

Covering letter in relation to planning application ref: PP-08905370

This change of use application is motivated by a change in premises licence application (to be submitted).

Since April 2019, I have rented 33 Greenside as a retail space for Mapplewell Bottle Shop Ltd trading as Bottle & Co.

Bottle & Co is a purveyor of quality real ale, craft ale, cider and artisan spirits predominantly for off-trade sales.

However, before lockdown I had held monthly in-store events branded 'Pour In Store' that allowed customers to drink in store plus beer and gin tasting nights. These were covered from a licensing point of view under a series of Temporary Event Notices.

It's my intention to change my premises licence to allow on-site drinking whenever the store is open. But beforehand I'm aware that permission for class A4 use for the building needs acquiring.

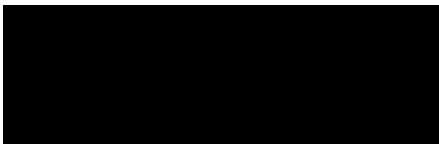
The building's use will be less of a 'pub', more a 'shop that you can have a drink in'. The range and price point of my products is a 'natural filter' of customer clientele to reduce antisocial behaviour.

I will also add that there is a flat up above the shop which is owned by the same person as the shop. When quizzed, occupants thus far have not voiced any concerns over noise during previous events. Nor have the residents of 35 Greenside.

There is a false, suspended ceiling in the shop separating the shop and the flat upstairs, plus next door at 35 Greenside's building is very offset due to it being on a hill. By 'offset' I mean ~50% of their living room is in direct contact with my building thus reducing the ability for sound to transfer.

Furthermore, music is very much at a background level.

Signed,

A solid black rectangular box used to redact the signature of Mr J D Ashton.

Mr J D Ashton