

City Chambers
DUNDEE
DD1 3BY

17th February, 2026

Dear Colleague

LICENSING BOARD – 19TH FEBRUARY 2026

I refer to the agenda of business issued in relation to the MEETING of **DUNDEE CITY LICENSING BOARD** to be held remotely on Thursday, 19th February, 2026 at 10.00 am and now enclose the undernoted documentation which was not received at time of issue.

Yours faithfully

ROGER MENNIE

Clerk to the Licensing Board

3 PROPOSED GENERAL EXTENSION TO LICENSING HOURS DURING 2026 FIFA WORLD CUP

- (i) A letter of representation from Police Scotland is enclosed (**Appendix 1**). - **Page 1**

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OFFICIAL

17/02/2026

Your Ref:

Our Ref: RJ2649

Head of Legal and Democratic
Services
Dundee City Council Licensing
Unit
18-21 City Square
Dundee
DD1 3BY



Tayside Division Headquarters
West Bell Street
Dundee
DD1 9JU

Dear Sir/Madam,

**LICENSING (SCOTLAND) ACT 2005 – SECTION 67
PROPOSED GENERAL EXTENSION TO LICENSING HOURS FOR WORLD
CUP 2026
11TH JUNE 2026 – 19TH JULY 2026**

I refer to your note received Friday 06th February with regards to the proposed general extension to the licensing hours for the Fifa World Cup 2026 and submit this letter for your consideration.

Police Scotland understands the excitement across the country and the requirement and necessity for patrons to have a safe, comfortable environment which to watch the games.

The general extension, however, presents an opportunity for patrons to consume alcohol for an extended period of time with the potential for increased violence and disorder around the city. This gives Police Scotland cause for some concern.

With this in mind, and having consideration to the licensing objectives of:

- **Preventing Crime and Disorder**
- **Securing Public Safety**
- **Preventing a Public nuisance**
- **Protecting children and young persons from harm**

We would request the following conditions are attached to the general extension with the sole, overarching principle of keeping people safe:

- The licensed premises has televised sport on their operating plan
- Ticketed entry to support monitoring of maximum capacity or counting system at use at front door

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- Last entry aligned with match kick off times for games commencing after 2300 hours.
- Sufficient SIA approved stewarding
- Use of plastic cups for the duration of the extended licence.
- No under 18's permitted on the premises out with their normal approved hours
- Continued adherence to existing external licensing conditions, for example, beer gardens
- Premises to close no later than 30 minutes after the final whilst to allow appropriate dispersal
- The ability to remove extension for premises whereby disorder has occurred at previous matches throughout the tournament.
- If premises has CCTV this is to be good working order
- All staff training to be refreshed and training records to be made available on request by police or licensing standards officers
- Trained first aider on site for premises over certain capacities.
- Premises to consider dispersal policy having regards to how patrons will get home and the potential effect on the neighbouring community

It would be appreciated that the Board consider any conditions available to them under the powers of the Licensing Legislation.

The aforementioned conditions would contribute to the accountability of the licensed premises partaking in the extension and ensure that any breaches of the conditions could be dealt with fairly, robustly and transparently.

In signing this report, I confirm that this report is made under the authority of the Chief Constable of Police Service of Scotland:

Signed:



Nicola Russell
Chief Superintendent
Divisional Commander Tayside
Police Scotland

City Chambers
DUNDEE
DD1 3BY

11th February, 2026

Dear Colleague,

LICENSING BOARD – 19TH FEBRUARY 2026

Will you please attend a MEETING of **DUNDEE CITY LICENSING BOARD** to be held remotely on Thursday, 19th February 2026 at 10.00 am to consider the undernoted business.

Members of the Press or Public wishing to join the meeting should contact Committee Services on telephone (01382) 434205 or by email at committee.services@dundeecity.gov.uk by no later than 12 noon on Tuesday **17th February 2026**.

Yours faithfully

ROGER MENNIE

Clerk to the Licensing Board

AGENDA OF BUSINESS

1 LICENSING (SCOTLAND) ACT 2005

(Document A enclosed) - **Page 1**.

2 PREMISES LICENCE – REVIEW HEARING

- (i) In accordance with Schedule 3, Para 10 of the Licensing (Scotland) Act 2005, each premises licence holder must pay the annual fee by the 1st October each year. The licensing department by law, have to send a reminder letter out before the annual fee is due. This letter was sent out to the registered address of the premises or their legal agent during August 2025. If people had failed to pay by the 1st October 2025, then a second letter reminding them to pay immediately was sent out. LSOs contacted premises who had still failed to pay. The premises that have still not paid are listed below.

1. Discovery Beers and Food, Unit 6, Queens Hotel Building
2. Polepark Bar, 22/28 Polepark Road
3. The Small Town Club, Upper Floor, 3 Session Street

3 PROPOSED GENERAL EXTENSION TO LICENSING HOURS DURING 2026 FIFA WORLD CUP

- (i) Proposal attached (**Appendix 11**). – **Page 39**

COUNCILLORS

Heather ANDERSON
Jimmy BLACK
Stewart HUNTER

Ken LYNN
Roisin SMITH
Georgia CRUICKSHANK

George McIRVINE
Pete SHEARS
Daniel COLEMAN

DUNDEE CITY LICENSING BOARD

Document A

MEETING, 19 FEBRUARY 2026

Licensing (Scotland) Act 2005

New Grant(s)

	Premises	Applicant	Comments
1	WESTPORT BAR 64/66 NORTH LINDSAY STREET DUNDEE DD1 1PS	CITY CENTRE PUBS (DUNDEE) LIMITED	An application for a provisional premises licence. A copy of the application is attached (Appendix 1). - Page 3 A copy of the layout plan is attached (Appendix 2). - Page 9 Comments received from Licensing Standards Officer (Appendix 3). - Page 13 Comments received from Building Control (Appendix 4). - Page 15 Public objections have been received (Appendix 5). - Page 19

DUNDEE CITY LICENSING BOARD

Document A

MEETING, 19 FEBRUARY 2026

Licensing (Scotland) Act 2005

Variation (Major)(s)

Premises	Applicant	Comments
2 EAGLE COACHING INN 155/159 KING STREET BROUGHTY FERRY DUNDEE DD5 2AX	GREENE KING RETAILING LTD C/O TLT LLP ONE REDCLIFF STREET BRISTOL BS1 6TP	A variation to remove the accomodation & increase capacity to 139. A copy of the application attached (Appendix 6). - Page 25 A copy of the layout plan is attached (Appendix 7). - Page 31 Comments received from Planning Department (Appendix 8). - Page 33 Comments received from Building Control (Appendix 9). - Page 35 Comments received from Fire Scotland (Appendix 10). - Page 37

Person Details

Type of Application	
Type of Licence required	Provisional Premises Licence
Type of Application	Company
Premises Details	
Name of Premises	
Phone Number of Premises	
Email Address for contact at Premises	
Address of Premises	64-66 North Lindsay Street, Dundee, DD1 1PS
Rateable Value	
Applicant Details	
Full Name of Company	City Centre Pubs (Dundee) Ltd
Email Address	
Phone Number	
Company Registration Number	SC480373
Address of Registered Office	Central Office Unit L Charles Bowman Avenue, Dundee, DD4 9UB
Connected Persons	
Person Details	
Full name	Peter Kenneth Marr
Email Address	
Phone Number	
Place of Birth	
Date of Birth	
Home Address	
Person Details	
Full name	Laura Mooney
Email Address	
Phone Number	
Place of Birth	
Date of Birth	
Home Address	
Previous Applications	
Has the applicant been refused a premises licence under section 23 of the Licensing (Scotland) Act 2005 in respect of the same premises	No
Previous Convictions	
Have you been convicted of any offences or have you been issued with any Fixed Penalty Notices from the Police, Fiscal or the Council	No
Description of Premises	

Please provide a description of the premises	The premises are situated on the corner of North Lindsay Street and South Ward Road, and are over two floors. On the ground floor of the premises there is a bar with male, female and disabled toilet facilities. There is also a cellar and two entrances. On the first floor of the premises there is a bar and is primarily used as a function and events venue. There are also kitchen facilities, male and female toilets on the first floor.	
Upload a copy of the layout of the premises	See Attached	
Operating Plan		
Alcohol will be sold for consumption...	Both ON and OFF the premises?	
Time Alcohol Sold on premises		
Day	Opening Hours	Terminal Hours
Monday	11:00am	02:30am
Tuesday	11:00am	02:30am
Wednesday	11:00am	02:30am
Thursday	11:00am	02:30am
Friday	11:00am	03:00am
Saturday	11:00am	03:00am
Sunday	11:00am	02:30am
Time Alcohol Sold Off Premises		
Day	Opening Hours	Terminal Hours
Monday	11:00am	10:00pm
Tuesday	11:00am	10:00pm
Wednesday	11:00am	10:00pm
Thursday	11:00am	10:00pm
Friday	11:00am	10:00pm
Saturday	11:00am	10:00pm
Sunday	11:00am	10:00pm
Seasonal Variations		
Does the Applicant intend to operate according to seasonal demand	No	
Other Activities or services		
Accommodation	No	
Conference Facilities	Yes	
	During Core Hours	
Restaurant Facilities	Yes	
	During Core Hours	
Bar meals	Yes	
	During Core Hours	
Receptions	Yes	
	During Core Hours	
Club or other group meetings	Yes	
	During Core Hours	

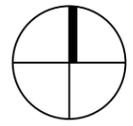
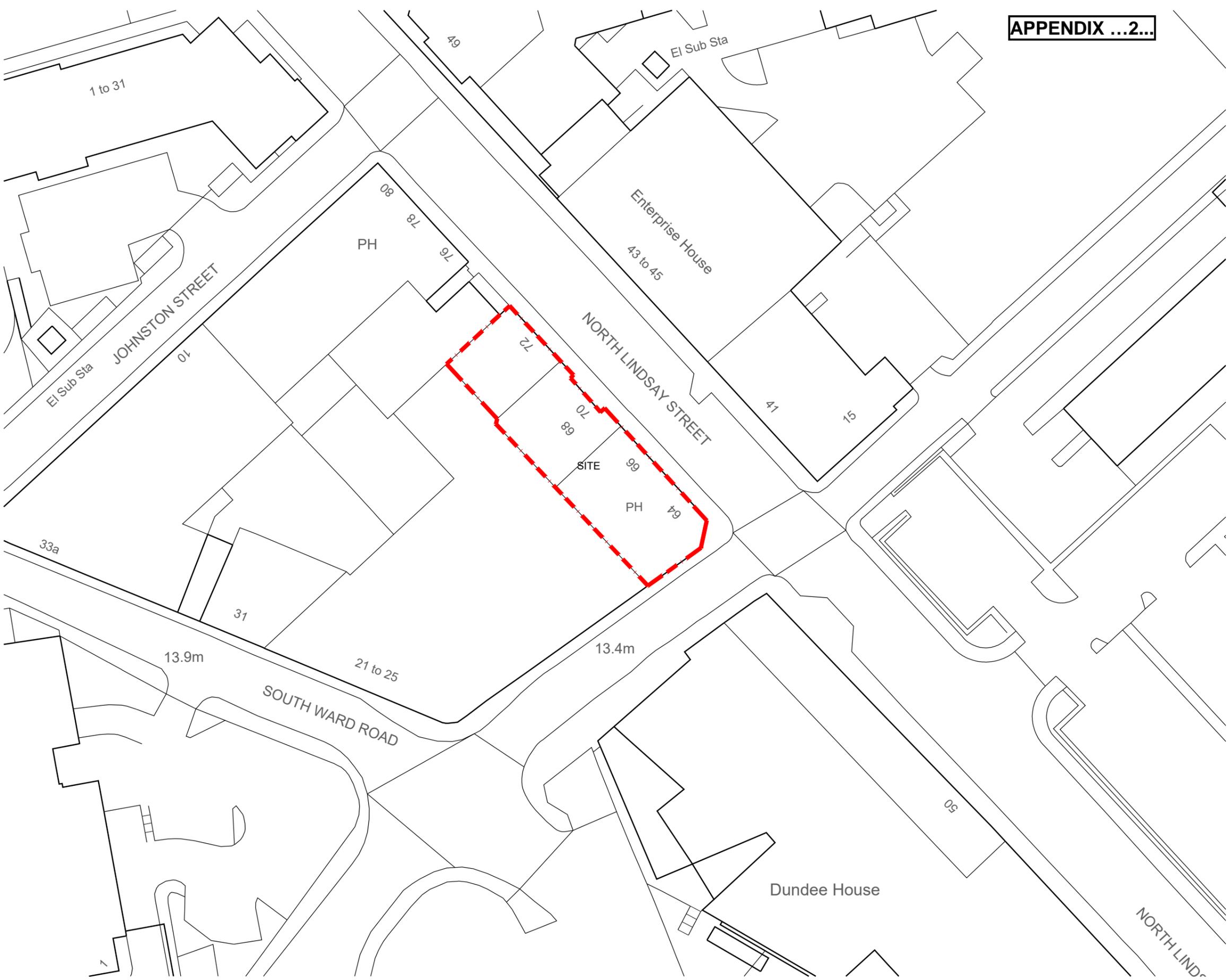
Recorded music	Yes
	During Core Hours
Live performances	Yes
	During Core Hours
Dance facilities	Yes
	During Core Hours
Theatre	Yes
	During Core Hours
Films	Yes
	During Core Hours
Gaming	Yes
	During Core Hours
Indoor / Outdoor sports	Yes
	During Core Hours
Televised Sport	Yes
	During Core Hours
Outdoor drinking facilities	No
Adult entertainment	No
Other Activities or Services	N/A
Will the decibel level exceed 85dB	Yes
When full occupied are there likely to be more customers standing than seated?	Yes
Children and Young Persons	
When alcohol is being sold for consumption on the premises will children or young persons be allowed entry	Yes
Under what terms will be children be allowed entry	Children and young persons will be allowed entry to the premises during meal serving hours of 11:00am until 10:00pm. Children and young persons will also be allowed to the premises whilst attending a private function during core hours when accompanied by a responsible adult.
Provide statement regarding the AGES of children or young persons to be allowed entry	0-17 years
Provide statement regarding the TIMES during which children and young persons will be allowed entry	11:00am until 10:00pm, 7 days
Provide statement regarding the PARTS of the premises to which children and young persons will be allowed entry	Children and young persons will be allowed in all public areas of the bar/restaurant.
Capacity	

What is the proposed capacity in persons for On Premises Sales?	Ground Floor - 165 First Floor - 240
What is the proposed m squared for Off Site Sales	14m2
Premises Manager Details	
Has a Premises Manager been nominated	No
Section 50	
Full Name of Applicant	
Home/Head Office Address	
Name of Premises	
Address of Premises	64-66 North Lindsay Street, Dundee, DD1 1PS
Type of Licence required	Provisional Premises Licence
Will alcohol be sold for consumption...	Both ON and OFF the premises?
Is planning permission required?	Planning permission is Not Required
Date of Planning Permission/ outline planning permission	
Planning permission / Outline planning permission reference	
Is a building Standards Certificate required?	Yes
Date of Completion Certificate under Section 18 of the Building (Scotland) Act 2003.	
Completion Certificate under Section 18 of the Building (Scotland) Act 2003. reference	
Date of Grant of Permission for the temporary occupation or use of the Premises granted under Section 21(3) of the 2003 Act	
Is a Food Hygiene Certificate stating compliance with the requirements of regulations made under Section 15 of the Food Safety Act 1990 required?	Yes
if information is not shown on the plan give full information relating to construction, layout, drainage , ventilation, lighting and water supply and the provision of sanitary and washing facilities.	
Disability Statement	
Please upload a copy of your disability statement	please see attached
Signature	

The contents of this application are true to the best of my knowledge and belief	Yes
Signature	Gerry Mooney
Date of Signature	02/01/2026
Capacity	APPLICANT
Total Cost	
Payment Reference	
Description	Premises Licence Application
Reference	FS-Case-780244018
Additional Reference	FS-Case-780244018
Fund Code	08
Narrative	Premises Licence Application
VAT amount in minor	
VAT Code	
VAT Rate	(
Amount in minor	€
Amount	\$

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Notes:
All dimensions to be checked on site prior to commencement of works. Architect to be informed of any discrepancies prior to start of work. Do not scale off this drawing for construction purposes.



Rev
SURVEY
PROJECT TITLE:
Existing Survey
CLIENT:
City Centre Pubs Dundee
LOCATION:
Westport Bar, N Lindsay St, Dundee
DWG TITLE:
Location
SCALE: 1:500 (A3) DATE: 11/2025 DRAWN BY: LM

DRAWING NO:
5421-S-001

LJRH Chartered Architects
18 South Tay Street, Dundee, DD1 1PD
T: 01382 200511 E: admin@ljr.co.uk
W: www.ljr.co.uk F: facebook.com/ljrarchitects

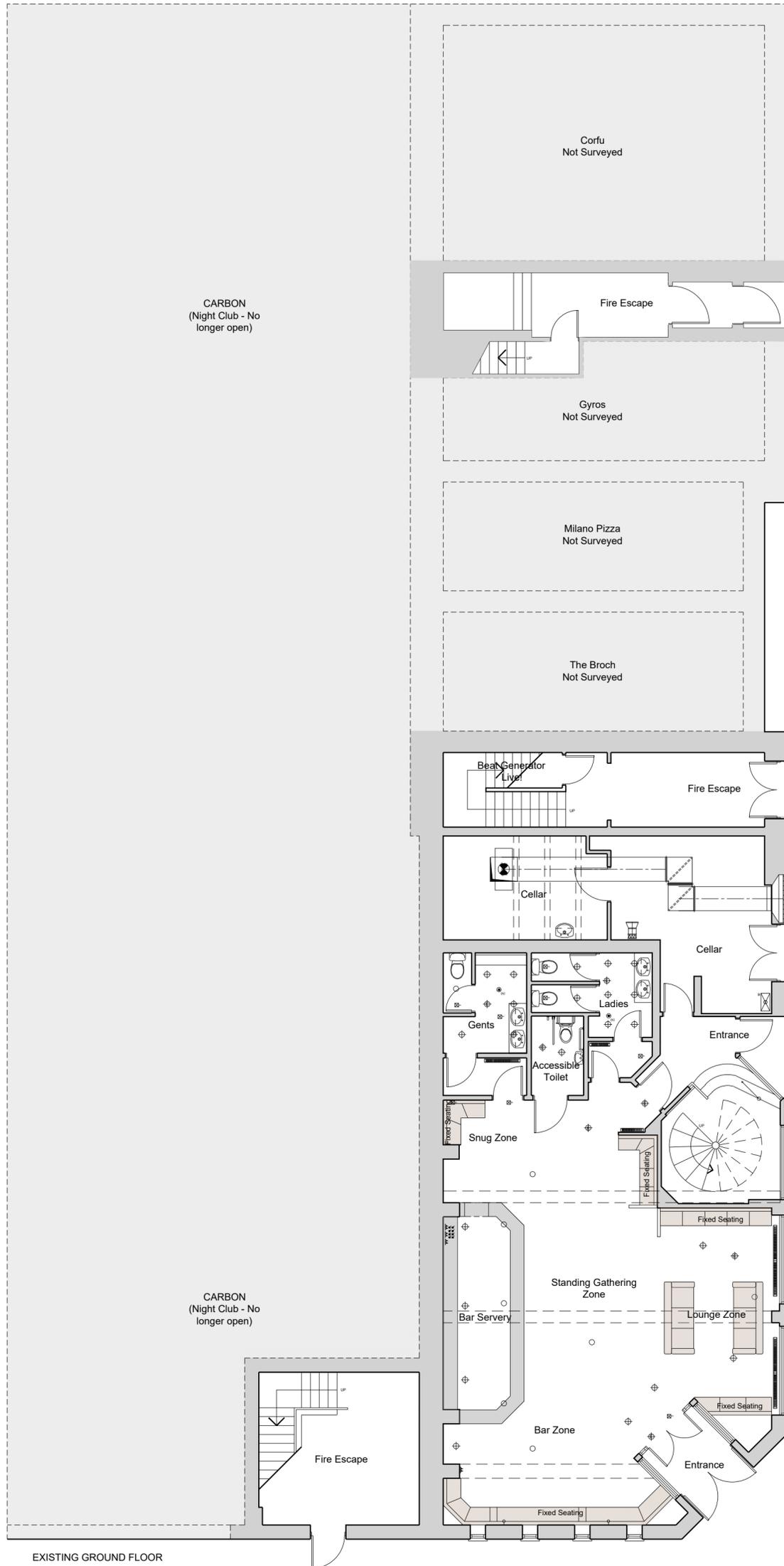


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Notes:
All dimensions to be checked on site prior to commencement of works. Architect to be informed of any discrepancies prior to start of work. Do not scale off this drawing for construction purposes.

Electrical Key:

- ✓ Pull Cord
- ✓ Light Switch
- ▲ Twin 13 Amp Switched Socket
- ▲ Twin 13 Amp Switched Socket Above Worktop Level
- ▲ Switch with Indicator Light and Remote 13 Amp Unswitched Socket Below Worktop
- ☒ Cooker Control with Indicator Light
- ☒ Consumer Unit
- ☒ Electricity Meter
- ☒ Extract Fan / Input Fan Ceiling Mounted Vent axial type ACM or equal
- ☒ Emergency Light
- ☒ Wall Mounted Luminaire
- ☒ Smoke Alarm to be Hard Wired and Interlinked
- ☒ Heat Detector to be Hard Wired and Interlinked
- ☒ Multi Smoke Detector to be Hard Wired and Interlinked
- ▬ Radiator
- Ceiling Mounted Light Pendant
- ⊕ Downlighter
- ⊕ CO Alarm to be Hard Wired and Interlinked
- ⊕ Fluorescent Light
- ⊕ Gas Meter
- △ Fire Extinguisher - (DRY POWDER)
- ☒ Fire Blanket
- ☒ Fire Alarm Break Glass Call point
- ☒ Sounder
- ▬ Electric Radiator



Rev
SURVEY

PROJECT TITLE:
Existing Survey

CLIENT:
City Centre Pubs Dundee

LOCATION:
Westport Bar, N Lindsay St, Dundee

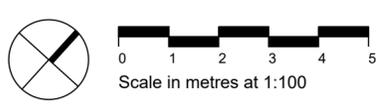
DWG TITLE:
Existing Plans

SCALE: 1:100 (A2) DATE: 11/2025 DRAWN BY: LM

DRAWING NO:
5421-S-002

LJRH Chartered Architects
18 South Tay Street, Dundee, DD1 1PD
T: 01382 200511 E: admin@ljrh.co.uk
W: www.ljrh.co.uk F: facebook.com/ljrharchitects

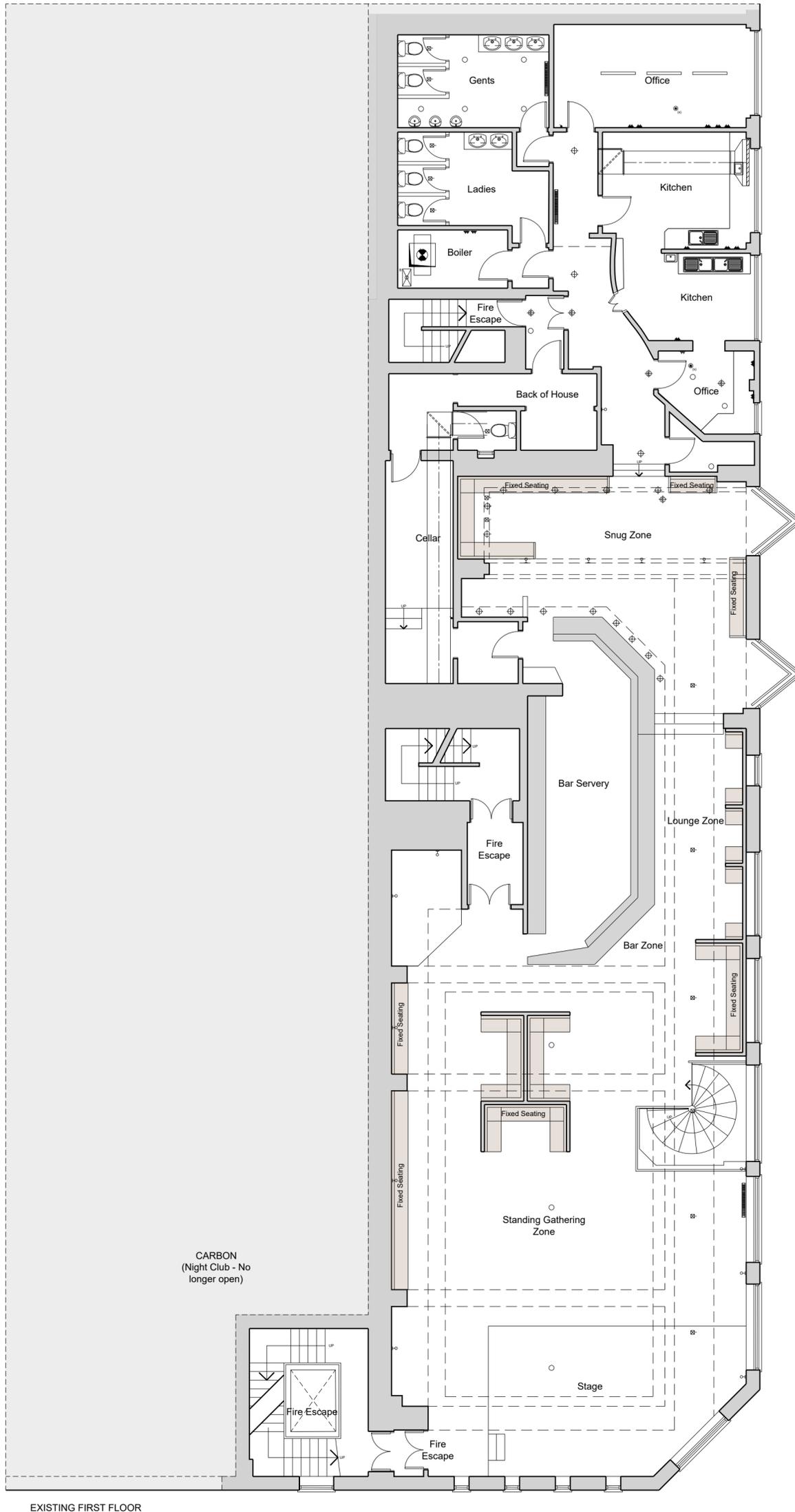
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- ☒ Smoke Alarm to be Hard Wired and Interlinked
- ☒ Heat Detector to be Hard Wired and Interlinked
- ☒ Multi Smoke Detector to be Hard Wired and Interlinked
- ▬ Radiator
- Ceiling Mounted Light Pendant
- ⊕ Downlighter
- ⊙ CO Alarm to be Hard Wired and Interlinked
- ⊖ Fluorescent Light
- ⊖ Gas Meter
- △ Fire Extinguisher - (DRY POWDER)
- ☒ Fire Blanket
- ☒ Fire Alarm Break Glass Call point
- ☒ Sounder
- ▬ Electric Radiator



EXISTING FIRST FLOOR

Rev
SURVEY

PROJECT TITLE:
Existing Survey

CLIENT:
City Centre Pubs Dundee

LOCATION:
Westport Bar, N Lindsay St, Dundee

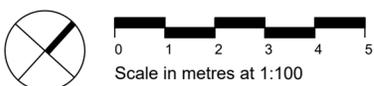
DWG TITLE:
Existing Plans

SCALE: 1:100 (A2) DATE: 11/2025 DRAWN BY: LM

DRAWING NO:
5421-S-003

LJRH Chartered Architects
18 South Tay Street, Dundee, DD1 1PD
T: 01382 200511 E: admin@ljrh.co.uk
W: www.ljrh.co.uk F: facebook.com/ljrharcs

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Re: Provisional Premises Application - Westport Bar, North Lindsay Street, Dundee

From licensing.standards <
Date Tue 03/02/2026 17:38
To licensing.board

Hi Pamela,

Thanks for the info.

Obviously BS will do their visit and give the licensing department an occupancy figure. From the figures, the applicant is requesting they would have to have full late night conditions attached and also the £3.50 door charge.

Regarding the layout plans, they are missing the emergency door measurements. (width) No further comments

Thanks

Simon

Licensing Standards Officer at Dundee City Council

The content and opinions within this email are for information purposes only. They are not intended to constitute legal or other professional advice, and should not be relied on or treated as a substitute for specific advice relevant to particular circumstances. Dundee City Council shall accept no responsibility for any errors, omissions or misleading statements in this email, or for any loss which may arise from reliance on information contained in this email.

From: licensing.board <licensing.board@dundeecity.gov.uk>
Sent: 03 February 2026 15:14

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RE: Provisional Premises Application - Westport Bar, North Lindsay Street, Dundee

From bs.licencingenq
Date Tue 03/02/2026 12:34
To licencing.board

Hi Pamela,

The last approved plans for the Westport Bar that have a Completion Certificate dates to 1987. That's 39 years ago.

In 2006 a Building Warrant was approved for internal alterations which significantly altered the layout of the premises. From photos online we know that alterations have been made.

An occupancy capacity was given in the 1987 Building Warrant but not in the 2006 warrant. Due to the alterations made to the premises, the occupancy capacity from 1987 is no longer valid as this has been superseded by the 2006 warrant. Unfortunately the 2006 warrant doesn't give an occupancy capacity for the premises.

The 2006 Building Warrant was never signed off with a Completion Certificate. Because no inspection has taken place, it's unclear if the alterations complied with the approved drawings. There is also the possibility that unauthorised building works have also taken place.

I have spoken to Stuart Lyon who has advised that a site inspection should be carried out under the Section 50 application that was submitted to us on 26.01.2026. This will allow Building Standards to obtain an appraisal of the premises and make informed decisions going forward.

Kind Regards,

Alex

From: licencing.board
Sent: 28 January 2026 10:15
To: bs.licencingenq
Subject: Fw: Provisional Premises Application - Westport Bar, North Lindsay Street, Dundee

Good morning,

Please see below comments from our Licensing Standards Officer, please can you advised an updated capacity figure for the above premises.

Kind Regards

Pamela

Licensing Department,
Dundee City Council, 21 City Square, Dundee DD1 3BY
Email : licencing.board@dundeecity.gov.uk
Tel : 01382 434444

From: licensing.standards <licensing.standards@dundee.gov.uk>
Sent: 27 January 2026 16:54
To: licensing.board@dundee.gov.uk
Cc: Paul Hogan <p.hogan@dundee.gov.uk> ; Barry Rodger <b.rodger@dundee.gov.uk>
Subject: Re: Provisional Premises Application - Westport Bar, North Lindsay Street, Dundee

Hi Pamela,

I see the applicant is requesting a capacity of ground floor 165 and first floor 240. In 2008, Building Control issued a letter to the licensing board stating that they had worked out the capacity of the ground floor 165 and first floor 153. The first floor figure differs from the application. It may be worth requesting Building Control to give an update on the capacity prior to this being placed before the board.

No further comments

Simon
Simon Goulding

Licensing Standards Officer at Dundee City Council



The content and opinions within this email are for information purposes only. They are not intended to constitute legal or other professional advice, and should not be relied on or treated as a substitute for specific advice relevant to particular circumstances. Dundee City Council shall accept no responsibility for any errors, omissions or misleading statements in this email, or for any loss which may arise from reliance on information contained in this email.

Subject: Provisional Premises Application - Westport Bar, North Lindsay Street, Dundee

Good afternoon,

Please find attached provisional licence application and section 50 planning application for the above premises, I would be grateful for your comments by the 2nd February 2026.

Kind Regards

Pamela

Licensing Department,
Dundee City Council, 21 City Square, Dundee DD1 3BY
Email : licensing.board@dundeecity.gov.uk
Tel : 01382 434444

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Clerk of the Licensing Board - Objection to application for premises licence, Westport Bar, North Lindsay Street, Dundee

From

Date Mon 02/02/2026 15:34

To licensing.board ·

2 attachments (168 KB)

Objection to premises licence Westport Bar 64 North Lindsay Street Dundee.pdf; MVT Letter of support (Beat Generator) to Dundee Licensing Board.pdf;

Dear Clerk to the Licensing Board,

I am writing on behalf of Beat Generator Live, Dundee, a long-established grassroots music venue that has operated continuously and responsibly within the city for over 15 years.

It has come to our attention that a premises licence application is proposed for The Westport Bar, 64-66 North Lindsay Street, Dundee, which is adjacent to our music venue.

We wish to lodge a **formal representation** and respectfully request that the Licensing Board give careful consideration to the potential impact this application may have on an established cultural venue.

The Westport Bar has been vacant for more than six years, and we understand that the previous liquor licence was surrendered during that time. Accordingly, this application represents the introduction of a new licensed use beside a pre-existing live music venue which has a substantial operational history.

Beat Generator Live presents regular concerts and cultural events and has done so professionally for well over a decade **without noise complaints, enforcement action, or licensing breaches**. We are recognised as a key contributor to Dundee's night-time economy and grassroots music infrastructure.

While we support responsible investment and the re-opening of vacant properties, our concern is centred on the well-documented risk of noise conflict arising when new noise-sensitive premises are introduced near an established music venue. Such conflicts can have serious unintended consequences for cultural music venues if not properly anticipated at the licensing stage.

In this context, we ask the Licensing Board to require the applicant to clearly demonstrate that robust and professional acoustic mitigation has been designed into the premises from the outset.

Specifically, we request clarification on the following:

- Whether a comprehensive acoustic impact assessment has been undertaken prior to submission of the application.
- Whether the assessment has been carried out by a suitably qualified, independent acoustic consultant.
- What structural soundproofing measures are proposed within the building fabric.
- Whether an operational Noise Management Plan will be in place.
- How the applicant intends to prevent complaints being made against long-established neighbouring uses operating within their licence.

We respectfully ask the Board to give significant weight to the widely recognised **Agent of Change** principle, strongly supported across the UK by organisations such as the Music Venue Trust. This principle places responsibility on incoming operators to ensure their premises are appropriately designed and managed so that existing cultural venues are not placed at risk.

Given the proximity of the proposed premises to an established live music venue, we would encourage the Board to consider attaching specific conditions to any licence granted, including (but not limited to):

- A requirement for a professional acoustic survey prior to operation.
- Verification that recommended mitigation measures have been fully implemented.
- Ongoing compliance with any acoustic specifications.
- The appointment of an acoustic specialist where necessary.

Our representation is intended to be preventative and constructive. However, we must emphasise that the long-term operational viability of an established music venue should not be undermined by the introduction of a new licensed premises.

We remain fully open to early dialogue with the applicant and would welcome a co-operative approach that reflects best practice in venue co-existence.

We have also included a letter of support from The Music Venue Trust .

Thank you for your attention to this matter.

Please confirm receipt of this representation and advise if any further information is required by the Board.

Yours Faithfully
John Cruickshanks

APPENDIX ...5.2...

Dear Clerk to the Licensing Board,

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The Licensing Section
Dundee City Council
21 City Square
Dundee
DD1 3BY

Monday 2 February 2026

Dear Sir/Madam,

I am writing on behalf of Music Venue Trust (MVT) to bring to your attention an issue concerning the long-established and culturally significant Dundonian grassroots music venue, Beat Generator. MVT is a UK-registered charity that works to protect, secure and improve the UK's grassroots music venue (GMV) circuit, representing over 800 such venues through our Music Venues Alliance.

Beat Generator has operated successfully for almost twenty years without any history of noise complaints. The venue forms a vital part of Dundee's cultural infrastructure, regularly hosting national touring acts alongside emerging Scottish artists, and contributes significantly to the city's arts and grassroots music ecology.

It has recently been brought to our attention that City Centre Pubs (Dundee) Limited has applied for a premises licence for The Westport Bar, the pub directly beneath Beat Generator, which has been vacant for over six years and is expected to reopen in 2026. As this reopening follows a prolonged period of closure, it should reasonably be considered a new or materially changed use in practical terms.

Under National Planning Framework 4 (NPF4), the Agent of Change principle places responsibility on new or incoming premises to ensure that existing venues can continue operating without additional restrictions arising from noise complaints or disturbance. While Agent of Change is most commonly applied through the planning system, its underlying intent; to prevent new development or new uses from placing restrictions on established cultural venues, is directly relevant to licensing decisions.

Although we understand that there may not be a recorded change of use and that the operator is proceeding via the premises licence route, we respectfully ask that the Licensing Board attach appropriate noise mitigation conditions to any licence granted to City Centre Pubs (Dundee) Limited, to ensure that the pub's operation does not give rise to noise conflict with the established music venue above.

Beat Generator has hosted countless events over the past two decades, including multi-stage all-day festivals, and already has more than fifty shows booked for 2026. Introducing any new risk of noise complaints where none previously existed could place a vital cultural venue in a vulnerable position. Securing robust mitigation measures at this stage would prevent future conflict, protect both businesses, and uphold the intentions of NPF4 and Scotland's wider cultural policy.

We understand that Beat Generator Live will be submitting a formal representation in relation to this application setting out detailed operational and technical considerations. Music Venue Trust would be happy to provide any further information required. We respectfully ask that

the Licensing Board ensure appropriate noise conditions are included within any premises licence granted, safeguarding the ongoing operation of Beat Generator and supporting Dundee's cultural ecosystem.

Kind regards,

Stina Tweeddale

Variation other than Minor Application		
Type of Variation		
This application for Variation other than a Minor Variation of Premises Licence is made under Section 29(5) of the Licensing (Scotland) Act 2005 in order to vary-	Any of the information contained within the Operating Plan, The Layout Plan, Any other information contained or referred to in the licence (including any addition, deletion or other modification)	
If Other provide details	Amend description of premises by removing the following wording - 'On the first floor there are 5 letting ensuite bedrooms.'	
Premises Licence Details		
Licence Number of Premises	DC/0067	
Name of Premises	Eagle Coaching Inn	
Address of Premises	155-159 King Street, Dundee, DD5 2AX	
Full Name of Current Licence Holder	Greene King Retailing Ltd	
Phone Number of Current Licence Holder		
Email Address of Current Licence Holder		
Address of Current Licence Hodler	Westgate Brewery Bury St Edmonds Suffolk IP33 1QT	
Nature of Variation		
Variation to the Conditions to which the Premises licence is subject	N/A	
Variation to the information contained within the Operating Plan of the Premises Licence	Q4 - Amend seasonal variations Q5 - Remove accommodation as an activity Q5 - Remove references to accommodation Q6 - Amend children and young person's access to remove reference to accommodation Q7 - Increase capacity to 139	
Variation to the Layout Plan of the Premises Licence	First floor letting rooms converted into function space and toilets.	
Variation to any other information contained or referred to in the licence	Amend description of premises as previously stated	
Operating Plan		
Alcohol will be sold for consumption...	Both ON and OFF the premises?	
Time Alcohol Sold on premises		
Opening Hours	Opening Hours	Terminal Hours
Monday	11am	1am
Tuesday	11am	1am
Wednesday	11am	1am
Thursday	11am	

Friday	11am	1am
Saturday	11am	1am
Sunday	11am	1am
Time Alcohol Sold Off premises		
Monday	11am	10pm
Tuesday	11am	10pm
Wednesday	11am	10pm
Thursday	11am	10pm
Friday	11am	10pm
Saturday	11am	10pm
Sunday	11am	10pm
Seasonal Variations		
Does the applicant intend to operate due to seasonal demand?	Yes	
Please Provide details	The applicant wishes to take advantage of any extended hours permitted in line with the policy of the Licensing Board from time to time and in particular during the festive period each year as defined by the Licensing Board.	
Other Activities or services		
Accommodation	No	
Conference Facilities	No	
Restaurant Facilities	No	
Bar meals	Yes	
	During Core Hours, Outside Core Hours	
	Bar meals may be available for the service of teas, coffees, breakfasts etc.	
Receptions	Yes	
	During Core Hours	
Club or other group meetings	Yes	
	During Core Hours	
Recorded music	Yes	
	During Core Hours, Outside Core Hours	
	Recorded music may be available outwith core hours to accompany other permitted activities.	
Live performances	Yes	
	During Core Hours	
Dance facilities	No	
Theatre	No	
Films	No	
Gaming	No	

Indoor / Outdoor sports	Yes
	During Core Hours
Televised Sport	Yes
	During Core Hours, Outside Core Hours
	We anticipate that certain key sporting sports (eg Olympics, Football World Cup) may be televised outwith the core licensed hours and we would wish to provide alcohol for sale on the premises.
Outdoor drinking facilities	Yes
	During Core Hours
Adult entertainment	No
Other Activities or Services	<p>Quiz nights, dominoes, charity nights and similar social activities.</p> <p>The premises will operate a pavement cafe facility under occasional licences granted by the Licensing Board. Outside beer garden subject to the Board's policy regarding operating hours.</p>
Will the decibel level exceed 85dB	No
When full occupied are there likely	No
Children and Young Persons	
When alcohol is being sold for consumption on the premises will children or young persons be allowed entry	Yes
Under what terms will be children be allowed entry	Children and young persons will be permitted only when accompany by an adult, for the purpose of consuming a meal or attending a function.
Provide statement regarding the AGES of children or young persons to be allowed entry	0-17
Provide statement regarding the TIMES during which children and young persons will be allowed entry	Children and young persons will be permitted access until 10pm in July and August and 9pm for remainder of the year, or until end of meal, or the end of a private function. They will also be permitted prior to core hours when attending for the purpose of consuming a breakfast.
Provide statement regarding the PARTS of the premises to which children and young [persons will be allowed entry	All public areas.
Capacity	
What is the proposed capacity in persons for On Premises Sales?	On sales - 139
What is the proposed m squared for Off Site Sales	N/A

Premises Manager Details	
Has a Premises Manager been nominated	Yes
Full Name of Premises Manager	Deborah A Findlay
Phone Number of Premises Manager	
Email Address of Premises Manager	
Date of Birth of Premises Manager	
Address of Premises Manager	
Name of Licensing Board issuing	Dundee City Licensing Board
Licence Number of Personal Licence	DC3140
Date of Issue	16/02/2024
Licence to be amended	
Does the appropriate Premises Licence accompany this application?	No
I am unable to produce the Premises Licence because...	Other
Provide Details	Lodged on line
Transfer of Premises	
Is this application submitted alongside an application for Transfer of Premises	No
Signatures	
The contents of this application are true to the best of my knowledge and belief	Yes
Signature	Alison Smith
Date of Signature	21/11/2025
Capacity	AGENT
Name of Agent	Alison Smith - TLT Solicitors
Phone Number of Agent	
Email Address of Agent	
Address of Agent	
Total Cost	
Payment Reference	194-56264
Description	Variation other than Minor
Reference	FS-Case-767512747
Additional Reference	FS-Case-767512747
Fund Code	08

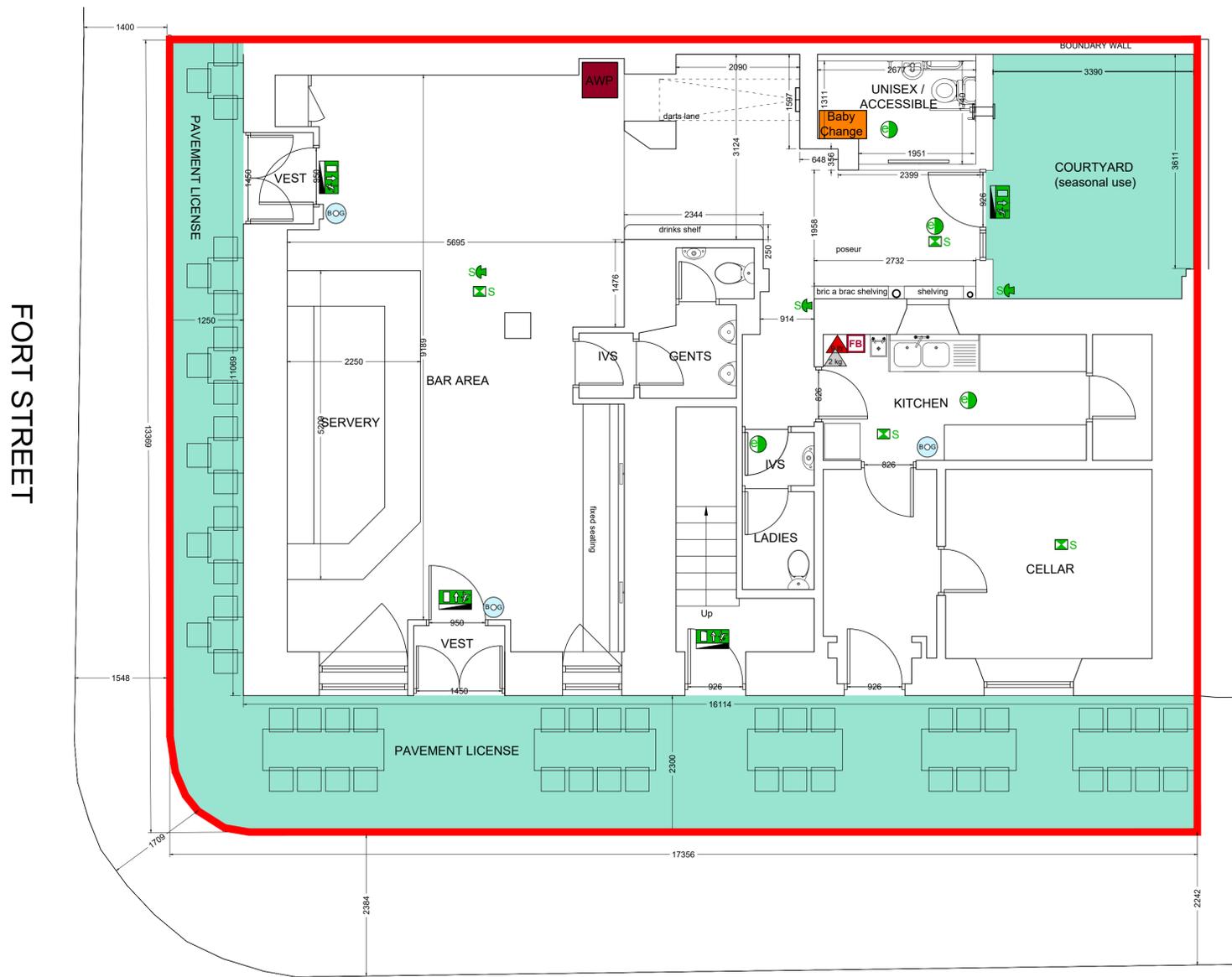
Narrative	Variation other than Minor
VAT amount in minor	
VAT Code	EX
VAT Rate	0
Amount in minor	16000
Amount	£160

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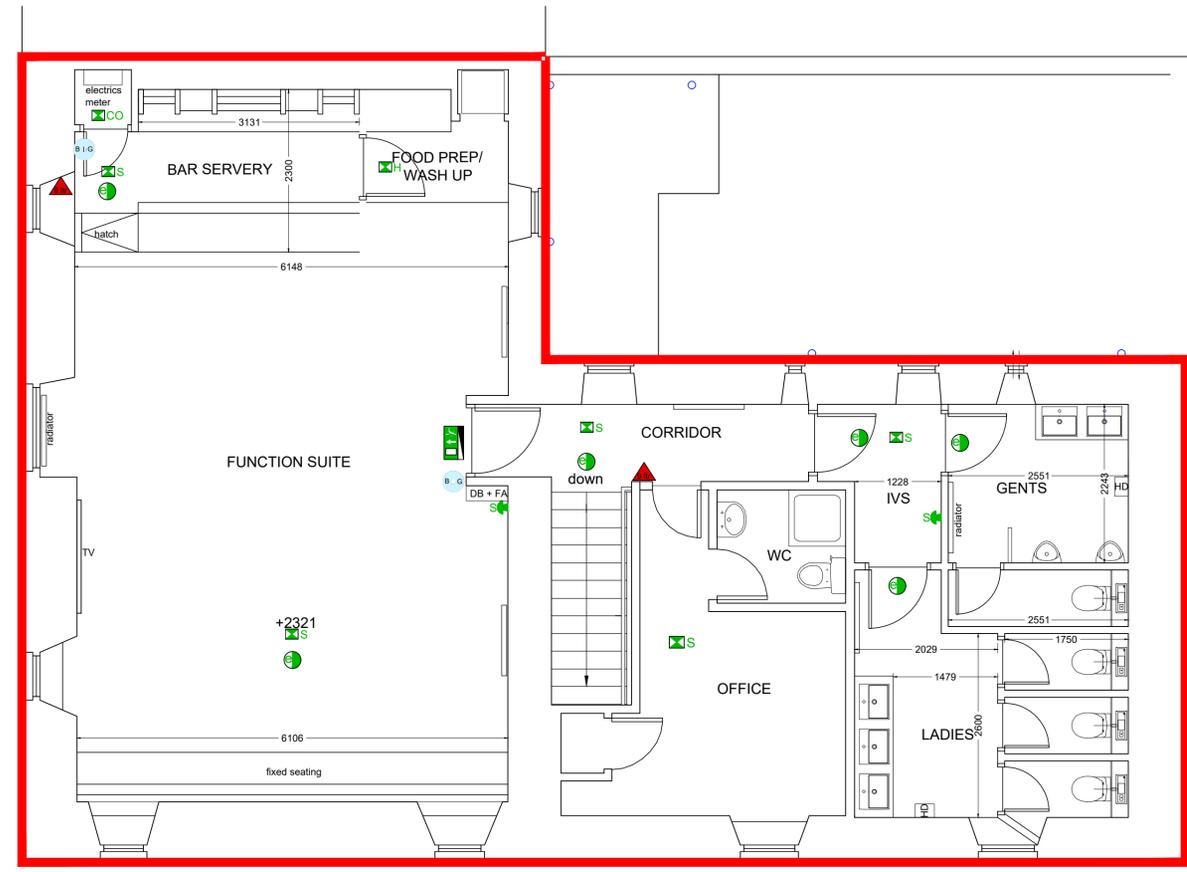
Notes

Do not scale from this drawing.
 All dimensions are to be checked prior to construction and any discrepancies are to be identified to the Architect.
 Copyright reserved.

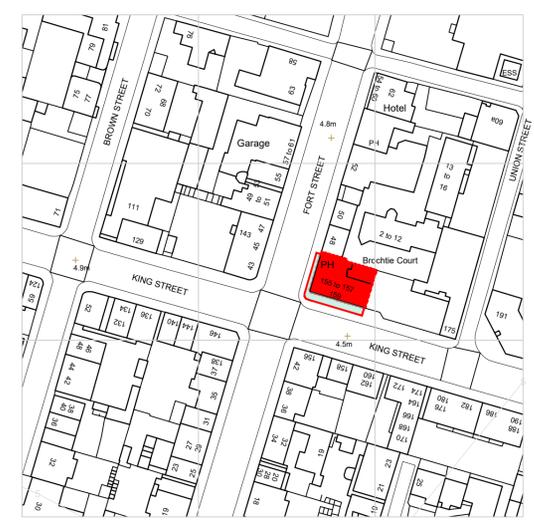
APPENDIX ...7...



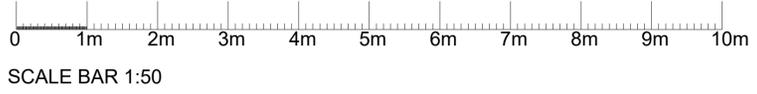
GROUND FLOOR



FIRST FLOOR



LOCATION PLAN
NOT TO SCALE



Revisions:	REV	DATE	DESCRIPTION	INITIALS
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Status Code:

Client: GREENE KING

Project: THE EAGLE COACHING INN,
155-159 KING STREET, DUNDEE,
DD5 2AX

Title: LICENSE PLAN

CSY Job:	11014	Drawn:	ABC	Checked:	ABC	Rev:	REV
Scale:	1:100@A3						

Drawing No: 11014-CSY-ZZ-ZZ-DR-A-00000

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Re: Major Variation - Eagle Coaching Inn

From planningenforcement
Date Fri 05/12/2025 12:24
To licensing.board <
Cc Sharon Dorward

Planning application 25/00628/FULL and Listed Building Consent 25/00629/LBC have been received for "Conversion of first floor letting accommodation into new function suite, bar servery and toilets". However both are currently invalid because further information is required before the applications can be validated. Once validated it will be at least 8 weeks before the applications are determined.

At present planning permission is not in place for the use as a function suite for the extended area.

Regards

Gill
Enforcement Officer

From: licensing.board <licensing.board@dundeecity.gov.uk>
Sent: 05 December 2025 12:16

Subject: Major Variation - Eagle Coaching Inn

Good afternoon,

Please find attached application for the above, I would be grateful for your comments by the 29th December 2025.

Thanks

Pamela

Licensing Department,
Dundee City Council, 21 City Square, Dundee DD1 3BY
Email : licensing.board@dundeecity.gov.uk
Tel : 01382 434444

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RE: Major Variation - Eagle Coaching Inn

From bs.licencingenq <bs.licencingenq@dundeecity.gov.uk>
Date Mon 08/12/2025 09:54
To licensing.board
Cc Calum Kinnear

Licensing Board,

25/00495/NDOM7 - Conversion of 1st floor hotel en suite accommodation to form new function suite with bar servery and toilet provisions.

Building Standards is unable to support this licensing application as the information provided in the application form has yet to be decided through the Building Warrant process.

The licensing application is misleading as it states that the premises has already been converted. The Building Warrant application received on 13.11.2025 states that the building works have not started. Clarification is required to establish if unauthorised works have been carried out.

The licensing application states that the occupancy capacity has been increased to 139 people. This occupancy rate has not been approved by Building Standards.

If the building works have been completed, as the works are a conversion, it should be noted that it is illegal to use or occupy the area covered by the conversion until it has all the approvals in place from Building Standards.

Kind Regards,

Alex

From: licensing.board <licensing.board@dundeecity.gov.uk>
Sent: 05 December 2025 12:16

Good afternoon,

Please find attached application for the above, I would be grateful for your comments by the 29th December 2025.

Thanks

Pamela

Licensing Department,
Dundee City Council, 21 City Square, Dundee DD1 3BY



RE: Major Variation - Eagle Coaching Inn

From Stark, James ·
Date Fri 05/12/2025 13:00
To licensing.board ·

Hello Pamela,

Due to the provision of only one means of escape from the first floor, the maximum permitted occupancy for this level is 60 persons, inclusive of staff.

Kind regards

James

James Stark | Watch Commander | Fire Safety Enforcement Officer (Dundee)
Scottish Fire & Rescue Service
Macalpine Road Dundee | DD3 8SA

From: licensing.board <licensing.board@dundeecity.gov.uk>
Sent: 05 December 2025 12:16

CAUTION: This email originated from outside of SFRS. Do not click links or open attachments unless you are certain the email is genuine and know the content is safe.

Good afternoon,

Please find attached application for the above, I would be grateful for your comments by the 29th December 2025.

Thanks

Pamela

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LICENSING (SCOTLAND) ACT 2005**Proposed General Extension to Licensing Hours During 2026 FIFA World Cup****11th June 2026 – 19th July 2026**

- 1. All premises with an “on-sales” facility may open beyond their existing terminal hour as undernoted, provided the premises have permission to show televised sport and appropriate conditions for access for children and young persons on their operating plan.**
- 2. For all tournament matchdays, qualifying premises may open until 01.00 hours for the purposes of televising any fixtures, or 15 minutes after any 11.00 p.m. kick-off match ends, whichever is the later.**
- 3. Where the fixtures involve the Scotland Mens National Team, premises may remain open until 15 minutes after the match ends even if this is after the closing hours permitted under Paragraph 2. above.**
- 4. There is no obligation on any qualifying premises to take advantage of these extended hours if they do not wish to do so [Section 67 (5) of the 2005 Act].**
- 5. Any premises which wish to remain open beyond the hours stated above will require to make an application for extended hours under Section 68 of the 2005 Act.**
- 6. All qualifying premises which wish to open in accordance with the terms of this general extension are reminded that the conditions of their premises licence remain in force whilst they are open and appropriate risk assessments should be undertaken to seek to ensure compliance with the 5 licensing objectives during the extended hours. N.B. The Board does not intend to ask premises to enforce the minimum entry charge in these circumstances.**

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