

Hi Mark

Apologies but I keep missing you. I know you've been trying to ring me so I'll try and set aside a few minutes today to give you a call. I'll have a read through the revised app before I ring you.

Cheers,

Lee Petrak

Trading Standards & Licensing Manager

Public Protection Division | Community & Environmental Services Department | Blackpool Council |
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From: info@mm-squared.co.uk <info@mm-squared.co.uk>

Sent: 24 July 2023 20:49

To: Lee Petrak <Lee.Petrak@blackpool.gov.uk>

Subject: FW: New application 80 Bond Street

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Dear Lee

Further to the e-mail below, there has been a slight change of plan, the applicant has now purchased the freehold for 83/85 Bond Street. The premises is virtually the same dimension as the previous one and is literally across the road.

The application should be lodged this week.

Best wishes

Mark Marshall

Director

01253 367100

07796 994786

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<https://www.mm-squared.co.uk>

From: info@mm-squared.co.uk <info@mm-squared.co.uk>
Sent: Thursday, June 29, 2023 2:11 PM
To: 'Lee Petrak' <Lee.Petrak@blackpool.gov.uk>
Subject: New application 80 Bond Street

Dear Lee

Please can you call me to discuss a new application? It's on the outer edge of the saturation area on Bond Street.

The applicant is operating already at 89 Bond Street and is in dispute with his Landlord over substantial rent increases, he is already paying way above market value and the situation if it continues will put him out of business.

The Landlord (owner of 89) obtained a licence at 82 Bond Street some years ago, but it has never been operational, he is using this as a bargaining chip to exert more pressure by saying if he moves out and operates at 80 Bond Street, he will simply put someone in number 82 to make life ever more difficult.

The applicant's wife is the Premises Licence Holder at 89 and they would be content to surrender it if the grant of 80 Bond Street was successful.

Looking at the area it is blighted beyond belief and very few businesses are operational so to imagine cumulative impact is an issue in the area is unlikely. The distance between the 2 is 227m.

There are currently 2 operational premises on the road, 147 and 89 but a dormant licence exists at 82 with a proposed new application at number 80. There is an additional one on Station Road close to the junction with the Promenade.

This would fall under one of the key points in the policy that the applicant is relocating from one part of the area to another.

They are committed to the process and feel they require this as a lifeline to continue in business, they have built up a loyal community client base which they hope will follow them across the Road if the worst comes to the worst.

I have attached an Ariel shoot and highlighted the locations of the existing licences with yellow dots, but it needs to be noted that number 82 is operational, all the fees look like they have been paid up to date at 82 and this would appear to be a land banking scenario.

Best wishes

Mark Marshall

Director

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