

LICENSING PANEL Regulatory Committee Agenda

Date Tuesday 6 October 2026

Time 10.00 am

Venue JR Clynes Building, Cultural Quarter, Greaves Street, Oldham, OL1 1AL

Notes 1. Declarations of Interest- If a Member requires advice on any item involving a possible declaration of interest which could affect his/her ability to speak and/or vote he/she is advised to contact Alex Bougatef or Constitutional Services at least 24 hours in advance of the meeting.

2. Contact officer for this agenda is Constitutional Services email constitutional.services@oldham.gov.uk

3. Public Questions - Any Member of the public wishing to ask a question at the above meeting can do so only if a written copy of the question is submitted to the contact officer by 12 noon on Thursday, 1 October 2026.

4. Filming - The Council, members of the public and the press may record / film / photograph or broadcast this meeting when the public and the press are not lawfully excluded. Any member of the public who attends a meeting and objects to being filmed should advise the Constitutional Services Officer who will instruct that they are not included in the filming.

Please note that anyone using recording equipment both audio and visual will not be permitted to leave the equipment in the room where a private meeting is held.

Membership of the LICENSING PANEL
Councillors Chowhan, Moores and Wilkinson

Item No

1 Election of Chair

The Panel is asked to elect a Chair for the duration of the meeting.

2 Apologies For Absence

3 Urgent Business

Urgent business, if any, introduced by the Chair

4 Declarations of Interest

To Receive Declarations of Interest in any Contract or matter to be discussed at the meeting.

5 Order of Proceedings (Pages 3 - 6)

6 Northern Roots - New Premises Application (Pages 7 - 60)

The purpose of this report is to inform members of an application for the grant of a premises licence in respect of Northern Roots, Kings Road, Oldham, OL8 2BJ, which, due to representations being received, has been referred to this Panel for determination.

OLDHAM BOROUGH COUNCIL

LICENSING PANEL - ORDER OF PROCEEDINGS

The procedure outlined below, which was enclosed with the notice of hearing sent to each party, and a copy of which is before you today, will be followed.

Documentary evidence may be relied upon and considered by the Panel if it has been served on the Licensing Authority prior to the hearing, or if all parties consent it can be produced on the day of the hearing.

Any person wishing to call a witness to speak at the hearing must have applied in writing for permission from the Licensing Authority at least 2 working days before the hearing and must also have provided the name of the witness and a brief description of the points on which that person may be able to assist the authority in relation to their application, representations or notice. Any application to call a witness where the party has not given 2 working days' notice will be considered by the Panel at the beginning of the hearing and permission will not be unreasonably withheld.

Each party will have the same amount of time in which to address the Panel, each party will have up to 60 minutes to address the authority and give any further information (which must be relevant to that party's or another party's application or representation). Where any party considers this time to be insufficient then, a request in writing may be made to the Constitutional Services Officer for an extension of time at least two working days before the hearing; however this will not automatically be granted, and will be at the discretion of the Panel.

Any person behaving in a disruptive manner will be asked to leave the hearing, however, if this occurs that person will be entitled to submit in writing any information they would have been entitled to give orally.

The Authority will provide a record of the hearing in a permanent and intelligible form and keep it for 6 years from the date of determination or disposal of any Appeal.

Members are advised that they are making decisions in a quasi-judicial manner. As such, they have a duty to view all evidence presented before them impartially. Members must disregard any information given by a party which is not relevant to the promotion of the licensing objectives. The Panel is not bound by the formal rules of evidence. Nevertheless, Members must carry out their duty placing what weight they feel is appropriate given the nature of the evidence and the manner in which it was obtained, and communicated.

ORDER OF PROCEEDINGS

INTRODUCTION

The Chair will welcome those present and outline the procedure to be followed (as set out below) and the Clerk will record those present. The Clerk will remind everyone that each party will have up to 60 minutes to address the Panel and give any further information.

APPLICATION

The Licensing Officer will outline the nature of the application.

The applicant and/or their representative to address the Panel, present additional information in support of the application (where consent to do so has been granted) and call any witnesses (subject to having given the required prior notice or having received permission at the beginning of the hearing). The Applicant and any witnesses may be questioned by Members of the Panel.

Any party, if given permission by the panel, may question the applicant and his witnesses, but this shall not take the form of cross examination.

REPRESENTATIONS

The Party making the representation and/or their representative to address the members of the Panel, providing any additional information in support of their representation (where consent to do so has been granted) and call any witnesses (subject to having given the required prior notice or having received permission at the beginning of the hearing). The party and any witnesses may be questioned by Members of the Panel.

In the event that a number of members of the public are present at the meeting who intend to make a representation in relation to the application as interested parties then the Chair has discretion to ask that they appoint a nominated spokesperson to present their representations.

Any party, if given permission by the panel, may question the party making representations and his witnesses, but this shall not take the form of cross examination.

These representations will be taken in the following order: -

- Police Representation (unless they are the applicant)
- Licensing Authority
- Environmental Health Representation
- Other Responsible Authorities Representation
- Public Representation (Interested Parties)

CLOSING STATEMENTS

The party making the representation may summarise their representation and make a closing statement.

The holder of the premises licence may summarise their representation and make a closing statement.

The Applicant may summarise the application and make a closing statement.

SUMMARY The Chair to summarise who has made representations.

DETERMINATION

The Panel Members will leave the hearing to consider their decision in private. The panels may request the services of a legal representative and Constitutional Services Officer.

The Chair of the Panel will announce the determination of the application and the reasons for that determination, and it will then be confirmed in writing within 5 working days of the hearing.

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Licensing Panel

Licensing Act 2003 – Application for New Premises Licence, Northern Roots

Report of Director of Environment

Officer Contact: Nicola Lord

Date of Hearing: Tuesday 6 October 2026

Reason for Hearing:

The purpose of this report is to inform members of an application for the grant of a premises licence in respect of Northern Roots, Kings Road, Oldham, OL8 2BJ, which, due to representations being received, has been referred to this Panel for determination.

Recommendations:

Members are recommended to consider the application taking into account the representations received.



Licensing Panel – Tuesday 6 October 2026

Application for a New Premises Licence for Northern Roots, Kings Road, Oldham, OL8 2BJ

1. Purpose of Report

1.1 The purpose of this report is to inform members of an application for the grant of a premises licence in respect of Northern Roots, Kings Road, Oldham, OL8 2BJ, which, due to representations being received, has been referred to this Panel for determination.

2. Recommendations

2.1 Members are recommended to consider the application taking into account the representations received.

3. The Application

3.1 On 12 August 2026 the applicant, Northern Roots (Oldham) Ltd applied for the grant of a premises licence for Northern Roots. The last date for representations in relation to this application was 9 September 2026.

3.2 Details of the licensable activities and the times applied for are as follows:

Activity	Indoors / Outdoors	Hours
Live Music	Both	Monday to Sunday 8:00 am to Midnight
Recorded Music	Both	Monday to Sunday 8:00 am to Midnight
Late Night Refreshment	Both	Monday to Sunday 11:00 pm to Midnight
Supply of Alcohol	Both	Monday to Sunday 11:00 am to Midnight
Hours Premises are Open to the Public	N/A	Monday to Sunday 8:00 am to 12:30 pm

3.3 A copy of the application is attached at **Appendix 14.1**. The proposed plan is attached at **Appendix 14.2**.

4. Representations

4.1 Following the submission and advertisement of the application, representations were received. These are set out at **Appendices 14.3 and 14.4** of this report.

4.2 In accordance with the Act, copies of the representations received were served on the applicant.

4.3 Following receipt of the representations, the applicant was given the opportunity to respond to the concerns raised and subsequently proposed a number of amended conditions. A copy of the proposed amendments is attached at **Appendix 14.5**.

4.4 The proposed amendments were circulated to the representors for consideration. Whilst the representors acknowledged receipt of the amended conditions, they have confirmed that they do not consider them sufficient to address the concerns raised within their representation and have requested that their representation remains for determination by the Sub-Committee. The representors' detailed responses are attached at **Appendices 14.6 and 14.7** of this report.

4.5 Given that a significant proportion of the concerns raised within the representations relate to music and entertainment, the Principal Licensing Officer provided the representors with further information regarding the legislative provisions relating to live and recorded music and offered to facilitate a meeting between the applicant and the representors to discuss the concerns raised. This is attached at **Appendix 14.8**. At the time of writing this report, no response to this offer had been received.

5. Licensing Policy

5.1 Members considering this application should take note of the Authority's Licensing Policy Statement. Attention should be drawn to page 13, Prevention of Public Nuisance and page 15, Protection of Children from Harm.

5.2 In relation to 'Public Nuisance' the following paragraph(s) provide:-

"When addressing public nuisance, the applicant should initially identify any particular issues (having regard to their particular type of premises and/or activities), which are likely to adversely affect the promotion of the public nuisance objective. Such steps as are required to deal with these identified issues should be included within the applicants operating schedule."

"If relevant representations are received, the Authority may impose conditions to prevent nuisance, noise, disturbance, light pollution, noxious smells, vermin and pest infestations and accumulations of rubbish and litter."

5.2 A full copy of the Councils Licensing Policy Statement will be available at the hearing.

6. Secretary of State's Guidance

6.1 Members also need to consider statutory guidance issued, by the Secretary of State, under Section 182 of the Licensing Act 2003 (September 2026).

6.2 Chapter 2 of the guidelines deals with the Licensing Objectives and potential measures licence holders, and the licensing authority should consider so they are not being undermined.

In relation to 'Public Nuisance', the following paragraphs provide:-

Where applications have given rise to representations, any appropriate conditions should normally focus on the most sensitive periods. For example, the most sensitive period for people being disturbed by unreasonably loud music is at night and into the early morning when residents in adjacent properties may be attempting to go to sleep or are sleeping. This is why there is still a need for a licence for performances of live music between 11 pm and 8 am. In certain circumstances, conditions relating to noise emanating from the premises may also be appropriate to address any disturbance anticipated as customers enter and leave.

Beyond the immediate area surrounding the premises, these are matters for the personal responsibility of individuals under the law. An individual who engages in anti-social behaviour is accountable in their own right.

In relation to 'Protecting of children from harm', the following paragraphs provide:-

The protection of children from harm includes the protection of children from moral, psychological, and physical harm. This includes not only protecting children from the harms associated directly with alcohol consumption but also wider harms such as exposure to strong language and sexual expletives (for example, in the context of exposure to certain films or adult entertainment). Licensing authorities must also consider the need to protect children from sexual exploitation when undertaking licensing functions.

Licensing authorities and responsible authorities should expect applicants, when preparing an operating schedule or club operating schedule, to set out the steps to be taken to protect children from harm when on the premises.

6.3 A full copy of the guidelines will be available at the hearing.

7. Options

7.1 When determining the application Members, having had regard to the representations, may take such steps as they consider appropriate for the promotion of the licensing objectives. The steps available to Members are:

- a. Grant the application as applied
- b. Grant the application but modify the operating schedule in relation to hours, days, conditions, or activities
- c. Reject the application

7.2 Any steps appropriate to promote the licensing objectives should be specified. If no steps are appropriate and proportionate, no action should be taken.

7.3 In arriving at a decision Members must have regard to the relevant provisions of national guidance and the licensing policy statement and reasons must be given for any departure.

7.4 The decision should be based on the individual merits of the application.

8. Consultation

8.1 Consultation in accordance with the Act has taken place with all responsible bodies and notice has been given to allow for any representations from interested parties.

9. Legal Services Comments

9.1 In determining the application Members should have regard to the Authority's licensing policy statement and the Secretary of State's Guidance. The applicant or any other person who made relevant representations in relation to the application have a right of appeal to the Magistrates' court. (A Evans)

10. Environmental and Health & Safety Implications

10.1 Contained within the body of the report.

11. Equality, Community Cohesion & Crime Implications

11.1 The Councils Statement of Licensing Policy considers these matters. All decisions made by the Licensing Panel must have regard to this policy and national guidance.

12. Equality Impact Assessment Completed?

12.1 No

13. Background Papers

13.1 The following is a list of background papers on which this report is based in accordance with the requirements of Section 100(1) of the Local Government Act 1972. It does not include documents which would disclose exempt or confidential information as defined by the Act:

File Ref: Records held in Directorate
Officer Name: Nicola Lord

14. Appendices

Appendix 14.1 Application
Appendix 14.2 Plan
Appendix 14.3 Mr Bird Representation
Appendix 14.4 Mrs Bird Representation
Appendix 14.5 Applicants proposed amended conditions
Appendix 14.5 Mr Birds response to amended conditions
Appendix 14.6 Mr Birds response to amended conditions
Appendix 14.7 Principal Licensing Officers email to representors

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Application for a premises licence to be granted under the Licensing Act 2003



Please read the following instructions first

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We Northern Roots (Oldham) Ltd

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Northern Roots, Kings Road			
Post town	Oldham	Postcode	OL8 2BJ

Telephone number at premises (if any)	
Non-domestic rateable value of premises	Not yet rated

Part 2 - Applicant details

Please state whether you are applying for a premises licence as **appropriate** **Please tick as**

a)	an individual or individuals *			please complete section (A)
b)	a person other than an individual *			
	i	as a limited company/limited liability partnership	✓	please complete section (B)
	ii	as a partnership (other than limited liability)		please complete section (B)

	iii	as an unincorporated association or		please complete section (B)
	iv	other (for example a statutory corporation)		please complete section (B)
c)		a recognised club		please complete section (B)
d)		a charity		please complete section (B)
e)		the proprietor of an educational establishment		please complete section (B)
f)		a health service body		please complete section (B)
g)		a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales		please complete section (B)
ga)		a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England		please complete section (B)
h)		the chief officer of police of a police force in England and Wales		please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a
- statutory function or
- a function discharged by virtue of Her Majesty's prerogative

(A) individual applicants (fill in as applicable)

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
Surname			First names		
Date of birth		I am 18 years old or over		Please tick yes	
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					

E-mail address (optional)	
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service (please see note 15 for information)	

Second individual applicant (if applicable)

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
Surname			First names		
Date of birth or over		I am 18 years old		Please tick yes	
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service: (please see note 15 for information)					

(B) Other applicants

Name NORTHERN ROOTS (OLDHAM) LIMITED
Address Northern Roots - Oldham Council Alexandra Park, Kings Road, Oldham, England, OL8 2BH

Registered number (where applicable) 11258080
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited Company and Registered Charity
Telephone number [redacted]
E-mail address (optional) [redacted]

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
09	09	2026

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)
Northern Roots is a charity based in Oldham, Greater Manchester, working in partnership with Oldham Council, local communities and a range of specialist partners to create what will become the UK's largest urban farm and eco-park, covering approximately 160 acres of urban greenspace in the heart of Oldham. Northern Roots will operate both as an important community asset and as a visitor destination, creating opportunities for local people while attracting visitors to Oldham from across Greater Manchester and beyond.

The first phase of the Northern Roots development opens in September 2026 and includes a new Welcome Building, Forestry Skills Centre, outdoor play facilities and a four-acre regenerative urban farm.

The Welcome Building will provide the principal visitor facilities for the site and includes an 80-cover café, retail shop and meeting rooms, together with an external seating area for approximately 60 people and an adjacent outdoor play area.

The four-acre urban farm has been designed to produce high-quality, organically grown produce for local communities and visitors. Produce is grown using regenerative and permaculture principles, without chemical interventions, with a focus on improving soil health, supporting biodiversity and reducing the environmental impact associated with food production. The café and events offer will reflect this ethos, showcasing seasonal produce grown on the Urban Farm only a few hundred metres from the kitchen – creating genuinely local “food steps, not food miles”.

Food will be central to the Northern Roots visitor experience. The ambition is to provide a distinctive, high-quality food offer which reflects the seasons, the landscape and the

produce grown on site, while remaining accessible and affordable to the communities Northern Roots serves. The café will champion freshly prepared food, seasonal produce and responsible sourcing, demonstrating how excellent food and sustainable food production can go hand in hand. The café and associated events will also create employment, training and skills-development opportunities and provide a platform for sharing knowledge about growing, cooking, sustainability and the food system.

The premises will operate primarily as a daytime café, visitor destination and community, arts and cultural events venue, with occasional private events and other activities. The ability to provide a carefully selected alcohol offer alongside food and events will support the quality, viability and versatility of the venue and allow Northern Roots to provide a complete hospitality experience for visitors and event guests.

The licence application is intended to provide sufficient flexibility for the Welcome Building and its external areas to host appropriate events from time to time, including community, cultural, educational, arts, food and drink, seasonal and private events. This flexibility will enable Northern Roots to develop a varied programme which broadens access to the site, supports its charitable and community objectives and contributes positively to Oldham's cultural and visitor offer. The external seating and event areas form part of the wider Northern Roots site, as indicated on the attached site plan.

Licensed operations will be complementary to the wider purpose of Northern Roots as an urban farm, eco-park, community resource and visitor destination, rather than the premises operating principally as a late-night or alcohol-led venue. Alcohol will complement the café, food and events offer and will be managed as part of the overall hospitality operation.

Northern Roots recognises that events will vary considerably in their nature, scale and potential impact. Events will therefore be planned and managed proportionately, with appropriate event plans and event-specific risk assessments and method statements (RAMS) prepared where required. Depending upon the nature and scale of an event, arrangements will consider matters including capacity and crowd management, appropriate staffing and security, safeguarding of children and vulnerable people, first aid and medical provision, fire and emergency procedures, access and egress, traffic and parking, noise and potential disturbance, management of alcohol, and the safe use of external areas. Where appropriate, Northern Roots will work with relevant responsible authorities and specialist contractors in planning larger or higher-risk events.

Northern Roots is committed to operating the Welcome Building and associated external areas responsibly and in a manner consistent with the four licensing objectives: the prevention of crime and disorder, public safety, the prevention of public nuisance, and the protection of children from harm. Particular consideration will be given to the mixed use of the site by families, children, community groups, local residents and visitors when planning and managing licensed activities and events.

The granting of an appropriate premises licence will support Northern Roots in realising the full potential of this significant new community asset: enabling a high-quality café and hospitality offer, supporting a diverse programme of community and cultural activity, creating employment and skills opportunities, and helping establish Northern Roots as a distinctive and welcoming destination for Oldham and the wider region.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

n/a	(v)
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What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)		Please tick all that apply (vi)
a)	plays (if ticking yes, fill in box A)	
b)	films (if ticking yes, fill in box B)	
c)	indoor sporting events (if ticking yes, fill in box C)	
d)	boxing or wrestling entertainment (if ticking yes, fill in box D)	
e)	live music (if ticking yes, fill in box E) (vii)	✓
f)	recorded music (if ticking yes, fill in box F)	✓
g)	performances of dance (if ticking yes, fill in box G)	
h)	anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	

<u>Provision of late night refreshment</u> (if ticking yes, fill in box I) (viii)	✓
<u>Supply of alcohol</u> (if ticking yes, fill in box J)	✓

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 3) ☐	Indoors	☐
				Outdoors	☐
				Both	☐
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon					
Tue					
Wed			State any seasonal variations for performing plays (please read guidance note 5)		
Thur					
Fri					
Sat			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sun					

B

Films Standard days and timings (please read guidance note 7)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon					
Tue					
Wed			State any seasonal variations for the exhibition of films (please read guidance note 5)		
Thur					
Fri					
Sat			Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details</u> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Wed			
Thur			
Fri			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish			
Mon			Please give further details here (please read guidance note 4)		
Tue					
Wed			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 5)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 7)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 3)		Indoors	
					Outdoors	
					Both	✓
Day	Start	Finish	Please give further details here (please read guidance note 4)			
Mon	0800	0000 (ix)				
Tue	0800	0000	State any seasonal variations for the performance of live music (please read guidance note 5)			
Wed	0800	0000	Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 6)			
Thur	0800	0000				
Fri	0800	0000				
Sat	0800	0000				
Sun	0800	0000				

F

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 3)		Indoors	
		Outdoors				
Day	Start	Finish			Both	✓
Mon	0800	0000	Please give further details here (please read guidance note 4) PRS licensed music played via speakers			
Tue	0800	0000				
Wed	0800	0000	State any seasonal variations for the playing of recorded music (please read guidance note 5)			
Thur	0800	0000				
Fri	0800	0000	Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 6) Or could do standard timing of 8-11pm			
Sat	0800	0000				
Sun	0800	0000				

G

Performances of dance Standard days and timings (please read guidance note 7)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
Mon				Outdoors	
				Both	
Tue			<u>Please give further details here</u> (please read guidance note 4)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
				Outdoors	
Day	Start	Finish		Both	✓
Mon	2300	0000	<u>Please give further details here</u> (please read guidance note 4)		
Tue	2300	0000			
Wed	2300	0000	<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)		
Thur	2300	0000			
Fri	2300	0000	<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat	2300	0000			
Sun	2300	0000			

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	
				Off the premises	
Day	Start	Finish		Both (x)	✓
Mon	1100	0000	State any seasonal variations for the supply of alcohol (please read guidance note 5)		
Tue	1100	0000			
Wed	1100	0000			
Thur	1100	0000	Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6)		
Fri	1100	0000			
Sat	1100	0000			
Sun	1100	0000			

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name Jorge Alguacil	
Date of birth [redacted]	
Address [redacted]	
Postcode	
Personal licence number (if known) 278708	
Issuing licensing authority (if known) Manchester City Council	

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

None

L

Hours premises are open to the public Standard days and timings (please read guidance note 7) (xiii)			<u>State any seasonal variations</u> (please read guidance note 5)
Day	Start	Finish	<u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 6) Day to day will be cafe hours
Mon	0800	0030	
Tue	0800	0030	
Wed	0800	0030	
Thur	0800	0030	
Fri	0800	0030	
Sat	0800	0030	
Sun	0800	0030	

M

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

Northern Roots Welcome Building Café is operated as part of the charitable activities of Northern Roots and exists primarily to provide high-quality food and drink, support community engagement, education and access to nature. The premises is a family-friendly café and visitor destination rather than a bar or drinking establishment.

The management is committed to promoting the four licensing objectives through responsible management, robust operating procedures and ongoing staff training.

The premises will actively promote the responsible sale and consumption of alcohol and will not encourage excessive drinking or alcohol-led activities.

All staff authorised to sell alcohol will receive training in the Licensing Act 2003, responsible alcohol retailing, recognising intoxication, refusing sales where appropriate and the operation of the **Challenge 25** age verification policy. Anyone who appears to be under the age of 25 will be required to produce an acceptable form of photographic identification before alcohol is sold. Refresher training will be provided regularly, with training records maintained.

A designated manager or responsible supervisor will be on duty during licensed hours to oversee the operation of the premises and ensure compliance with the premises licence. Appropriate staffing levels will be maintained at all times.

The management will work proactively with Greater Manchester Police, Oldham Council and other responsible authorities to ensure the premises continues to operate safely and responsibly. Regular reviews of operating procedures and risk assessments will be undertaken, and appropriate records maintained, including incident and refusals logs where required.

The overall operation of the premises is designed to provide a safe, welcoming and inclusive environment for visitors of all ages, reflecting the charitable and community-focused aims of Northern Roots while promoting all four licensing objectives.

b) The prevention of crime and disorder

The premises will operate as a family-friendly café and visitor destination, with the sale of alcohol being ancillary to the provision of food, refreshments and organised events.

A **Challenge 25** age verification policy will be operated at all times. Anyone who appears to be under the age of 25 will be required to produce valid photographic identification before alcohol is sold. Acceptable forms of identification will include a passport, photocard driving licence or PASS-accredited proof of age card.

All staff authorised to sell alcohol will receive training in the Licensing Act 2003, responsible alcohol retailing, age verification, recognising signs of intoxication and refusing sales where appropriate. Refresher training will be provided periodically, and training records will be maintained.

A refusals register and incident log will be kept and made available for inspection by authorised officers upon request.

The premises will operate a CCTV system covering key public areas, entrances and exits. Recordings will be retained for an appropriate period and made available to the Police or authorised officers in accordance with data protection legislation where required. CCTV is operated by Oldham Borough Metropolitan Council.

The management will not permit the sale of alcohol to persons who are intoxicated or where a proxy sale is suspected. Staff will be trained to refuse service where necessary and to seek management support if required.

The premises will maintain effective communication with Greater Manchester Police and Oldham Council and will cooperate fully with any reasonable requests relating to the prevention of crime and disorder.

For any outdoor events and event management plans will be formulated and RAMS carried out in relation to access, dispersal, noise management and safety.

c) Public safety

The premises will be operated in a manner that promotes the safety and wellbeing of all customers, staff and visitors.

Suitable numbers of trained staff will be on duty during licensed hours to ensure the safe operation of the premises. Staff will receive appropriate induction and ongoing training in health and safety, fire safety, emergency procedures and the responsible sale of alcohol.

The premises will comply with all relevant fire safety legislation. Fire exits and escape routes will be clearly identified and kept unobstructed at all times. Appropriate fire detection, alarm and firefighting equipment will be installed, maintained and regularly inspected.

The premises and its equipment will be maintained in a safe condition, with regular inspections undertaken to identify and address any hazards. Appropriate risk assessments will be completed and reviewed periodically.

A suitably stocked first aid kit will be available on site, and staff will be trained in the procedures to follow in the event of an accident or medical emergency.

The premises has been designed to provide an accessible environment for all visitors, including wheelchair users and families. Management will ensure that circulation routes, entrances, exits and emergency escape routes are kept clear and safe at all times.

Management will take all reasonable steps to ensure that occupancy levels remain appropriate for the safe operation of the premises and that any incidents affecting public safety are managed promptly and recorded where necessary.

d) The prevention of public nuisance

The premises will be managed to minimise any potential disturbance to neighbouring properties and visitors to the wider Northern Roots site.

Management will take reasonable steps to ensure that noise from customers, staff and the operation of the premises does not cause a public nuisance. Staff will monitor both the indoor and outdoor areas during trading hours and will encourage customers to respect neighbouring properties and leave the premises quietly.

Any music or entertainment will be managed to minimise noise breakout.

Waste, recycling and bottle disposal will be managed responsibly and carried out at appropriate times to minimise disturbance. External areas will be regularly inspected, and any litter associated with the premises will be cleared.

Deliveries and collections will be managed, where reasonably practicable, to avoid causing unnecessary disturbance to neighbouring properties.

Management will respond promptly to any complaints relating to noise or nuisance and will take appropriate action to prevent recurrence.

e) The protection of children from harm

Northern Roots Welcome Building Café is a family-friendly community venue where the welfare of children and young people is a key priority.

A **Challenge 25** age verification policy will be operated at all times. Any person who appears to be under the age of 25 will be required to produce valid photographic identification before alcohol is sold. Acceptable forms of identification will include a passport, photocard driving licence or PASS-accredited proof of age card.

All staff authorised to sell alcohol will receive training in age verification, recognising acceptable forms of identification, refusing underage sales and the legal responsibilities relating to the sale of alcohol. Refresher training will be provided periodically, and training records will be maintained.

The premises will not knowingly permit the purchase of alcohol on behalf of a person under the age of 18 (proxy sales). Staff will refuse any sale where they suspect a proxy purchase is taking place.

Alcohol will be displayed and sold in a manner that supports responsible retailing and is appropriate to the family-focused nature of the premises.

Management will take all reasonable steps to ensure that children remain in a safe environment while visiting the premises and will work with the Police, Oldham Council and other responsible authorities where appropriate to safeguard children from harm.

Checklist:

Please tick to indicate agreement

	I have made or enclosed payment of the fee.	✓
	I have enclosed the plan of the premises.	✓

	I have sent copies of this application and the plan to responsible authorities and others where applicable.	✓
	I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.	✓
	I understand that I must now advertise my application.	✓
	I understand that if I do not comply with the above requirements my application will be rejected. [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).	✓

It is an offence, under Section 158 of the Licensing Act 2003, to make a false statement in or in connection with this application. Those who make a false statement may be liable on summary conviction to a fine of any amount.

It is an offence under Section 24b of the Immigration Act 1971 for a person to work when they know, or have reasonable cause to believe, that they are disqualified from doing so by reason of their immigration status. Those who employ an adult without leave or who is subject to conditions as to employment will be liable to a civil penalty under section 15 of the Immigration, Asylum and Nationality Act 2006 and pursuant to Section 21 of the same act, will be committing an offence where they do so in the knowledge, or with reasonable cause to believe, that the employee is disqualified.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant's solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity. (xvii)**

Declaration	[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). - The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	
Date	

Capacity	
----------	--

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
Post town		Postcode	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			

Notes for Guidance

- Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
- In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the

premises; and (b) ensures that each such screening abides by age classification ratings.

- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local

authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
 - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
 4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
 5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
 6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
 7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
 8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
 9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
 10. Please list here steps you will take to promote all four licensing objectives together.
 11. The application form must be signed.
 12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
 13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
 14. This is the address which we shall use to correspond with you about this application.
 15. Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be issued to an individual or an individual in a partnership which is not a limited liability partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have the right to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

They do this in one of two ways:

- 1) by providing with this application, copies or scanned copies of the documents which an applicant has provided, to demonstrate their entitlement to work in the UK (which do not need to be certified) as per information published on gov.uk and in guidance.
- 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Home Office online right to work checking service.

As an alternative to providing a copy of original documents, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth, will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be shared digitally. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copies of documents as set out above.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.



NRO-PLA-Z0-XX-DR-L-004001 (1)

Edited a few seconds ago



Share



MM



Popular



Fill & Sign



Mark up



Page 39



Split text



Security



Organize



Explore



32%



Text highlight



Draw



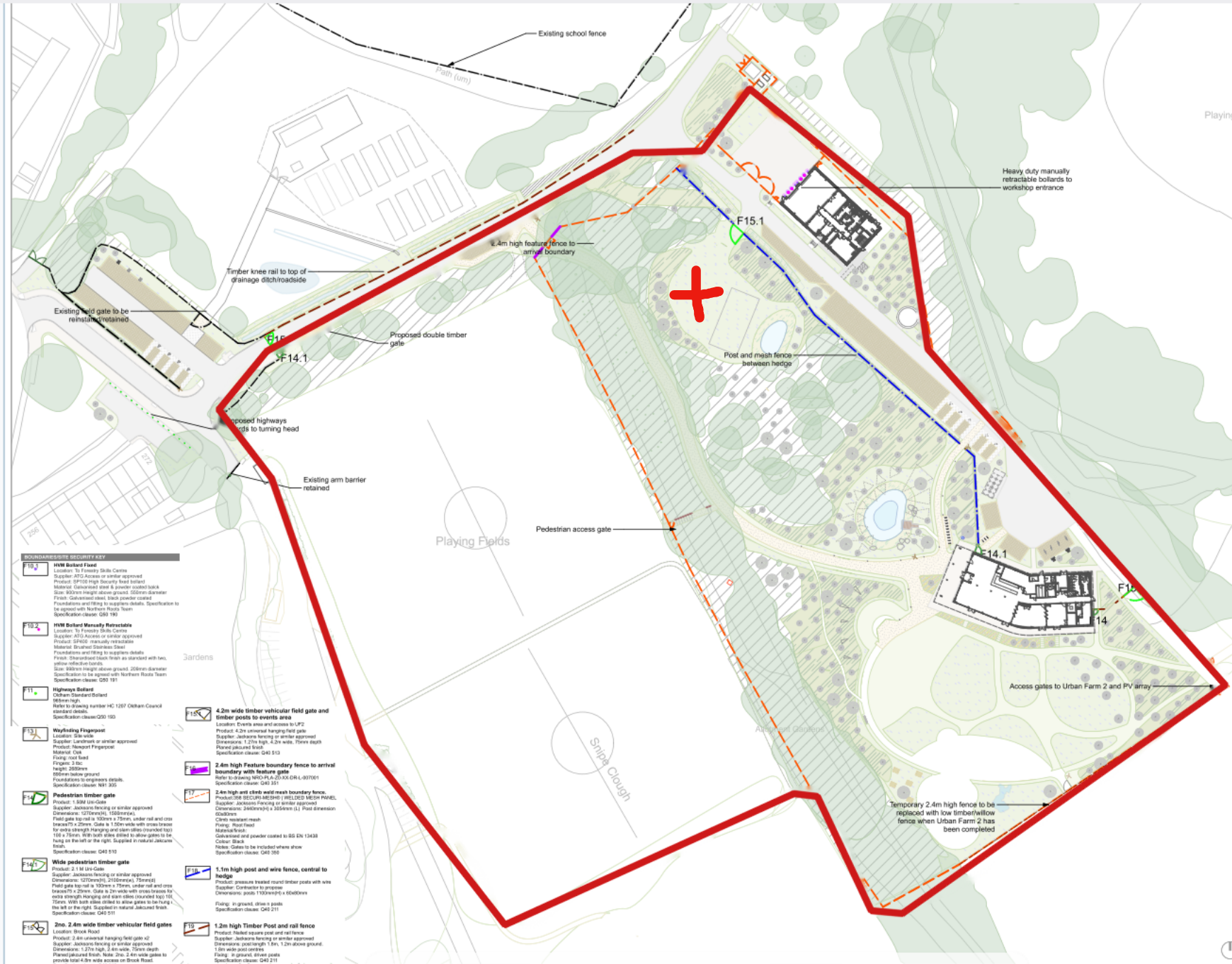
Type



Measure



Add comment



NOTES:

1. See notes from this drawing.
2. Always refer to notes dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All settings, marks and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being used.
6. This drawing must be read with the relevant specification clauses and add drawings.
7. Order of construction and setting out to be agreed on site.

Revision	Date	Description	Drawn	Approved
P11	20/05/2024	Added open access	MI	GB
P10	20/05/2024	Updated to revised levels	MI	GB
P9	20/05/2024	Updated to revised levels	MI	GB
P8	19/05/2024	Updated to revised levels	MI	GB
P7	19/05/2024	Updated to revised levels	MI	GB
P6	19/05/2024	Updated to revised levels	MI	GB
P5	19/05/2024	Updated to revised levels	MI	GB
P4	19/05/2024	Updated to revised levels	MI	GB
P3	19/05/2024	Updated to revised levels	MI	GB
P2	19/05/2024	Updated to revised levels	MI	GB
P1	19/05/2024	Updated to revised levels	MI	GB

PLANIT

Manchester | London | Liverpool | Leeds | Stockport

Manchester
2 Back Oulton Street,
Manchester, M1 1BB
Tel: 0161 363 1230
Email: info@planit.co.uk

Client Oldham Council

Project Northern Roots Visitor Centre

Doc Title Site Boundaries/ Site Security Plan

Created on 07-11-23 **Created by** MI **Approved by** GB

Scale	Size	Workstage	Status
1:500	A1	Stage 4	For Issue

Doc No. NRO-PLA-Z0-XX-DR-L-004001 **Suitability** S2 **Revision** P11



32%



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The Licensing Act 2003

Interested Party Representation Form

The Licensing Act 2003 (the act) makes local authorities responsible for the licensing of pubs, clubs, theatres, cinemas, restaurants, takeaways and so on. Some premises may apply to extend their hours or add some form of regulated entertainment and this is where interested parties can have their say by making relevant representations and objecting to the proposals.

Interested parties

As well as Responsible Authorities, any other person can play a role in a number of licensing processes under the 2003 Act. This includes any individual, body or business entitled to make representations to licensing authorities in relation to application for the grant, variation, minor variation or review of premises licences and club premises certificates, regardless of their geographical proximity to the premises. Any representations made by these persons must be 'relevant'. For a representation to be relevant it must:

- relate to the likely effect of the grant of the licence on the promotion of the licensing objectives
- be made by an interested party or responsible authority
- not have been withdrawn
- not be 'frivolous' or 'vexatious' or, in the case of a review, 'repetitious' if made by an interested party

In the case of variation applications, the representation must be confined to the subject matter of the variation.

What are the Licensing Objectives?

- **The prevention of crime and disorder**

(Examples of representations relevant to this objective are illegal drugs, sex related activities, violent behaviour, anti-social behaviour, drunkenness, drug dealing, underage selling, however, guidance issued under Section 182 of the Act states that beyond the immediate area surrounding the premises are matters for the personal responsibility of individuals under the law)

- **Public safety**

(Examples of representations relevant to this objective are lack of adequate lighting, unauthorised alterations to property and so on)

- **The prevention of public nuisance**

(Examples of representations relevant to this objective are noise nuisance, noxious smells, anti-social behaviour, litter in the vicinity and so on)

- **The protection of children from harm**

(Examples of representations relevant to this objective are underage selling, sexual activities, access to premises, drugs use and so on)

The Section 182 Guidance is a valuable source of information that interested parties may wish to consult when considering making a representation and can be found online on this link: <https://www.gov.uk/government/publications/explanatory-memorandum-revised-guidance-issued-under-s-182-of-licensing-act-2003>

Section 1 - Application Details

Applicants Name	Northern Roots (Oldham) Ltd
Premises Name	Unknown
Premises Address	Kings Road, Oldham, OL8 2BJ
Type of Application	Grant of Premises Licence – No. 120487 (“live and recorded music indoors and outdoors 8am to midnight, provision of late-night refreshments 11pm to midnight and supply of alcohol for consumption on and off the premises 11am to midnight Monday to Sunday”)

Section 2 – Details of Person making Representation

(if you are a representative for an objector please use the next section)

Title <i>(Mr/Mrs/Miss/Ms/Other)</i>	Mr
Full Name	Steven Bird
Telephone	[redacted]
Email Address <i>(we will use this to correspond with you unless you notify us otherwise)</i>	[redacted]
Full Address <i>(Including postcode)</i>	33 Tuns Road, Oldham, OL8 2PT

Please note that a full copy of your objection (including your name and address) will be sent to the applicant and will be a public document at any hearing of this matter.

Section 3 – Details of Representative

Title <i>(Mr/Mrs/Miss/Ms/Other)</i>	
Full Name	
Telephone	
Organisation	
Email Address <i>(we will use this to correspond with you unless you notify us otherwise)</i>	
Full Address <i>(Including postcode)</i>	
Please state nature of representation: <i>(residents association / ward councillor / MP / trade association)</i>	

Section 4 – Representation Details

- ☐ I object to the application being granted at all
☒ I object to the application being granted in its current form*

*if you choose this option remember to tell us in Section 5 what changes you would like to see

You need to complete the boxes below as fully as possible. If you do not, then the Licensing Panel may not understand why you have objected.

Try to be as specific as possible and give examples such as “on 1st February 2021 I could hear loud music from the premises between 10pm and 1am. I am concerned that if the premises is allowed to open until 2am this will cause further public nuisance to me and other residents on the street”

Licensing Objectives

The Prevention of Crime & Disorder

Please state the reasons you believe granting the application will undermine this objective

n/a

Public Safety

Please state the reasons you believe granting the application will undermine this objective

n/a

The Prevention of Public Nuisance

Please state the reasons you believe granting the application will undermine this objective

The application (ref 120487) gives the post code of the venue as OL8 2BJ but this location is imprecise and covers a relatively large geographical area. It would be nice to know where specifically this venue is going to be located. If it's near to the Northern Roots development (shown [here](#)) then there are several residential properties located within 100 metres of the site and having loud music played outside from 8am until midnight, potentially every day of the week (Monday to Sunday in the application) would severely negatively impact the nearby resident's quality of life. Depending on the volume of the music being played outside, other nearby properties could also be adversely impacted by noise.

Protection of Children from Harm

Please state the reasons you believe granting the application will undermine this objective

Given the potential of loud music from 8am until midnight every day of the week, I believe that this would negatively impact those nearby residents with children. Again, having loud music played outside on a weekday until midnight on a school night would undoubtedly cause harm to children's sleep patterns and it is a demonstrable fact that lack of sleep in children negatively impacts their ability to concentrate at school. I would suggest that this could be classified as “harm”.

Section 5 – Suggestions

(please provide any suggested conditions that could be added to the licence if granted which would remedy the cause of your representation, or other suggestions you would like the licensing panel to consider)

I would like to see the removal of the provision for the performance of live music outdoors and the removal of the provision for the playing of recorded music outdoors.

Section 6 – Signature

Sign:



Date: 17-08-2026

Guidance Notes:

Please provide all relevant information you feel is pertinent to the consideration of the application. The Licensing Authority will review all representations as they are received, and any information contained within representations that is not considered relevant for the purposes of determining the application will be highlighted.

Members of the Panel who preside over any subsequent hearing to determine the application will be alerted to the highlighted sections of representations and informed those sections cannot be considered in their decision-making process.

If you do make a representation you will be invited to attend the Licensing Panel hearing and any subsequent appeal hearings. Where you choose to attend the Panel, you may only address the panel around the relevant sections of your representation and will not be permitted to discuss the highlighted irrelevant information.

Please return the completed representation form, and any additional evidence, to the Licensing Service, Sir Robert Peacock House, Vulcan Street, Oldham, OL1 4LA or email to licensing@oldham.gov.uk

TIME LIMITS

All representations must be returned within the statutory period, generally 28 days from the date the notice was displayed on the premises or the date specified in the public notice in the newspaper.

If you are unsure of the time limit to lodge a representation for a particular application, please check with the Licensing Service by emailing licensing@oldham.gov.uk

The Licensing Act 2003

Interested Party Representation Form

The Licensing Act 2003 (the act) makes local authorities responsible for the licensing of pubs, clubs, theatres, cinemas, restaurants, takeaways and so on. Some premises may apply to extend their hours or add some form of regulated entertainment and this is where interested parties can have their say by making relevant representations and objecting to the proposals.

Interested parties

As well as Responsible Authorities, any other person can play a role in a number of licensing processes under the 2003 Act. This includes any individual, body or business entitled to make representations to licensing authorities in relation to application for the grant, variation, minor variation or review of premises licences and club premises certificates, regardless of their geographical proximity to the premises. Any representations made by these persons must be 'relevant'. For a representation to be relevant it must:

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- **Public safety**

(Examples of representations relevant to this objective are lack of adequate lighting, unauthorised alterations to property and so on)

- **The prevention of public nuisance**

(Examples of representations relevant to this objective are noise nuisance, noxious smells, anti-social behaviour, litter in the vicinity and so on)

- **The protection of children from harm**

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Section 2 – Details of Person making Representation

(if you are a representative for an objector please use the next section)

Title <i>(Mr/Mrs/Miss/Ms/Other)</i>	Mrs
Full Name	Anita Bird
Telephone	[redacted]
Email Address <i>(we will use this to correspond with you unless you notify us otherwise)</i>	[redacted]
Full Address <i>(Including postcode)</i>	33 Tuns Road, Oldham, OL8 2PT

Please note that a full copy of your objection (including your name and address) will be sent to the applicant and will be a public document at any hearing of this matter.

Section 3 – Details of Representative

Title <i>(Mr/Mrs/Miss/Ms/Other)</i>	
Full Name	
Telephone	
Organisation	
Email Address <i>(we will use this to correspond with you unless you notify us otherwise)</i>	
Full Address <i>(Including postcode)</i>	
Please state nature of representation: <i>(residents association / ward councillor / MP / trade association)</i>	

Section 4 – Representation Details

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☒ I object to the application being granted in its current form*

*if you choose this option remember to tell us in Section 5 what changes you would like to see

You need to complete the boxes below as fully as possible. If you do not, then the Licensing Panel may not understand why you have objected.

Try to be as specific as possible and give examples such as “on 1st February 2021 I could hear loud music from the premises between 10pm and 1am. I am concerned that if the premises is allowed to open until 2am this will cause further public nuisance to me and other residents on the street”

Licensing Objectives

The Prevention of Crime & Disorder

Please state the reasons you believe granting the application will undermine this objective

There are a number of youths who abuse the area at the weekends and on public and school holidays, and so having outside music (potentially every day of the year) will attract them even more and encourage them to loiter in one area drinking and smoking cannabis. It is already difficult enough for local residents to relax when they gather with motorbikes and quadbikes on Snipe Clough, which is adjacent to the field where the notices have been erected. It will be far worse for them, and attract more crime and disorder if music is played outdoors on a regular basis.

Public Safety

Please state the reasons you believe granting the application will undermine this objective

N/A

The Prevention of Public Nuisance

Please state the reasons you believe granting the application will undermine this objective

If the licence is granted (ref 120487) there is the potential for music to be played outside all year round, from morning till night. It is unacceptable for the local residents to have to listen to unwelcome sounds at any time of the day but especially in the evening when they may have to work the next morning. This could have a very negative affect on their lives.

If the activities are not restricted to inside the premises it is highly likely that there will be even more litter strewn around the area than there already is.

Protection of Children from Harm

Please state the reasons you believe granting the application will undermine this objective

Children need a regular pattern of sleep to be able to perform to their optimum at school, and by allowing a licence which grants the playing of music (live or recorded) outside on weekdays as well as the weekend up to midnight, will definitely harm that structure. It's unclear exactly where the building will be but there are many homes (with young families) within a short distance from the field, which the notices were in, and so there is the potential to cause untold harm to hundreds of children.

Section 5 – Suggestions

(please provide any suggested conditions that could be added to the licence if granted which would remedy the cause of your representation, or other suggestions you would like the licensing panel to consider)

The activities should be kept inside a soundproof structure so I would like to see the removal of the provision for playing recorded or live music outside at any time.

Section 6 – Signature

Sign:



Date: 23rd August 2026

Guidance Notes:

Please provide all relevant information you feel is pertinent to the consideration of the application. The Licensing Authority will review all representations as they are received, and any information contained within representations that is not considered relevant for the purposes of determining the application will be highlighted.

Members of the Panel who preside over any subsequent hearing to determine the application will be alerted to the highlighted sections of representations and informed those sections cannot be considered in their decision-making process.

If you do make a representation you will be invited to attend the Licensing Panel hearing and any subsequent appeal hearings. Where you choose to attend the Panel, you may only address the panel around the relevant sections of your representation and will not be permitted to discuss the highlighted irrelevant information.

Please return the completed representation form, and any additional evidence, to the Licensing Service, Sir Robert Peacock House, Vulcan Street, Oldham, OL1 4LA or email to licensing@oldham.gov.uk

TIME LIMITS

All representations must be returned within the statutory period, generally 28 days from the date the notice was displayed on the premises or the date specified in the public notice in the newspaper.

If you are unsure of the time limit to lodge a representation for a particular application, please check with the Licensing Service by emailing licensing@oldham.gov.uk

Fri 28/08/2026 09:06

Dear Sue,

I'm working with the Northern Roots team to set up their Food & Beverage Operations and have been involved in submitting the licensing application.

The team shared your email regarding representations received in relation to our premises licence application, reference 120487.

We have read the concerns raised by Mr and Mrs Bird carefully and would like to provide some clarification, which we hope will offer reassurance. We would also be very happy for this response, together with the attached licensing perimeter map, to be shared with them.

We understand why the wording of the application may have caused concern. The application form records live and recorded music as taking place "*indoors and outdoors*" between 08:00 and midnight. Read in isolation, we appreciate that this could give the impression that Northern Roots intends to play amplified outdoor music throughout those hours, potentially seven days a week. However, this is not our intention.

The Welcome Building will primarily operate as a daytime café, visitor destination and community facility. It is not intended to operate as a late-night bar, nightclub or music venue.

The purpose of applying for wider licensed hours was to provide sufficient flexibility for occasional events such as community, cultural, educational, arts, food and drink, seasonal and private events, without Northern Roots having to seek a separate authorisation every time such an event takes place. The hours applied for therefore represent the maximum permitted envelope within which activities *could* take place, rather than the intended day-to-day operating hours. Our regular hours of operation will predominantly be during café and visitor-centre hours.

We particularly want to reassure residents about the outdoor music element of the application. Northern Roots does not intend to provide loud outdoor music from 08:00 until midnight every day, or anything approaching this frequency. However, on the licensing application, the only options given are '*indoors*', '*outdoors*' or '*both*', as per the attached screen shots.

Outdoor music would only be associated with occasional appropriate events. We recognise that the impact of music outdoors is different from music taking place within the Welcome Building, and that particular consideration needs to be given to neighbouring residents during the evening. We are therefore willing to agree to an appropriate condition on the premises licence to make this distinction clear, and propose the following condition:

"No amplified live or recorded music shall be provided outdoors after 21:00."

Music and entertainment taking place later than this would therefore be indoors.

We would be grateful if the Licensing Team could advise whether this can be agreed as an additional condition to the application while retaining the hours currently sought for indoor activities?

Northern Roots takes its responsibilities towards neighbouring residents very seriously. As set out in our operating schedule, music and entertainment will be managed to minimise noise breakout, staff will monitor external areas, litter associated with the premises will be cleared, and management will respond promptly to any complaints relating to noise or nuisance.

Outdoor events will also be planned proportionately according to their nature and scale. Where appropriate, this will include event-specific plans and risk assessments covering matters such as staffing, security, access and dispersal, noise management, safeguarding and the management of alcohol.

We are also conscious of the concerns raised about existing anti-social behaviour in the wider area. Northern Roots certainly does not wish its activities to exacerbate those problems. The intention is to create a well-managed, family-friendly community and visitor destination, with licensed activities taking place under appropriate management and supervision. Northern Roots is being created as a community asset and we very much want to have a positive relationship with the people who live around the site.

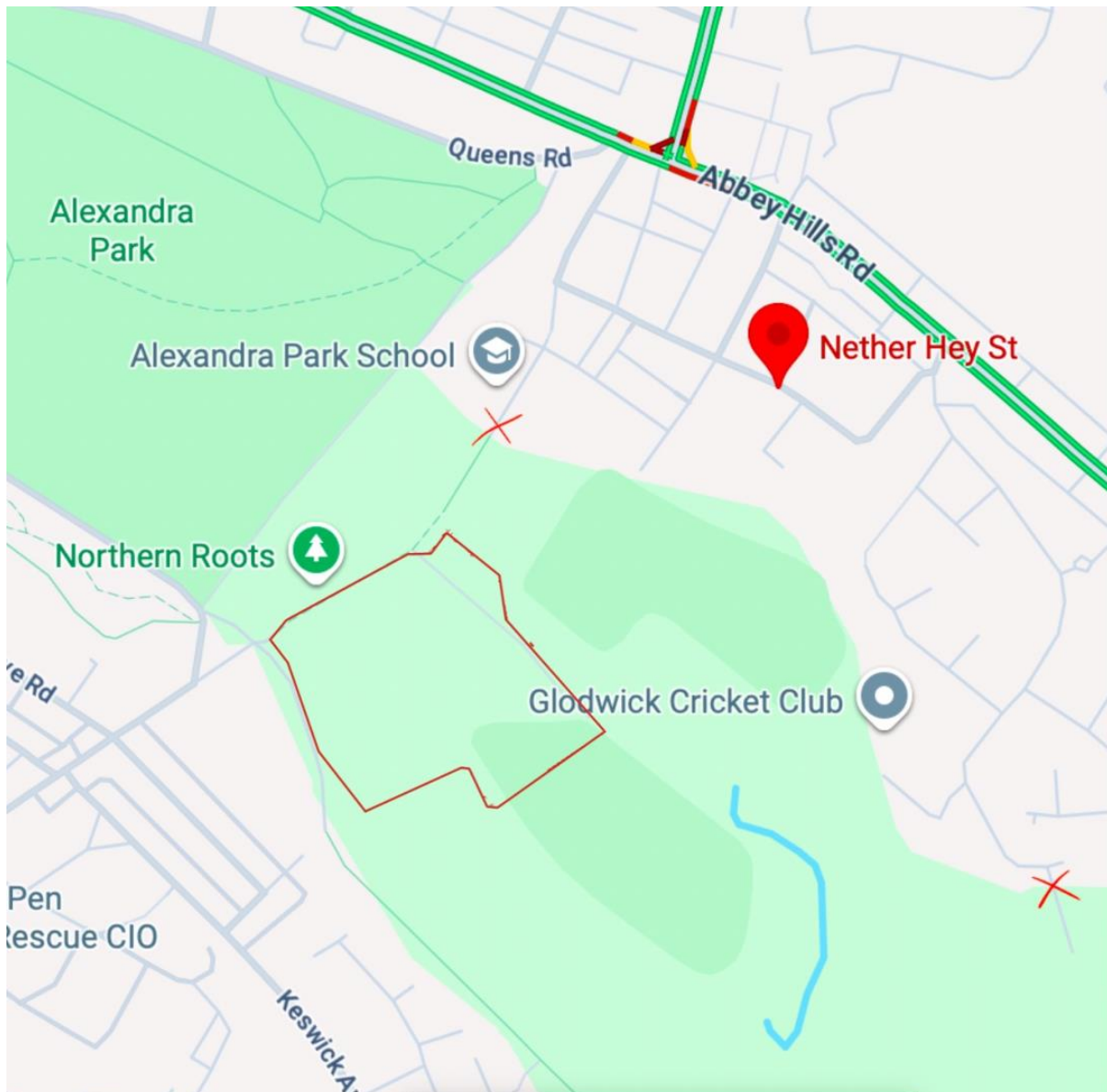
In addition, the Northern Roots site extends across approximately 160 acres, but the premises licence application does not relate to the whole Northern Roots site. The licence actually only relates to a much smaller defined area around the new Welcome Building and its associated external areas. We have attached a location plan showing this area outlined in red, together with its position in relation to the surrounding residential areas. We hope this helps to clarify the location, as both representations understandably refer to uncertainty about precisely where the licensed premises is situated.

We hope the clarification about the relatively small licensed area, the occasional nature of outdoor events and, particularly, our willingness to accept a restriction on the hours of outdoor amplified music helps to address the principal concerns raised in the representations.

We would be very happy to discuss these points further with the Licensing Team and, if appropriate, at Northern Roots with the residents concerned, with the aim of resolving their representations by agreement.

Kind regards,

Mary-Ellen McTague



Recorded music			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
Standard days and timings (please read guidance note 7)				Outdoors	
Day	Start	Finish		Both	✓

Live music Standard days and timings (please read guidance note 7)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
				Outdoors	
Day	Start	Finish		Both	✓

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Mon 07/09/2026 23:41

Dear Ms Loftus,

Unfortunately, the response received from Northern Roots is unsatisfactory as far as I am concerned. I shall address each statement in turn in the order presented and comment accordingly:

Northern Roots Statement 01: *"We understand why the wording of the application may have caused concern. The application form records live and recorded music as taking place "indoors and outdoors" between 08:00 and midnight. Read in isolation, we appreciate that this could give the impression that Northern Roots intends to play amplified outdoor music throughout those hours, potentially seven days a week. However, this is not our intention."*

SB Comment 01: Whether it is your intention or not, the fact remains that it is a possibility. Once the licence is approved (as currently written – even with the proposed amendment detailed in statement 05 below), all assurances given here will be moot.

Northern Roots Statement 02: *"The Welcome Building will primarily operate as a daytime café, visitor destination and community facility. It is not intended to operate as a late-night bar, nightclub or music venue."*

SB Comment 02: If it is not intended to be a late night bar, nightclub or music venue, then why is there a provision in the licence to serve alcohol from 11am until midnight, seven days a week? Your above statement is incongruous with the licence application particulars.

Northern Roots Statement 03: *"The purpose of applying for wider licensed hours was to provide sufficient flexibility for occasional events such as community, cultural, educational, arts, food and drink, seasonal and private events, without Northern Roots having to seek a separate authorisation every time such an event takes place. The hours applied for therefore represent the maximum permitted envelope within which activities could take place, rather than the intended day-to-day operating hours. Our regular hours of operation will predominantly be during café and visitor-centre hours."*

SB Comment 03: Again, whether it is your intention or not, the fact remains that it is a possibility. Once the licence is approved (as currently written – even with the proposed amendment detailed in statement 05 below), all assurances given here will be moot. The apparent inconvenience for Northern Roots having to seek separate authorisations every time an "event" takes place is immaterial.

Northern Roots Statement 04: *"We particularly want to reassure residents about the outdoor music element of the application. Northern Roots does not intend to provide loud outdoor music from 08:00 until midnight every day, or anything approaching this frequency. However, on the licensing application, the only options given are 'indoors', 'outdoors' or 'both', as per the attached screen shots."*

SB Comment 04: With all due respect, such reassurances are meaningless. The only salient facts are the licence particulars. In addition, if you truly wanted to "reassure the residents" then this application would be promoted much more prominently in the area. Currently, the only locations where Notices about the application have been displayed are next to the playing fields themselves. No Notices have been displayed on any of the immediately adjacent residential streets. A cynical man may suggest

that the Notices have been displayed in locations where there are least likely to be seen by local residents and hence, minimise potential objections (representations) from those living nearby.

Northern Roots Statement 05: *“Outdoor music would only be associated with occasional appropriate events. We recognise that the impact of music outdoors is different from music taking place within the Welcome Building, and that particular consideration needs to be given to neighbouring residents during the evening. We are therefore willing to agree to an appropriate condition on the premises licence to make this distinction clear, and propose the following condition: ‘No amplified live or recorded music shall be provided outdoors after 21:00’. Music and entertainment taking place later than this would therefore be indoors.”*

SB Comment 05: The restriction of no outdoor music after 9:00pm is a welcome change to the proposed licence. However, it still allows for the possibility of loud, outdoor music being played every day of the week for a total of 13 hours (ie. 8:00am until 9:00pm) every day. To reiterate, any assurances given at this juncture will be moot once the licence has been approved in its current form (even with the proposed amendment).

Northern Roots Statement 06: *“Northern Roots takes its responsibilities towards neighbouring residents very seriously. As set out in our operating schedule, music and entertainment will be managed to minimise noise breakout, staff will monitor external areas, litter associated with the premises will be cleared, and management will respond promptly to any complaints relating to noise or nuisance. Outdoor events will also be planned proportionately according to their nature and scale. Where appropriate, this will include event-specific plans and risk assessments covering matters such as staffing, security, access and dispersal, noise management, safeguarding and the management of alcohol. We are also conscious of the concerns raised about existing anti-social behaviour in the wider area. Northern Roots certainly does not wish its activities to exacerbate those problems. The intention is to create a well-managed, family-friendly community and visitor destination, with licensed activities taking place under appropriate management and supervision. Northern Roots is being created as a community asset and we very much want to have a positive relationship with the people who live around the site.”*

SB Comment 06: If Northern Roots truly take their responsibilities towards neighbouring properties very seriously, please request that they actively bring this licence application to the attention of those neighbouring residents by carrying out a leaflet drop, fully explaining their intentions for this site. The fact that they have not done this already, suggests to me that they are hoping to get the application rubber-stamped before most people in the area become aware of it. By that time, it will be too late for those people living nearby to object.

Northern Roots Statement 07: *“In addition, the Northern Roots site extends across approximately 160 acres, but the premises licence application does not relate to the whole Northern Roots site. The licence actually only relates to a much smaller defined area around the new Welcome Building and its associated external areas. We have attached a location plan showing this area outlined in red, together with its position in relation to the surrounding residential areas. We hope this helps to clarify the location, as both representations understandably refer to uncertainty about precisely where the licensed premises is situated.”*

SB Comment 07: The inclusion of a plan was helpful. However, it does nothing to reduce my concerns about the application particulars.

Northern Roots Statement 08: *"We hope the clarification about the relatively small licensed area, the occasional nature of outdoor events and, particularly, our willingness to accept a restriction on the hours of outdoor amplified music helps to address the principal concerns raised in the representations."*

SB Comment 08: Unfortunately, it does not. Again, and I cannot emphasise this enough, your assurances and stated intentions are entirely platitudinous once the licence (as currently written – even with the proposed amendment detailed in statement 05 above) is approved.

That is the end of my comments in relation to the statements given by Northern Roots.

I confirm that I wish to maintain my representation. As a compromise, may I suggest the following: the licencing hours and the playing of music (both indoor and outdoors) are entirely restricted to the weekend only. That would be from Saturday to Sunday (inclusive) with the restriction of outdoor music from 9:00pm on both days.

Yours sincerely,

Mr Bird

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Mon 07/09/2026 13:46

Good afternoon,

The outline on the map which has been supplied, hasn't been positioned correctly in accordance with the actual position of the Welcome Building. (See attached Site Plan). It has also taken in a large portion of the current playing fields and if this is the case they have claimed even more land, taking it away from locals who use the fields on a daily basis.

In my representation, I made it clear I am very concerned about crime and antisocial behaviour in the area. I walk in the area for between 1 and 3 hours every day, so I see the aftermath (report it for removal) or litter pick (glass etc) so that people and all animals, wild and tame do not get injured. I, and other residents who are civic minded, do not need extra litter and the associated spent firework containers (from events) to have to clear up. We also don't need more youths to be attracted into the area every weekend, bringing alcohol and drug paraphernalia with them.

The signs have only been positioned on the one field and entrance to snipe clough. Residents who don't use the current playing pitches, have had no information sent directly to them or even notices attached to lamp posts on their streets to inform them of this application. Eastbourne street is very close and densely populated and even though the 'plan' looks to be away from properties the scale is deceptive and while walking on the rear field to the site, when I am stood at the end of Tate Street (adjoining Eastbourne st) I can hear every sound coming from the Welcome Building area. It is totally unfair and still unacceptable for anyone to think residents should have to potentially listen to music (of any description) during waking hours (8am to 9pm, the recently proposed change).

"Outdoor music would only be associated with occasional appropriate events."

I understand it may seem to be a bit of an inconvenience to have to apply for a licence individually for each event, however this should be the case. Experience of Northern Roots tells me their word can not be trusted and to give them an open-ended licence would be disastrous. I therefore do not accept the licence should be open-ended Mon to Sun 8am to 9pm. I am of the opinion that there should be no music outside at all, unless specifically applied for. There are a number of parks in the Oldham area which have held live music events outdoors over many years, including Alexandra Park. It is literally next door and therefore can't be a great inconvenience for a special one off event to be held there instead of closer to a more densely populated area.

There are no assurances that this company could make which would make me believe that the present conditions would be adhered to. So I think each **"occasional appropriate event"** should be applied for separately. As most special events are planned well in advance (such as weddings) so this surely would be no hardship.

I am unavailable for further communication or comment until 21st September 2026. Regards Mrs Bird



Investing in a greener future for Oldham

Oldham Council is proud to support Northern Roots - which is transforming 160 acres of green space into the UK's largest urban farm and eco-park.

Through £12.9 million of funding from the Town Deal and Levelling Up Fund, we're supporting the next phase of the ambitious project, creating spaces for learning, enterprise, and community wellbeing.

The Northern Roots masterplan fits into Oldham Council's 'Green and Growing' priority - leading the way on green projects across the county and supporting the growth of tech, green industries, and advanced manufacturing.

Councillor Arooj Shah,
Leader of Oldham Council

Coming soon to the site

A brand-new Visitor Centre - with a cafe, shop, kitchen, exhibition and performance space, and meeting facilities.

Forestry Skills Centre - providing training and qualifications in 'and-based skills'.

Urban farming, wildlife habitats and community spaces - with orchards planted, ponds created, and a thriving community garden already in place.

With regional and national recognition, Northern Roots is growing opportunities for Oldham, from volunteering and education to play and nature. Looking ahead, future plans for the site include a solar array, play areas, wild play and mountain biking facilities, and additional community growing spaces.



NORTHERN ROOTS

The 160-acre Northern Roots site stretches from Alexandra Park in the north, past Park Bridge Heritage Centre, to Bankfield Clough in the south.

Northern Roots is being developed for and with local communities to:

Generate training, education, jobs and business opportunities, and attract new visitors to Oldham.

Improve health and wellbeing by producing healthy food, supporting physical activity, and promoting connection with nature and community.

Manage and improve the landscape to build biodiversity, capture carbon and enhance water quality.



Scan to find out more

Wed 09/09/2026 10:39

Good morning,

Thank you for the further information you've provided below.

The Projects & Hearings Officer has previously corresponded with you; however, she is currently on leave and I have therefore picked this up in her absence.

I have sent your email below to the applicant for consideration. They are happy to provide a tour and hold a meeting with you to discuss the matter in full and listen to your concerns. The Licensing Service are happy to facilitate and mediate this meeting if it is something you would like to participate in. Please can you confirm so I can arrange?

With regard music, I would also like to elaborate and provide some more information. If the applicant was to remove the provision for live or recorded music from its application, and only seek to sell alcohol and other activities, it would not prohibit them from holding events where entertainment is provided.

The Deregulation Act 2015 provides that a premises that holds a licence to sell alcohol for consumption on the premises is permitted to allow live amplified or recorded music on the premises between the hours of 8am and 11pm for audiences of up to 500 people. I have included a link here to an article which explains this provision in more detail - <https://www.popall.co.uk/expertise/acts-legislation/music-and-entertainment-de-regulation>

Should you wish to continue with your representation, the application will be referred to a Licensing Panel on **3 October 2026** where members from the Licensing Committee will determine whether to grant it or otherwise. Both yourself and the applicant would be invited to attend the meeting to present your individual cases as to why you believe the application should or shouldn't be granted. Upon hearing all available evidence and reviewing the application, the sub-committee will then make a determination.

I look forward to hearing from you in due course.

Kind regards,

Nicola Lord
Principal Licensing Officer

Oldham Council
Public Protection Service
Sir Robert Peacock House
Vulcan Street
OLDHAM, OL1 4LA

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