

69267 – 2A & 2B Wash Lane – Greater Manchester Police | Crime Prevention Team

**Change of use from party venue/games hub (Class E(a)) to drinking establishment (Sui Generis) at ground floor and ancillary office/storage space at first floor (Class E/Sui Generis)
2A & 2B Wash Lane, Bury**

Thank you for the opportunity to comment on the above application.

I could not see the application form on the Council's planning portal but I have reviewed the supporting plans and documents.

I am aware that the premises are located on the edge of the town centre, on a well-trafficked street, with other late night premises in the vicinity. I understand that there is living accommodation above nearby commercial premises.

Subject to clarification of the proposed opening hours, licensed premises of this size and in this location are unlikely to generate significant crime and disorder issues. The avoidance of such issues is largely down to good management as well as appropriately well-considered security features.

Whilst I have no objection to the proposal, it seems reasonable to require the applicant to demonstrate that crime and disorder have been considered when making the application. Consequently, I respectfully ask that the applicant is required to submit a crime prevention plan in support of the application. For clarification, this plan should include details of the following:

- Opening and closing times
- Security qualities of the front door and means of escape door
- Retention of window/shopfront shutters and grilles (or otherwise)
- Measures to restrict access/ secure the upper floor office/storage
- Intruder alarm
- CCTV provision - internal and external
- Provision for the secure storage of cash and stock storage on the premises
- Identification of a secure area for staff to store personal effects whilst working
- Opening and closing procedures to ensure staff safety
- Staffing - including any dedicated security staff
- Proposals, if any, for outdoor seating/smoking area
- Waste management – to include measures/procedures to minimise disturbance to nearby residents late at night.

If the application is approved, I suggest that a condition should be imposed, requiring the contents of the plan to be carried out in full prior to commencement of the use, and that the agreed measures maintained for the duration of the approved development.

Updated Comments 29/03/2023

Thanks for sending the additional information. I have now digested their contents, reviewed the Premises Licence awarded to Mr Clark in February 2023 (a copy of which is attached), and spoken to my colleague in Licensing. The licence sets conditions relating to, *inter alia*, hours of opening, door staff, CCTV provision and maintenance of an incident log. Mr Clark's 'Premises Plan' sets out a series of reasonable measures to minimise the risk of crime and disorder affecting the premises.

Whilst I have some reservations regarding the proposed opening hours and the proximity of residential accommodation, the premises will have a small capacity and are located in the town centre. Therefore, I do not wish to raise any objections to the proposals. Conscious of not wanting to request the imposition of conditions that are, perhaps, best dealt with by other legislation, I limit my request for a single condition that requires the submitted 'Premises Plan' be implemented in full upon the first use of the premises as a drinking establishment and that the agreed measures are maintained for the duration of the approved use.