

Ms. Rebecca Ingram
3 St Marys Parsonage
Manchester
M3 2RD

Environmental Protection Team
Leeds City Council
Millshaw Park Way
Leeds
LS11 0LS

Contact: Mr. Mudhar
Tel: 0113 3951270

Our reference: PREM/00618/008
Date: 21 May 2015

Dear Ms. Ingram

Licensing Act 2003

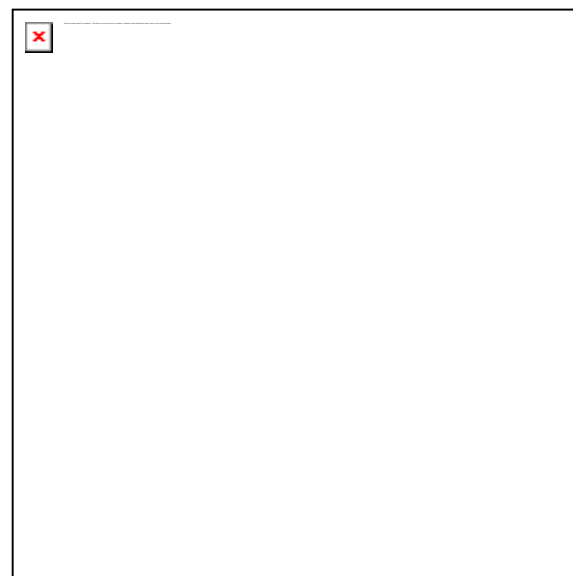
**Name and Address of Premises: The Alchemist Yorkshire House, Greek Street Leeds
LS1 5RU**

Environmental Health – Letter of Representation – Qualified Objection

We refer to your licensing application for the above premises. We believe you have not given enough information about how you intend to meet a licensing objective, which is to

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general enquiries 0113 222
4444



prevent public nuisance. We therefore submit a formal objection to your application that includes information specifically associated with the premises and the area .

You could meet the objective by agreeing to certain measures that we suggest are reasonable and relevant to your application. Please see part 1 of the enclosed document.

If you agree with the measures please complete and sign part 2 of the enclosed form and return it to us as soon as possible. Once we receive the form we will take it that you wish the licensing authority to amend your operating schedule to include those measures as conditions on the licence. If you disagree with the suggested measures then please complete part 3 and return it to us as soon as possible.

If you feel we should consider anything else or you have any questions please do not hesitate to contact us.

Yours sincerely

Gurdip Mudhar
Environmental Health Officer.

PART 1

To be completed by the responsible authority

Leeds City Council's Environmental Action Service

Proposed Controlled Measures under the Licensing Act 2003

Name and Address of Premises: The Alchemist Yorkshire House, Greek Street, Leeds, LS1 5RU.

The application premises are situated within the amber area of the City Centre Cumulative Impact Policy area; which is of concern based upon an analysis of night time economy-related issues that are relevant to the licensing objectives. We expect applicants to offer additional measures tailored to the problems in that area. You have offered insufficient measures to address concerns related to the prevention of public nuisance.

The application premises are located in Leeds City Centre amongst mixed commercial (mainly offices and licensed venues) and multi-storey residential apartments. Since 2010 - 2015 we have received over 21 complaints from the occupiers of the residential apartments mainly in respect of amplified music breaking out from the licensed venues as well as coming and goings of patrons, screaming and shouting by revellers in the streets surrounding the residential apartments. The 3 complaints relating to loud music were linked to the application premises which was then occupied by the previous premises licence holder thus indicating that there is still the potential for further similar complaints if appropriate mitigation measures are not adopted.

The applicant has proposed to either to remove and or amend the existing licensing conditions and has requested that new or amended conditions be incorporated into the new licence to prevent public nuisance. We have no objection to the new and amended conditions as requested by an applicant, however we do object to the condition number 122 namely: “ **Noise shall be inaudible at the nearest noise sensitive premises after 23:00**

hours and when entertainment takes place on a regular basis at all times” to be removed from the existing licence. It is however, suggested that in order to remove any vagueness this condition should be re-worded as shown below.

Having considered the application under the Licensing Act 2003 for the above premises, we consider that the following measures are relevant and reasonable in order to meet the following aim of the licence:

- Prevention of public nuisance;

The following conditions shall be attached to the new licence:

- All the existing conditions relevant to the prevention of public nuisance shall be removed and replaced by the conditions (numbered 1-7) by the applicant as mentioned in the Operating Schedule under the Section C of the heading “The Prevention of public nuisance”.
- The dispersal and smoking policy as proposed by the applicant should also be incorporated into the operating schedule of the new licence.

Additionally the existing condition numbered 122 shall be replaced by the following condition:

- “Noise from a licensable activity at the premises will not be audible at the nearest noise sensitive premises (residential flats) situated at Bedford Street (known as the Bedford Chambers and the Atrium) and student flats situated at Greek Street (known as Pennine House)”.

Signed:
Gurdip Mudhar (Environmental Health Officer)

Dated: 21 May 2015

PART 2

To be completed by the applicant or by his / her representative.

Leeds City Council's Environmental Action Service

Proposed Controlled Measures under the Licensing Act 2003

Name and Address of Premises: Yorkshire House, Greek Street, Leeds, LS1 5RU

I / We

confirm that I am / we are the applicant / the applicant's representative (*delete as appropriate*) for the premises as stated above.

In signing this document I / we agree with the measures proposed by Leeds City Council's Environmental Action Service, and we provide our consent for the licensing authority to incorporate the said measures into the operating schedule for the stated premises.

Signed:

Dated:

Please return this document to:

Gurdip Mudhar.
Environmental Protection Team
Leeds City Council
Millshaw Park Way
Leeds
LS11 0LS

PART 3

Name and Address of Premises: Yorkshire House, Greek Street, Leeds, LS1 5RU

I / We

confirm that I am / we are the applicant / the applicant's representative (*delete as appropriate*) for the premises as stated above.

I / We formally advise that we are not prepared to accept the proposed measures as suggested by Leeds City Council's Environmental Action Service.

In this instance we understand that Leeds City Council's environmental action service will maintain their representation to my /our application, which will now proceed to a hearing before the licensing sub-committee.

Signed:

Dated:

Please return this document to:

Gurdip Mudhar.
Environmental Protection Team
Leeds City Council
Millshaw Park Way
Leeds
LS11 0LS