and is being decided at the licencing committee on 10th of October 2017.

Noise and Disturbance

Noise surveys have previously been undertaken at the site by Clement Acoustics which ensured that there will be no effect on local residents. Clement Acoustics have provided an updated note on noise which details the installation of a noise limiter at the ground floor bar area at the unit. Clement Acoustics have visited the site and set the noise limit to 74 dB(A), which will be achieved during the proposed hours of extension. The noise limiter will be calibrated to ensure the levels are not exceeded when activated and it will be located in an area where only management of the bar has access. This addresses noise from music.

There is no kitchen on the premises, so no extractor facilities are required.

A dispersal operation is already enforced to ensure that minimum disturbance or nuisance is caused to neighbours and to ensure that the operation of the premises makes the minimum impact upon the neighbourhood in relation to potential nuisance and anti-social behaviour.

This existing operating method incorporates the mitigation which will continue to be implemented through the extended opening hours. All of the below measures are in place and actioned at present. They will be extended to the extended opening hours:

- Door staff will remind patrons of the residential nature of surrounding premises, and encourage them to leave quickly and quietly

- Door staff will monitor behaviour outside the premises, including smokers. Staff will discourage people from congregating outside.

- When patrons are entering or exiting the premises, the lobby area will be used to ensure at least one door stays closed at all times.

- The inner door of the lobby will be closed at all times. The requirement set out in the premises license is that outer doors must be closed after 10pm but in practice, door staff are instructed to ensure that outer doors are kept closed at all times, being only opened while customers are entering the premises.

- Notices will be situated inside the premises and at the entrance requesting customers leave quietly and in an orderly manner. Staff will draw customers' attention to such notices.

- Regular external checks will be made during operational periods to monitor noise levels.

- All these measures are already in place and will be maintained during extended opening hours.

Security and Safety

The bar already has a digital CCTV system covering all areas of the premises, including outside. The cameras have night vision capability and recorded footage is, and will continue to be, kept for a minimum of 28 days.

The bar already employs SIA trained door staff. There will be at least one SIA-trained member of staff on the door on a Friday and Saturday from 9pm plus on other days subject to a risk assessment as per the current premises licence. Staff have been trained in methods of dispersing customers who are leaving the premises, and encouraging smokers to keep noise to a minimum.

Door staff will ask any customer who appears to be under the age of 25 to prove that they are 18 or over in accordance with the 'Challenge 25' policy. Those who fail to provide acceptable ID will be refused entry.

If a potential customer appears to be drunk or under the influence of drugs they will be refused entry.

This is the existing policy implemented at the unit and is actioned by staff during current opening times.

Access

Access for customers and staff is and will continue to be through the front entrance.
All deliveries and servicing will continue to take place outside operating hours.

Waste Collection

Waste and recycling will continue to be collected by a specialist refuse contractor.
Refuse, glasses or glass bottles from the building will not be disposed of in outside receptacles between the hours of 10pm and 8am, so as to ensure no disruption is caused to any neighbours. Inside these times, refuse will be stored within the building. This is already policy at the existing bar.

Local Environment

The operators will maintain the premises to the highest standard, ensuring that the premises are clean, tidy and kept in good repair. This is existing policy at the bar unit.

Staff and Training

All staff will continue to be trained in licensing law and health and safety.