

Comments for Planning Application 141477/FO/2024

From planning@manchester.gov.uk <planning@manchester.gov.uk>
Date Mon 3/24/2025 5:58 PM
To Maximilian Gibson <Maximilian.Gibson@manchester.gov.uk>

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 24/03/2025 5:57 PM from Mr Keith Hodkinson.

Application Summary	
Address:	Existing Warehouse Bounded By Burstock Street, Peary Street, Bilbrook Street And Bromley Street Manchester M4 4JB
Proposal:	Temporary change of use for a period of three years of existing warehouse to a music and events venue (sui generis).
Case Officer:	Max Gibson

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Customer Details	
Name:	Mr Keith Hodkinson
Email:	keith.hodkinson@gmail.com
Address:	57 Mossbrook Court 2 Kentford Drive Manchester

Comments Details	
Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	<p>Two principal objections:</p> <p>1. The fitness of the applicant, Connecting Dots Group Ltd, whose last audited accounts show that they are insolvent with net liabilities of £866,371 at 31 January 2024.</p> <p>2. NOISE. Although the applicant has submitted a lengthy and professionally prepared Noise Impact & Management Plan, it fails to convince on the following grounds:</p> <p>(a) noise impact has only been considered within a relatively small radius of the venue. We know from experience of the problems we had a few years ago with the Love Factory, Danzic Street. This venue was demolished at the end of last year but was a similar distance away- 641 metres away from my home, compared to 709 metres for the applicant venue). Love Factory had a massive impact on homes further afield. The apartments on Hamerton Road, Humphries Court, Tobacco Factory, Green Quarter, Angel Meadow area all reported issues, in all, thousands of residents affected.</p> <p>(b) the cogency of the Noise Plan (Section 5 Conclusion) rests heavily on the technical output levels at various frequencies being maintained below certain levels when the venue is in operation.Experience tells us that there is little confidence in this actually being carried out. Indeed, the requirement is usually in direct opposition to the DJ's wish to give the best experience for attendees. Going back to the experience of Love Factory, the biggest issue was with heavy bassline beats which were not only clearly audible, but caused windows to rattle on south-facing apartments and made it impossible to open windows in the middle of summer. Complaints were made to MCC Licensing Out of Hours Team, and officers did attend. The volume went down for an hour or so, but then went back up later.</p> <p>Additional potential areas of concern, all of which were experienced with Love Factory were:</p> <p>1. Attendees having no respect for keeping noise down on leaving venue after 2am</p> <p>2. Littering</p> <p>3. Impact on local traffic (specifically taxis)</p> <p>In summary, the application for change of use is ill-considered. The locality is now predominantly residential and there should be no scope for the operation of such a facility in this area.</p>

Kind regards

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