LUDLAM
CHARTERED TOWNPLANNERS + DEVELOPMENT CONSULTANTS
ASSOCIATES
THE BANK
99 PALATINE ROAD
DIDSBURY
MANCHESTER M20 3JQ
tel 0161 434 7986
fax 0161 445 4639
mobile 07831 121162
email@ludlamassociates.com

PLANNING
ACK'D
REPLIED
REC'D 30 MAY 2008
M
M
M
FOR ACTION

Manchester City Council
Environment & Development Planning
P.O. Box 463
Town Hall
Manchester
M60 3NY

29th May 2008

My ref: SW/1880/01

Dear Sir or Madam

310 WILMSLOW ROAD, FALLOWFIELD
VARIATION OF CONDITION 2 ON PLANNING PERMISSION 051357/FU/SOUTH2/97 TO ALLOW OPENING TO 1.00 AM.

I hereby submit a planning application for the above development.

The application is for the variation of Condition 2 on Planning Permission 051357/FU/SOUTH2/97 which was for the "Change of use of ground floor and basement of shop to a wine bar/restaurant." The condition requires that the premises shall not be open outside the hours: Sunday to Thursday 8.00am to 11.30pm; Fridays and Saturdays 8.00am to midnight. This application seeks to extend the opening hours to 8.00 to 01.00 hours each day plus half an hour drinking up and dispersal time.

The unit is currently vacant. The new owners plan to refurbish the premises before reopening. These hours are proposed so that the bar can open at times which correspond to other food and drink uses in the locality.

A good example of another bar with such opening hours is Revolution at 311/313 Wilmslow Road. Planning permission for an extension of opening hours was granted on 23rd November 2006 under reference number 080292/JO/2006/S1. It allows the opening hours of 11.00am – 01.00am seven days a week with half an hour drinking up and dispersal time. (Condition 3 required that patrons must not be on the premises outside of hours between 11.00am and 01.30am. This allows for the half hour

drinking up and dispersal time.)

Revolution is similar to the application site in that it is within the same commercial area and it has residential properties in close proximity. In the committee report, the officer stated that "Many food and drink premises are open until this time and beyond in the immediate vicinity of the application site, and it is not considered that the extension of the operating hours ... would have any significant impact on amenity."

Revolution is located approximately 10 metres from the nearest residential property on Standish Road. This road contains a small number of terraced houses to the rear of the bar.

In terms of proximity to residential properties, this site is of a similar nature. The bar is located on the corner of Wynnstay Grove. There are some residential uses on Wynnstay Grove. Morris Court is sheltered accommodation and is directly behind the site; 26 metres from the rear site boundary. Mayfair Court is 12 metres away on the other side of Wynnstay Road. It comprises of student flats with an A4 use on the ground floor.

A Waste Management Strategy is included with the application to show how waste will be stored and collected. In order to protect residential amenity, the applicants would be willing to accept a condition identical to that on the Revolution permission which states that no servicing or any other activity shall take place in the rear yard to the premises after 23.00 hours on any night.

An acoustic assessment report by Azymuth Acoustics is included. This shows that the noise from the bar would not have a very significant impact over the existing background noise. However, it is suggested that some minor noise mitigation measures can be put in place to achieve suitable sound insulation of the building envelope.

An operating schedule is included which describes the activities within the bar. It would be a cocktail bar with a 1920s feel. The main bar would be on the ground floor with a secondary, smaller bar in the basement. Detailed information is contained within the schedule relating to the prevention of crime and disorder, public safety, the prevention of public nuisance and the protection of children from harm.

The applicants have undertaken consultation with the management of Morris Court Residential Home and the notes of the meeting are included for information. This outlines some minor concerns of the manager of the home and how the applicants can address them.

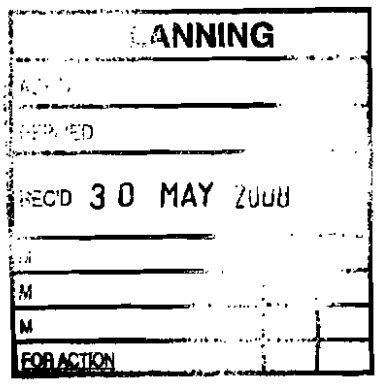
Please do not hesitate to contact me if you require any further information.

The site location plans and cheque will follow in the post.

Yours sincerely

Siobhan Watson
Cc Tolsan Ltd

Gin Club Limited – 310 Wilmslow Road



Proposed Operating Schedule for 'The Gin Club'

Licensable Activities:

- Sale of alcohol by retail
- Provision of regulated entertainment
  - Performance of live music
  - Exhibition of film
  - Playing of recorded music
- Late night refreshment

Premises Type:

The Gin Club would look to operate as a student targeted cocktail bar open predominantly for evening trade only. Designed with a 1920's feel, the Gin Club would position itself at the higher end of the market within Fallowfield. This will be reflected in the drinks offering and pricing.

The Gin club would provide a main bar on the ground floor and a secondary, smaller bar on the basement level. There will be separate male and female toilets on the basement level and unisex toilets on the ground floor level. The concept would be a student and members targeted 'retro' feel bar that provided high quality drinks in a funky and relaxed atmosphere. Music policy steers away from R&B/House/Dance and towards funky soul and groove. There would be provision for a D.J. and background music to be played. It is also proposed that the downstairs bar be used as an occasional cinema club.

It is not proposed to serve food and as such there are no kitchen facilities on site.

Hours of Operation:

The proposed hours of operation are as follows:
Sunday – Thursday: 11:00 – 01:00
Friday – Saturday: 11:00 – 01:00

We also request non-standard hours for the following timings;
Friday, Saturday and Sunday on bank holiday weekends:
Start: 11:00, End 01:00
One additional hour on the morning of British Summer Time comes into effect.
From the end of permitted hours for New Years Eve to the start of permitted hours on New Years Day.

Designated Premises Supervisor:

The proposed DPS is as follows:

John Hassall Furber
Flat 8 Holly Royde House
56 Palatine Road
Manchester
M20 3HP

Licence No: 093667
Issue date: 23rd August 2006
Expiry date: 22nd August 2016

Licensing Objectives & steps taken to achieve

The Prevention of Crime and Disorder

- Two SIA registered door staff in attendance each evening from 9:30 until one hour after alcohol sales stop.
- CCTV system to be installed covering the front and back areas upstairs, the downstairs area and front and rear outside of the bar.
- A search policy shall be implemented, where considered necessary by management, to prevent drugs or offensive weapons being brought on to the premises.
- Ongoing training shall be provided to staff to recognise drunkenness and refuse service to customers who have consumed excessive alcohol, to handle potential troublemakers and diffuse difficult situations.

Public Safety

- Fire extinguishers regularly inspected and maintained
- Advice to be sort from the Fire Authority and subsequent fire safety precautions implemented
- Staff trained in evacuation procedure and handling of emergency situations
- Emergency exits maintained and kept clear at all times
- Telephone numbers for Taxi firms provided for customers and where necessary, provision to order cabs for customers.
- Contract entered into with pest control firm to ensure control of any vermin issues
- Public liability insurance shall be maintained for the premises

The Prevention of Public Nuisance

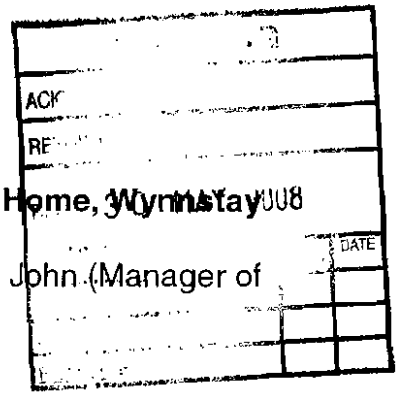
- Advice to be sort from Environmental health
- Acoustic report to be conducted and subsequent advice followed
- Signs will be displayed requesting that customers leave the area in a quiet and responsible manner

- All windows and doors to be kept closed except for access and egress, whilst regulated entertainment is taking place
- Regular checks to be conducted through the evening to ensure noise is not emanating from the premises. This is to be completed by walking outside the premises whilst regulated entertainment is taking place
- Refuse to be collected on a regular basis.
- Following discussion with local residents (morris court), caged area behind building to be kept tidy and bins not to obstruct alley.
- Staff to avoid emptying of bins into skips especially if they contain glass, and early refuse collections before 08:00 and after 23:00
- Use of outdoor area for licensable activities to stop at 23:00

The Protection of Children from harm

- Children only permitted on site before 21:00 and only then when accompanied by an adult
- Prominent signage to be displayed stating the laws relating to children and alcohol
- Staff will be fully trained in the laws relating to children and alcohol. Furthermore, they will be trained in what constitutes acceptable ID, i.e: passport, NUS card, photo driving licence.
- Regular inspections will be completed by staff when persons under the age of 18 are on the premises.

The Gin Club



Meeting notes regarding Morris Court Residential Home, Wynnstay Grove.

Present: Johnny Furber (proposed DPS of Gin Club), John (Manager of Morris Court)

Date: Friday 9th May 2008, 11am

- Johnny introduced himself as the proposed DPS for the Gin Club, sited at 310 Wilmslow road – currently Karma.
- John introduced himself as the manager of the Morris Court sheltered housing complex.
- Johnny produced an operating schedule (attached) which highlighted various procedures to be followed to reduce impact upon neighbouring residential housing and specifically Morris Court.
- Johnny enquired about potential concerns regarding the re-introduction of a bar at 310 Wilmslow road.
- John highlighted the following as concerns:
    - Bins in the alley behind the bar
    - The caged area behind the bar being full of bin-bags and being a heath hazard that attracted rats
    - Unauthorised use of the Morris Court car-park area by bar customers
    - Litter in the Morris Court car-park that results from unauthorised use

- Johnny explained the intention to remove the waste bins from the alley and use the caged area for this purpose. Furthermore, it was explained that the caged area would not therefore be used to store bin-bags and that refuse collection would take place regularly.
- Johnny also explained that the bins would not be emptied or filled during unsociable hours and glass bins would not be filled after 11:00pm. It was also explained how an acoustic report was being conducted to ensure break-out noise was at a minimum, Noise break-out however was not highlighted by John as a significant issue.
- John explained that he believed that the car-park issue was in fact the responsibility of Morris Court. He further explained that they intended to introduce a system to ensure authorised cars only used the car-park. John did not request for the Gin Club to involved in resolving this issue.
- Johnny left John with a copy of the operating schedule and also a mobile phone number to be used whenever.
- The meeting was conducted very amicably and concluded when there were no further areas of concern to review.
- All areas of concern that were raised at this time were addressed and there were no outstanding issues.