

In August 2018 there was a Planning Application submitted by a student group for a student run pub (PPA-100-2091) for 15 High Street Old Aberdeen, which was declined for several reasons, but mainly on the grounds of additional noise and disturbance within a residential area causing distress to the resident.

I believe that the proposed "APPLICATION FOR VARIATION (MAJOR) PREMISES – ST MACHAR BAR, 97 HIGH STREET, OLD ABERDEEN, ABERDEEN, AB24 3EN", may require the same scrutiny as the application seems to have quite far reaching requests, with not a lot of detail. If not properly scrutinised and controlled, could pose the same problem, if not immediately but in the future as the proposed changes open up the possible uses massively without any further control.

I would like to draw your attention to the section below which may have an effect on the granting, or not of the upgrading of the licence for the St Machar Bar.

- LDP Policy **T5** notes that; *‘There will be a presumption against noise generating developments, as identified by a NIA, being located close to noise sensitive developments, such as existing or proposed housing..’*
 - With the increase in patron there will possibly be an increase in smokers standing outside. It is quite common, particularly with younger smokers, for non-smokers to join them and chat.
 - When leaving the pub, often in groups and, perhaps, somewhat more voluble than when they arrived. This will cause serious disturbance, not just to the immediate neighbours in the Chaplaincy, but along the street also, particularly with a licence to midnight being the aspiration of the Applicant.
- the application does not comply with LDP Policy T5 - Noise, as discussed above.
- Further; the application does not comply with LDP Policy H2 - Mixed Use Areas, which states: *‘Applications for development or change of use [...] must take into account the existing uses and character of the surrounding area and avoid undue conflict with the adjacent land uses and amenity. [...] where new industrial, business or commercial uses are permitted, development should not adversely affect the amenity of people living and working in the area’.*

Yours

Richard Harwood OACC