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Relevant Representations

1	Received on	From
19/11/2025		XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
<p>Dear Mr Haskell,</p> <p>Thank you for your email. I am writing to make representations in respect of the resubmission of the proposed application for a premises licence at 15 Market Place, Macclesfield SK10 1AG by Heist Bar Company Ltd.</p> <p>BACKGROUND</p> <p>I am the owner of the XXXXXXXXXXXXXXX which comprises XXXXXXXXXXXXXXX (tenanted apartments), XXXXXXXXXXXXXXXXXX, and XXXXXXXXXXXXXXX (tenanted apartments). The Market Place side of my property XXXXXXXXXXXXXXXXXX. The property also has an open courtyard at the rear of the building and an open terrace for residential use. Bedroom windows open onto the courtyard. The Market Place elevation has a mix of bedroom and living room windows. Please see the marked up plan and pictures which illustrate the relationship of these areas to 15 Market Place.</p> <p>The application incorporates licensable activities that include the sale of alcohol, provision of late night refreshments and provision for playing recorded music until 1am Thursday to Saturday and potential for live music on an external terrace with performance stage, 7 days a week until 10pm and including the afternoon on a Sunday .</p> <p>Venue capacity, according to the drawings, is up to a total of 216 people made up of 124 within the building and 92 on the open terrace.</p> <p>REPRESENTATIONS</p> <ol style="list-style-type: none">1. Prevention of Crime and Disorder<ol style="list-style-type: none">a. Under the licence proposal, the building can accommodate up to 216 people. On nights where last orders are 1pm, it will take some time to clear the premises and any tables outside the property and for 200+ customers to disperse with high potential for customers loitering well past the 1pm time causing considerable disturbance to the residential tenants in my building and others in the surrounding area.b. The plan that accompanies the application incorporates an alteration to the front elevation to instal sash windows to allow through serving. The assumption is that in addition to this application there will be an application for a pavement licence otherwise why would you make this alteration. The concern is the disturbance that a pavement licence will create into the early hours and the negative impact that it will have on the bedroom and living areas of the occupiers of adjacent apartments.2. Prevention of Public Nuisance<ol style="list-style-type: none">a. The above comments raise the same issue in regard to prevention of public nuisance and specifically to antisocial noise and behaviour generated by the proposed late night operation.b. Furthermore, there is the intention to utilise a flat roof area at the rear of the property (green on the attached plan) for a terrace to incorporate a bar and stage area for live or recorded music that can accommodate up to 92 people. This proposed terrace backs onto the rear of my apartments and courtyard that incorporates bedrooms, a residential terrace, and a number of other residential apartments under different ownership. Please see the attached pictures which show the relationship between the proposed		

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	<p>terrace and the terrace and habitable windows of my property. Please note the other rear elevation windows of properties on Chestergate where the upper floors are residential use. To my knowledge, there are also apartments under different ownership at The Guild Hall (9 units see picture of its rear elevation that backs onto the courtyard, 2 King Edward Place and 3/5/7 Market Place which would all be severely impacted by this proposal.</p> <p>3. Public Safety – The flat roof area that intends to occupy up to 92 persons has a very low parapet upstand and is narrow in width. The plan does not incorporate any safety measures to prevent customers falling off the roof. The attached picture illustrates the flat roof, the narrowness of this area and lack of fall protection.</p> <p>In summary, the issue is not the bar use, more so a bar operating with a potential capacity of 216 persons, extended late night operations that include outdoor staging of live and recorded music on an external terrace and in a mixed use environment that will impact the quiet enjoyment of adjoining residential users. We request the opportunity to discuss this application further with the applicant with a view to understanding more about how they plan to mitigate noise nuisance within the existing flats next door to them, from activities inside the premises, on the terrace and at closing. We would at the very least expect to see all of these measures suitably addressed with robust conditions and consideration given to exclusion of activities on the external terrace, a considerable reduction of the licencing hours and conditions on a pavement licence that limits numbers and cessation of outdoor activity to a time in the early evening.</p> <p>Please confirm receipt of this representation..</p> <p>Yours sincerely</p> <p>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</p>
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