

To whom it may concern:

Objection to Licensing Request REF: 21/00131/PREM

I am writing to object to the licensing request with reference number 21/00131/PREM. The reasons for my objection are given below. In addition, please find attached a PNG image file which I will refer to within the objection.

I live at 6 Orchard Close, Moira, DE12 6BY (circled in dark blue). My property is located adjacent to the commercial units 4-6 (circled light blue) that are attached to the commercial units 1-3 (circled red) which the licensing request is in relation to i.e. Mr Griffin's bistro. I have recently moved in to the house, one of nine similar new properties, and had I known that a licensed premises was planned so close to the development, would not have done so.

Orchard Close is a private drive to The Orchards housing development. The company which owns the Bistro, TEC Reports Ltd, has been given right of access to the carpark (circled yellow), and the business units (units 4-6). As the Bistro in units 1-3 has no car parking facilities, the car park circled will by default be used by its patrons. Orchard close is a narrow drive that is not suitable for two directional traffic, I am concerned therefore that increased volumes of traffic to visit the Bistro will be a significant inconvenience for residents of the area which may result in parking issues for residents such as blocked driveways, congestion etc if and when the small car park becomes full.

The proposed licence covers the sale of alcohol from 0800 until midnight Monday - Sunday, fundamentally changing the nature of the business. It is likely that a significant increase in visitors will generate noise and disturbances that residents should not be subjected to. The car park, as mentioned, is directly adjacent to my house and I am very concerned that the general comings and goings of customers will mean that my ability to work from home (at least during the ongoing pandemic), use my garden undisturbed, rest and sleep will be adversely affected every day.

In addition to the new application to serve alcohol, the proposed license also covers playing music from 0700 – 0030 again on Monday - Sunday, and it is my understanding following a conversation with Mr Griffin, that this will include music being played outdoors as his company has recently invested in outdoor seating to enable the bistro to open as soon as possible during the pandemic. There are no natural sound barriers such as trees, or large buildings between the bistro and the residential properties in Orchard Close.

You may acknowledge that in general, anti-social behaviour can develop in close proximity to licensed premises. The risks to residents' property and vehicles are not insignificant if this application is granted, even if accidentally damaged by intoxicated patrons leaving the area.

My final comment would be to question the need for such a premises with a license 7 days a week for 16 hours a day. It is my view, and that of other residents, that this is wholly disproportionate to reasonable requirements and not in keeping with the nature of Moira village.

Yours sincerely,

Declan Curzon-Hepworth