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Aberdeen City Council

Planning Dept

Marischal College

Broad St

Aberdeen AB10 1 AB

20 Mar. 13

Dear sirs

Application number 130246 - 64 Bridge St, Aberdeen

As a neighbouring business to the subject of the above planning application (at the above address) I write to object to the specific proposal to include a take-away facility in the proposed licensed restaurant. While I have no objection to the proposed change of use to a licensed restaurant, I believe that this location would not be suitable for a take-away facility for the following reasons:

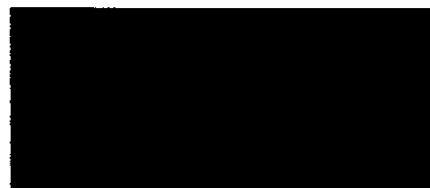
1 – Potential for litter and damage to the surrounding premises. Adjacent to the locus is the entrance to a car park/pend located between 58/62 Bridge Street. Access is available during office hours, during non-office hours this is secured with a locked wooden gate however there is a significant gap between the top of the gate and the ceiling, which I suspect would be a target for debris to be thrown into the pend. While the tenants make every effort to secure the car park, on occasions where it has previously been left open we have actually had to chase individuals out of the area.

2 – Dangerous road junction. Although railings are in use at the roadside, there is a gap at the location to allow exit and entry of cars to the car park mentioned above. The railway station and bus station can be accessed by crossing South College Street at this location, although there is no recognised crossing point and some difficulty would be encountered at the East side of the junction. I am concerned that users of the take-away facility could be under the influence of alcohol and at some risk if crossing the road at this point. Cars proceed northbound towards those traffic lights on South College Street proceeding onto Bridge St at speeds often appearing to be in excess of the 30 mph limit, and from the break in the railings it can be hard to determine if there is a break in the traffic.

I would reiterate that ATPI has no objection to the proposed conversion to a licensed restaurant but feel for the reasons above that the provision of a take-away facility should not be allowed.

Yours sincerely

Gary Hance, Director, Advanced Travel Partners (UK) Ltd.



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02/04/2013

Our Ref: KC/GL/01

Aberdeen City Council Planning Department
Marischal College
Broad Street
Aberdeen
AB10 1AB

For the attention of the Planning Officer

Dear Sirs,

Comments in relation to Objection to application- P130246

We would like to comment on the above application. Over the last 2-3 weeks we have discussed the application with John Dawson of Grampian Leisure. Having had an excellent commercial neighbour relationship with him and his business for a number of years, we are confident that we can manage the issues laid out below together with him whilst he is still the owner. However, we have to consider our position should the restaurant be leased out or sold on to someone who does not have the same ethics.

Given the significant problems we have had with the other adjoining restaurants in the same building as the applicant and them steadfastly refusing to accept responsibility for environmental problems they have created in the Pend access from Bridge Street to our car park and fire escapes, we feel that we have no option but to place an objection to ensure that any future owner/lessee is compelled to deal with any of the issues.

We have a number of well documented episodes which have been logged with Andy Lamb of the Environmental Health department which include overflowing grease traps causing fat to saturate the entire area and even flow out onto the main street, vermin control problems and the lack of response or action from any of the three restaurants located in the building (being the Nazma, Saigon and Royal Thai). Grampian Leisure, ourselves and our other neighbour ATPi are the only people to deal with these problems even though we have not caused them.

The issues with the change of use we have are as follows:

Vans and Lorries potentially using the Pend to load

A restaurant has significantly more daily deliveries than the current use and our concern is that we will not be able to access our car park or egress from our fire escapes if loading is permitted. Neither ourselves nor ATPi allow daily delivery drivers to use the pend as it would cause significant inconvenience to the car park users who would have to circle the block or wait for vans to be unloaded before being able to exit the car park. This has a commercial impact to those in the car park.

More significantly, it is an extremely dangerous and fast blind bend exit onto the Bridge Street/South College St junction and vans cannot 3 point turn in the pend. Consequently they would have to reverse in across the junction or reverse out blind onto it. I cannot stress how dangerous this would be.

If we can obtain an agreement that regular, daily loading would not be permitted in the pend from the current and, more importantly, from any future owners we would be much more comfortable. We believe that this would require all of the neighbours to agree and, given the problems with the other restaurants, this may not be achievable or prohibitively expensive.

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Bins, Cleanliness and Vermin Control

Again, John has given us assurances as to the location of the bins and their control and we are comfortable that, under his control, we won't have an issues as he proposes to keep them in a designated area against the wall between the two side doors of the building.

Our concern, again, is that if Grampian Leisure sell the premises or lease it, then the new owner or lessee will not be compelled to keep the bins in the designated area or keep vermin and sanitation under control. If the bins are not kept within this area, it makes exiting and entering our car park extremely difficult.

We have experienced many issues with bins and refuse disposal from the existing 3 restaurants at the rear entrance to our building on Crown Terrace and, again, nobody (including the Environmental Health Department) seem to be able to deal with effectively.

We do not want to stop the vacant building being put to a suitable use and we are confident that we can work with the current owners to manage any problems but would like these issues considered during the planning process and dealt with effectively as a condition of consent to safeguard our position in future should there be any problems or ownership changes.

Should you require clarification or additional information, please don't hesitate to come back to me with any questions and I'll be delighted to help.

Yours Faithfully

Kevin Coll
Managing Director

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