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Entertainment Licensing
Leeds City Council
Civic Hall
Leeds
LS1 1UR

Our ref PW/AH/TOW001-15-7/2722

Your ref

23 November 2016

Dear Sirs

Global Gaming Ventures (Leeds) Limited
Premises Licence application for Victoria Gate Casino, Victoria Gate, Eastgate

We represent Town Centre Securities who own the buildings on Harewood Street which overlook the new casino development.

Our clients have had meetings with the operators of the casino and have expressed their concerns about the public nuisance and crime and disorder that could be generated by a Premises Licence allowing the provision of all regulated entertainment and the sale of alcohol for twenty four hours every day.

Town Centre Securities and Global Gaming Ventures (Leeds) Limited continue to meet with a view to finding a mutually agreeable solution, but until that time wish to register their concerns.

It is proposed that this terrace will operate for twenty four hours a day and a "strategy for noise containment on terrace one" has been devised in relation to the layout of the terrace.

Whilst their design features include being sealed from the casino by acoustic glazing and an acoustic draft lobby there will still be times when the doors are opening at unsociable hours. In addition the terrace will be used, as it seems with no permanent security. The offer is that management and security staff will regularly check and monitor the terrace. However our clients feel that this will cause a significant nuisance with the potential also of crime and disorder on the balcony. The measures contained in the strategy for noise containment do not go far enough to deal with the potential noise breakout from the terrace.

In addition the applicant has filled in the Proforma Risk Assessment V7 highlighting which of the measures they are offering to be attached to the Premises Licence as conditions. Under the heading "Public Nuisance" there are a list of suggested measures, three of which suggest a closing time for external areas of either 9:00pm, 10:00pm or 11:00pm. None of these have been ticked and therefore it is the attention of the operator to offer those facilities twenty four hours a day seven days a week.

We provide photographs that are taken from our clients residential properties which show the close proximity of this terrace to their living areas.

This is wholly unreasonable and will be even worse during the summer months when residents may well wish to have their windows open. It is only a matter of a few yards from the terrace to these residential properties.

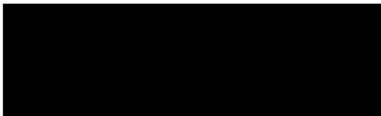
We further understand that one of the properties is occupied by somebody who works from home and that there are children residents in those properties.

In the circumstances our clients feel that the application does not offer sufficient management control for the outside terrace and the use of it for twenty four hours a day will cause public nuisance and raise the risk of crime and disorder from the balcony.

We understand that there is a stage very close to the internal lobby and there is significant risk of noise breakout from within the casino. In those circumstances our client object to the application being granted in the terms applied for and will seek to be represented at the hearing.

We would be grateful if you could inform us of the date of that hearing.

Yours faithfully

A large black rectangular redaction box covering the signature and name of the sender.

Nelson, Matthew

From: [REDACTED]
Sent: 24 November 2016 17:01
To: Nelson, Matthew
Cc: Raper, Nicola
Subject: GPREM/CAS/00009/01

Dear Matthew,

Apologies I haven't been able to send through a formal letter as I'm currently away with work, but I hope this email will suffice. Please let me know if not and I will do my best to ensure I can provide what you need.

[REDACTED] Our property is in extremely close proximity to the terrace being built as part of the new Victoria Gate casino.

We have seen and have been advised that it is proposed that this terrace will be capable of being used for twenty four hours a day.

Our primary concern is that people on this terrace, particularly later in the evening and if in drink, will cause a public nuisance to our property. We are concerned that the application has determined not to put a terminal hour for the use of the casino terrace but seeks to operate twenty four hours a day.

We further understand that there is a stage very close to the entrance/exit from the casino for this terrace area and again we are concerned that there could well be noise breakout when the doors open even though we understand there is a lobby. I have visited the site and cannot see evidence of a lobby although I have been insured by the casino senior management team that this will be installed. I did however see evidence of a stage area, something that [REDACTED] from the casino management had mentioned in a previous meeting was something that would not be being built.

We have been disrupted by disturbances from the build for more than two years and have always been ensured that once the site is complete, the noise would stop. Having a terrace so close to our property is clearly going to be an ongoing issue and one that the casino are clearly not taking seriously. Their plan to put up planters will not block out noise at unsocial hours, not only at the weekend but all week.

I hope you can sympathise with our situation. Action taken from the council will determine whether or not we are forced to endure constant disruptions at any time day or night at the cost of the casino's determination for greed.

Many thanks,



woodswhur

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Dear Mr Nelson/Ms Raper,

23rd November 2016

**Representations from Residents
Global Gaming Ventures (Leeds) Limited
Premises Licence application for Victoria Gate Casino, Victoria Gate, Eastgate**

[REDACTED] My lounge window overlooks Harewood Street to rear of the building, and the property is in very close proximity to the terrace that is being built onto the forthcoming casino. In fact – after being conducted on a tour of the site yesterday – it is apparent that (even with proposed balustrade and potted plants in situ) the terrace will be able to look directly down into all three flats on the first floor of the property.

We have seen and have been advised that it is proposed that this terrace will be capable of being used for twenty four hours a day, seven days a week.

Our primary concern is that people on this terrace, particularly later in the evening and if in drink, will cause a public nuisance to our property. We are concerned that the application has determined not to put a terminal hour for the use of the casino terrace but seeks to operate twenty four hours a day.

We further understand that there is a stage very close to the entrance/exit from the casino for this terrace area and again we are concerned that there could well be noise breakout when the doors open even though we understand there is a lobby.

We are concerned about aspects of the proposed terrace generally but certainly in the summer months when we wish to open our windows we feel that we will be subject to significant noise nuisance, irrespective of the clear line of sight into our apartments from the terrace.

I am already in talks with the management of Victoria Gate about the visibility into my apartment from shops in the centre during the day – allowing this terrace to operate around the clock additionally means that any hope of privacy in the evening hours for me would be non-existent.

If you deem it helpful I can enclose a photo showing the proximity of the Victoria Gate development to my building.

Yours sincerely,

[REDACTED]





