



Mrs Nillu Chodha
Beachwood Solicitors
277 Roundhay Road
Leeds
LS8 4HS

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

Contact: Mr. Porter
Telephone: [REDACTED]
Our reference: PREM/03522/006
Date: 1 February 2017

Dear Mrs Chodha

Licensing Act 2003

Name and Address of Premises: Biebdranka, 225 Roundhay Road, Leeds, LS84HS

Letter of Representation – Full Objection.

We refer to your licensing application for the above premises. We believe that your application does not give enough information about how you intend to meet an important objective of the licence, which is to prevent public nuisance. We therefore confirm that we are submitting a formal objection to your application.

The premises comprise a ground floor grocery shop and off License. The premises have residential flats above them and shops either side. The shop in question is located in the area shown on the attached map at appendix A.

The current opening hours of the premises (for the retail sale of alcohol) are as follows:

7:00 hours to 24:00 hours every day.

Proposed opening hours 0.00 hours to 24:00 hours every day.

The applicant is now seeking to sell alcohol for 24 hours. It is my understanding after a site visit 31/1/19, that the shop intends to sell alcohol through a serving hatch through the night pointing wards the street on Roundhay Road.

Impact on neighbouring properties (Late night noise and disturbance)

Given that there are residential properties situated close to the application premises, notably flats above 225 Roundhay Road, the Department has some concerns that the extended hours of the sale of alcohol will generate noise nuisance complaints by way of comings and goings of customers, noise from customer's vehicles (car horns, banging doors, car stereos, engines revving etc).

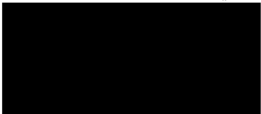


The shop will also attract local youths who will congregate outside the shop during the night and early hours, particularly during the summer making noise and disturbing the local residents. The serving hatch puts the point of purchase out in the street, which could also cause noise disturbance to the residents.


Planning permission was granted by Leeds City Council on the 21 August 2007 with opening hours of premises at 225 – 227 Rounday Road, to be restricted to 8:00 hours to 00:30 hours Monday to Sunday in the interests of the amenity of nearby residents.

In view of the above concerns, Leeds City Council's Health and Environmental Action Service (HEAS) fully objects to this application as there is a greater potential for public nuisance to noise sensitive occupants which will undermine the prevention of public nuisance objective of the Licensing Act 2003.

Yours sincerely



Trevor Porter
Environmental Health Officer



Appendix 1 Map of Surrounding Area

