

Good afternoon.

I would like to draw some attention to a Major Variation Application to premises License AC 5043.

This application does not have any mention of some major building changes to the current layout plan.

Nothing has been mentioned of the following;

- Bar areas being demolished and removed and reconstructed elsewhere.
- Fixed Booth seating being removed
- Major walls being taken down in the ground floor area
- Fire exits that have communal use by another business upstairs being completely blocked off. This leaving no secondary escape from the toilet facilities.
- Fire exit in the first floor being removed due to an office space being created.
- Nothing is mentioned in any of the planning or operating plan as to an office being created for a 3rd party business, within the premises.
- The first floor drawings in the application are misleading and not a true reflect of whats been built. Needs verified.
- NONE of the above have any planning applications in place or previously granted.
- Windows have been created which weren't in the current layout plan (retro planning application in the system now)
- They are also promoting Beer 'Self Pour' tables and areas. They have applied for children and young persons to have access to the building. I cannot see how they can monitor individual drink limits and also young persons having access to this area in busy periods.

There was a Planning Application passed last year to change from a Nightclub to a bar (Application No 200846/ DPP) This has a kitchen situated where the new plans have a new beer cellar. Again, nothing about major changes to the layout plan. It allowed an outside area to be built to be used as a beer garden. This beer garden actually restricts a fire exit from Atik nightclub next door (Atik had opposed the planning and was overturned)

I feel that this area will become a 'hotspot' for people gathering and could be a crowd problem when people are queuing for Atik and people are also in this area from OGV. There is NO are for SMOKING apart from the STREET.. Hazard.

This application is quoted at Windmill Brae. Nothing in mentioned as to the actual 'Operating Area' and access/ egress is actually Bridge Place.

Applications have been applied previously to use this door have all been refused by the board.

There is also an Occassional License for same operator, again quoted as Windmill Brae, when the address is actually Bridge Place.

It just seems that this Operator has went ahead and assumed that all the above could be put in place and I feel that they are using the fact that building inspector's/ licensed officers will not visit the premises due to the Covid pandemic.

There is another Operator in the building, Rileys, who are in a legal battle with their landlord. A large proportion of the changes will have an effect on their business, which they may not be aware of.

I Would respectfully request that this application is refused for the above to be dealt with in a professional manner and a new application submitted correctly to be considered.