

To Kirklees Planning Department
Flint St, Fartown, Huddersfield HD1 6LG

11 Peel Street
Marsden HD7 6BR

29th May 2024

Dear Sirs

**Re:- Proposed Hot food takeaway for Oi Dumplings 9 Peel Street Marsden HD76BR
Your Ref No 4623753**

An alcohol license has been applied for the above property by Oi dumplings Ref PROO437
They propose to open at the premises very shortly and have requested a license for 10 am till 11pm . I am the owner of the adjoining property 11 Peel street where I run my business Bits and Pieces retail clothes shop at ground floor level and live in the two floors above. The current use received planning approval for a change of use to a café in 2007, Change of use to Coffee shop and Ice cream parlour 2007/62/93346/W1. This was granted
Further to this an application to extend the opening hours was made in 2013 to serve ice cream and food till 10pm. This was after a trial period refused at the end of 2013 due to the effect on adjoining properties amenity.

I would draw to the Authorities attention to a potential breach of the condition if the premises is allowed to open until 11pm.

In addition, the current planning approval is not for a hot food take away . The applicants previous planning approval at 5,6 Station Road location in Marsden indicated that only domestic extraction was required as the activities were like a small bakery. At this previous address the users also allowed guest fast food companies to sublet and also prepared food for festivals they attended both of which could lead to significant loss of amenity at No 9 Peel st

This is I believe misleading. The dumplings are only one part of the food served. These are accompanied with a variety of hot food fillings. Eg Hoisin Duck Black Pepper pork both taken from the applicant's menu. These require cooking and produce odours taking the planning use into that of a hot food takeaway . As my living accommodation is above any odours unless filtered and ducted to discharge at a high level would cause loss of amenity to myself and other adjoining residents.

Please will you look into this and let me know the outcome

Kind Regards