

Comments for Planning Application 136314/JO/2023

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To: Angela Leckie <angela.leckie@manchester.gov.uk>

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

Comments were submitted at 8:56 PM on 10 Apr 2023 from Mr James Ward.

Application Summary

Address: 60 Oldham Street Manchester M4 1LE

Proposal: Variation of Condition 3 (Opening Hours) to planning permission 120878/FO/2018 (as discharged under CDN/21/0947) to allow opening of premises the following hours: Sunday to Thursday 11:00 to 03:30 Friday & Saturday 11:00 to 04:30

Case Officer: Angela Leckie

[Click for further information](#)

Customer Details

Name: Mr James Ward

Email: jamesmichaelward@hotmail.com

Address: Flat 5, 60A Oldham Street, Manchester M4 1LE

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I wish to oppose this planning application in the strongest of terms.

I live in one of the flats above 60A Oldham Street, next to the property in question.

The existing Blockbusters bar below our flats caused persistent noise nuisance for over nine months from opening, which were only partially solved by a noise abatement notice being served. This is despite assurances during the licencing process regarding noise testing, being 'assured' by the applicant that he did not want to cause a nuisance, and the installation of a noise limiter. This was nine months of not knowing whether I would be able to get to sleep at my normal time. Nine months of avoiding making unnecessary commitments for first thing on Saturday

and Sunday mornings because I never knew how much sleep I might get. Nine months of phoning the out-of-hours council team and them only occasionally being able to attend. And I am far from the only resident of our block of flats who experienced this persistent noise nuisance.

This new planning application for 60 Oldham Street has the potential to cause even more of a noise nuisance, as:-

- Blockbusters is only supposed to play background music on the ground floor. I believe it was the louder music coming from their basement which came straight up the wall to my bedroom on the second floor. Music from this new bar has the potential to come straight up the other side of this same wall, but from the ground floor.
- Blockbusters usually stops playing music between 2:30am and 3am, but this new bar wants to be even later, which is unacceptable
- Blockbusters does not have outside drinking. This would cause particular problems in the warmer months when I have to have my windows open for as much time as possible to stop it being too warm.

From my personal experience with Blockbusters and from what I have heard about the conflict created at Night & Day, I am firmly of the belief that residential properties and late-night bars/clubs with loud music should not be allowed in close proximity to one another. As the flats above both 60 and 60A were there first, they should take precedence in this case. I have lived here for 19 years and the noise and busyness on this section of Oldham Street has become significantly worse since the end of Covid restrictions. Allowing this application would make things even worse. My mental health is already a problem and I have deep fears for things like this making it worse. I implore you to turn down this application.

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