

License application supporting evidence

The Hole in The Wall Craft Beer Shop (off license)

32 Upper Hibbert Lane

Marple

To the Licensing sub committee,

I hope the information contained below will support the license application and clarify measures detailed within the licensing application to fulfill the criteria of the licensing objectives.

Andrew McGuinness

Site Plan 1

Information Shown

Distance from proposed Craft Beer shop (off license) The Hole in The Wall to other nearby licensed premises.

The Crown- 40m

Newsplus (24 Upper Hibbert Lane)-50m

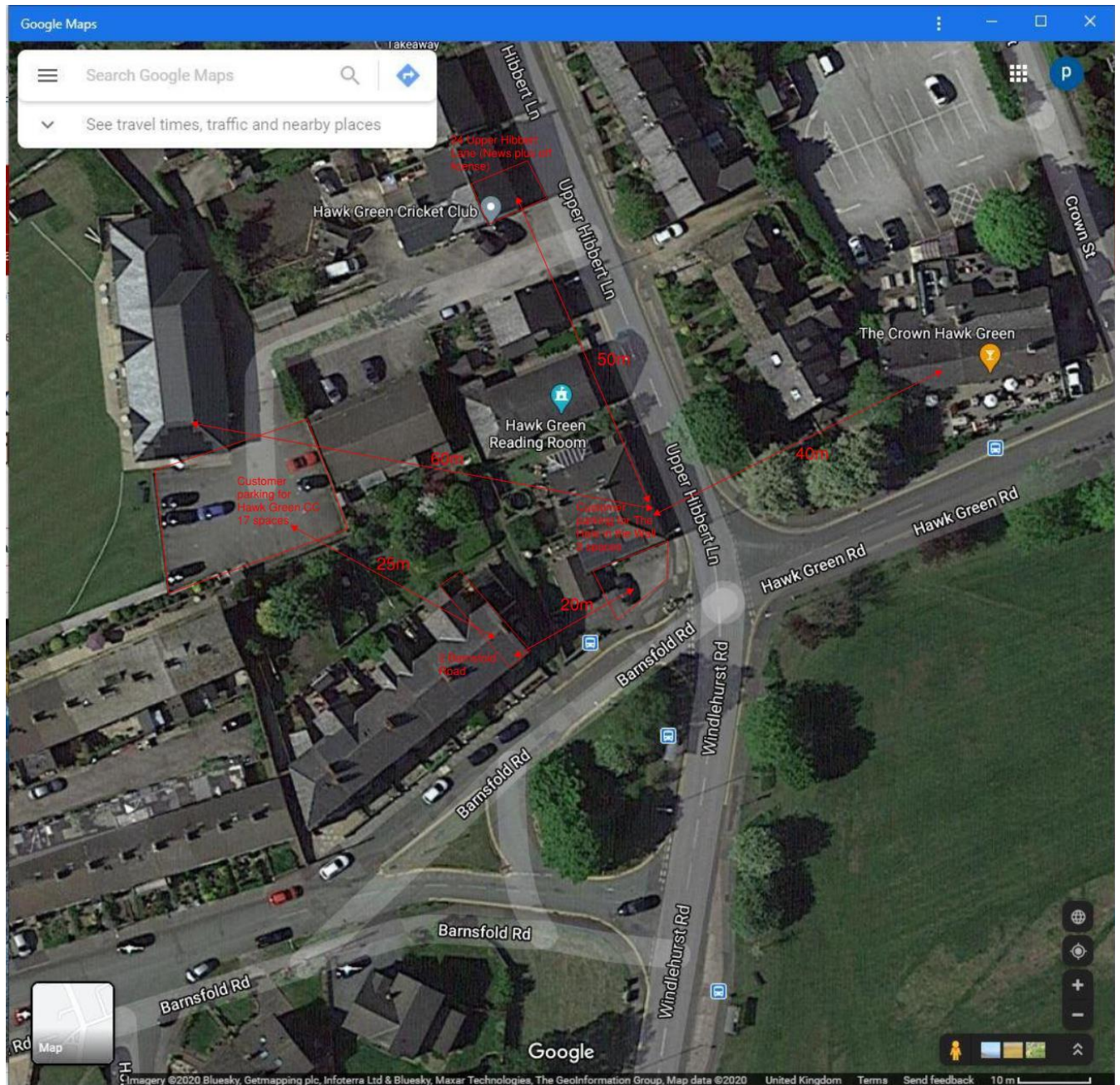
Hawk Green Cricket Club-To Clubhouse-60m

Distance from 2 Barnsfold Road to existing car park located outside 32 Upper Hibbert Lane. 20 metres. Existing car park has been in use by current business for 7 years for resident car parking, customer car parking and deliveries.

Distance from 2 Barnsfold Road to existing car park located at Hawk Green Cricket club circa 17No. spaces. 25 metres.

The resident of 2 Barnsfold Road seems to feel an existing small car park located 20 metres away from her property would cause more disturbance than a circa 17 car capacity and sports club located 25 metres away.

Site Plan 1



Site Plan 2

Information Shown

Location of Proposed Craft Beer shop The Hole in The Wall, 2 Barnsfold Road and Marple Golf Club.

This shows the only access and egress to and from Marple Golf Club is via Barnsfold Road. The car park size indicates the number of vehicles using Barnsfold Road from early in the morning to late at night. This is also a licensed premises and if holding functions or events would produce a significant volume of traffic late at night which would be exiting past 2 Barnsfold Road or the alternative route 10 metres away. The resident of 2 Barnsfold Road stated, “, *they are located on a corner plot which is also located on Barnsfold Road, a road which has minimal traffic.*”

This is untrue. As well as the golf course, there is also a housing estate, numerous houses and a farm located on Barnsfold Road as shown on the plan below.

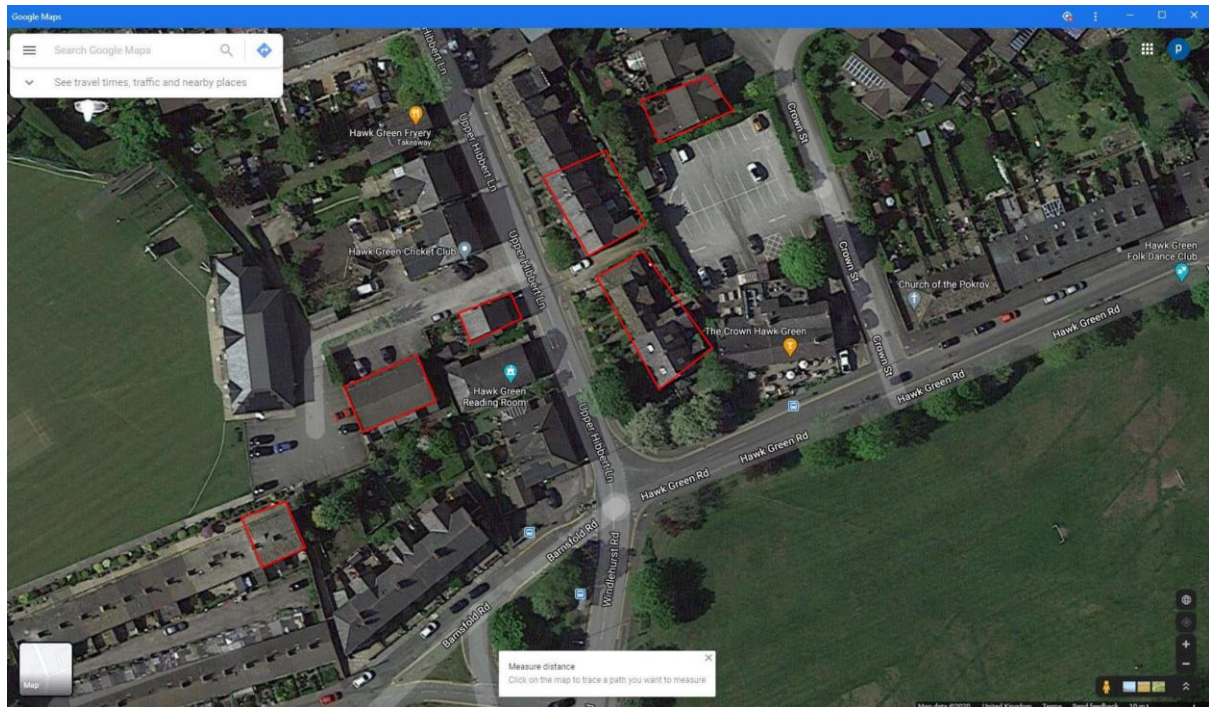
Site Plan 2



Site Plan 3

Information Shown

Other residential properties in the immediate vicinity that are located directly adjacent (less than 5m away from existing licensed premises car parks).



Street View 1

Information Shown

Location of 32 Upper Hibbert Lane (proposed location for the Hole in the Wall).

Public Bridleway to rear which allows access for parking for 30 Upper Hibbert Lane and 2 Barnsfold Road.

This also illustrates the size of the car park to the side of 32 Upper Hibbert Lane which has been more than sufficient to allow deliveries, resident, and customer parking over the past 7 years for the existing businesses.

Proposed location of signage to inform members of the public not to block access to the public bridleway. Wording would be "access required at all times keep clear" Historically, this has not been an issue due to the location of the bus stop and double yellow lines, but as the resident of 2 Barnsfold Road has expressed concern, a sign located adjacent will serve as an added reminder for not only customers of 32 Upper Hibbert Lane, but other road users. The owner of 32 Upper Hibbert Lane will install at their own cost.

The double yellow lines also serve the purpose of keeping the road clear so there is good visibility whilst reversing from the car park at 32 Upper Hibbert Lane.

The resident of 2 Barnsfold Road stated that, *" Our bedroom window is directly above where cars will be coming and going, doors slamming, engines stopping and starting will severely impact our quality of life and sleep."*

This is also untrue as shown in this photo. There are no bedroom windows to the side elevation of 2 Barnsfold Road and the car park to 32 Upper Hibbert Lane is located 20 metres away.

Street View 1



Street View 2

Information Shown

Layout of car park to side of 32 Upper Hibbert Lane and segregation between the owners use and the business use. It should be noted that again, this demonstrates adequate space to allow deliveries without inconveniencing other road users, public transport, or residents.

This also shows the proposed location of signage to remind customers to leave quietly. The wording would be, "Customer parking only, Please respect our neighbours and leave quietly, Thank you." Which would be prominently displayed.

Street View 2



Street View 3

Information Shown

Another view demonstrating that the car park is adequate to allow deliveries safely and provide ample customer parking. This also shows the location of 2 Barnsfold Road in relation to the car park and if cross referenced with Street View 2 shows that the parking spaces closest to 2 Barnsfold Road are used by the residents of The Flat above 32 Upper Hibbert Lane.

The resident of 24 Upper Hibbert Lane (News Plus Off license) main concern (aside from competition) seems to be the potential of delivery vehicles parking to the front elevation. There are already double yellow lines to the front to prevent vehicles stopping here and more than sufficient space available to the side adjacent to the trade entrance. Over the past seven years this locally listed property has been restored from a derelict state to full functionality. This required a tremendous amount of construction materials during build stage, and there is no need for delivery vehicles to park to the front elevation when there is ample parking to the side. There is no reason this would change with the granting of a premises license.

Street View 3



Street View 4 and Traffic data table 1 & 2

Information Shown

The resident of 2 Barnsfold Road expressed concern that allowing a craft beer shop (off license) would *“increase traffic danger for our children”* and *“On top of this the increased amount of coming and going of cars/people will have an extreme impact on the street noise outside my property”*

The car park is located 5 metres away from one of the busiest roads in Marple. Any claims that use of this car park would increase traffic danger to children or create additional street noise are entirely spurious.

Table 1 shows road traffic data taken from the department of transport for road usage in 2009. From table 2, taken from the government website, there has been a 17% increase in vehicles on the road from 2010 to 2019. This suggests that the actual daily road users on this stretch of road is closer to 7200 vehicles. It is ridiculous to infer use of this car park would either cause increased danger to children or contribute , *“a health danger to them in terms of exhaust fumes,”* considering the current volume of traffic on Upper Hibbert Lane/ Windlehurst Road and the fact the car park is separated from the main road by the width of the pavement.

Street View 4



Table 1

Department for Transport

Road traffic statistics

Home
Summary
About
Data
Contact

Traffic statistics
>
Manual count points
>
930654

Manual count points

Site number: 930654

Region

North West

Local authority

Stockport

Road name

U

Road classification

'C' and Unclassified roads

Managed by

Local authority

Road type

Minor



Easting, northing

395100, 386300

Latitude, longitude

53.37353706, -2.07511292

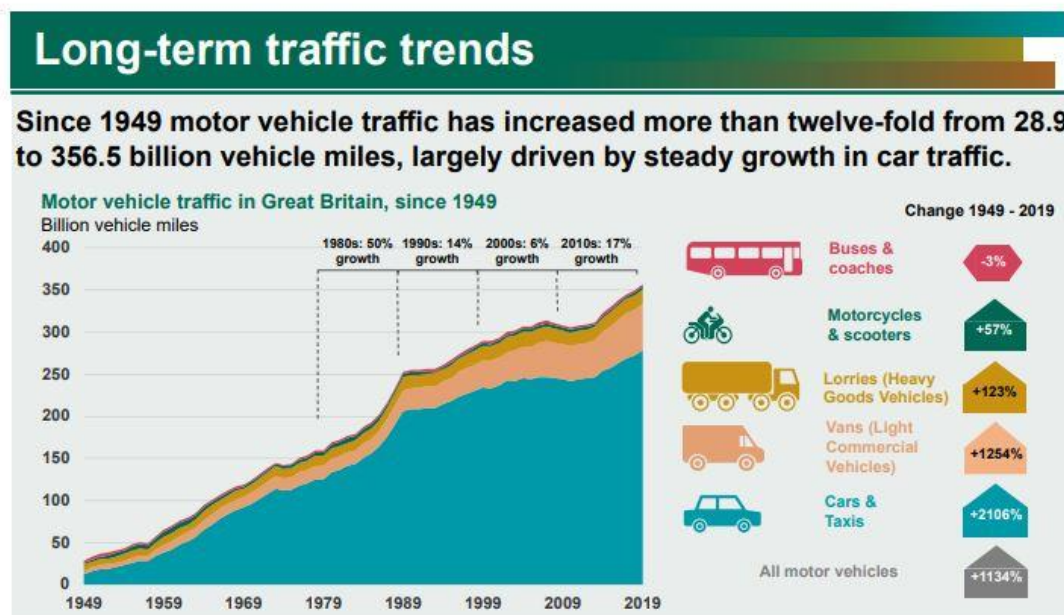
Location

Annual Average daily flow

Year	Count method	Pedal cycles	Two wheeled motor vehicles	Cars and taxis	Buses and coaches	Light goods vehicles	Heavy goods vehicles	All motor vehicles
2009	Manual count	17	523	5508	45	28	84	6188
2008	Manual count	18	606	5348	45	35	75	6109
2007	Manual count	16	781	6461	76	30	74	7422
2006	Manual count	20	685	6906	59	42	93	7785

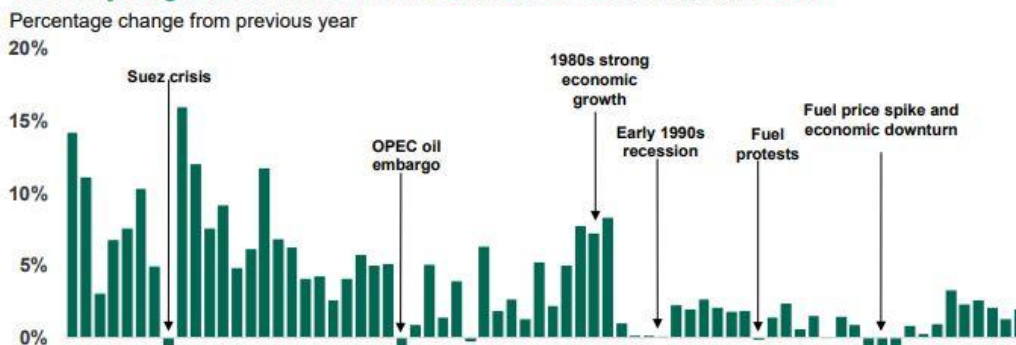
Table 2



The level of traffic growth since 1949 has varied by vehicle type. Car traffic in 2019 was over 20 times higher, whereas lorry traffic was only around twice as high and bus traffic was similar to the 1949 level. This has altered the share of traffic by vehicle type over time, with the car traffic share rising from 44% in 1949 to 78% in 2019, and the lorry traffic share falling from 27% to 5%.

Traffic growth from year to year has not been constant, being punctuated by short periods of stasis or decrease due to various factors (discussed in the section 'Factors affecting traffic').

Year-on-year growth in motor vehicle traffic in Great Britain, since 1950



Additional Information and response to objections

The resident of 2 Barnsfold Road has raised the following objections.

1. "The premises are opposite the park, where children/young teenagers congregate outside, including my own child. Granting a license to sell alcohol when there are children congregating is not in their best interests. There is likely to be issues with children hanging outside and trying to get people to buy alcohol for them or people intoxicated already going to buy more alcohol will be mixing with our children."

It should be noted that there are already three existing licensed premises in the immediate vicinity. The Crown Public House is also opposite the park. News Plus is located just down the road and attracts more youths hanging around outside due to the fact it sells sweets, crisps, and ice cream as well as cheap alcohol.

I would suggest it is a parent's responsibility to ensure their child is not raised to be the sort to hang around outside off licenses trying to get people to buy alcohol for them, however as promoted in the licensing objectives, staff will be trained to be vigilant to this sort of behaviour. Furthermore, with the additional serving hatch to the Barnsfold Road elevation, this will give staff a better view of any underage drinker attempting to buy alcohol through other people and will act accordingly.

Any youths congregating in the private car park to the side will be politely asked to leave. CCTV will also be in place to aid staff in detecting illegal activity.

I hope this addresses any concerns and am happy to answer any questions or provide further clarification at the licensing hearing.

Andrew McGuinness