



**Elections, Licensing and Registration  
Entertainment Licensing**

Civic Hall  
Leeds LS1 1UR

Contact: James (Seamus) Kennedy

Tel: [REDACTED]

Fax: [REDACTED]

Email: [REDACTED]

Your ref:

26<sup>th</sup> May 2017

**Private & Confidential**

Rebecca Ingram  
Kuits Steinart Levy LLP  
3 St. Mary's Parsonage  
Manchester  
M3 2RD

Dear Rebecca,

**Premises: Unit A14, The Light, Albion Street, Leeds LS1 8TL  
Application for Variation of a Premises Licence – Licensing Act 2003  
Licensing Authority Letter of Representation**

Thank you for submitting your application for the above premises, received at the address above on 2<sup>nd</sup> May 2017.

The area in which the subject premises are located in is within a cumulative impact area. It is the council's policy, on receipt of relevant representations, to refuse new and variation applications in this area for alcohol led premises such as bars, pubs and nightclubs and for premises seeking late night refreshment such as takeaways and late opening restaurants, unless the applicant can demonstrate that their application would not impact on the cumulative effect of such licensed premises in the area.

Specifically your application falls within the red area of the City Centre CIP. As stated at 7.20 of the Statement of Licensing Policy 2014 to 2018 the council will seek to refuse all applications in these red areas on the basis that the impact on the licensing objectives are at such a level that the area cannot support any more premises opening or extending their hours no matter how impressive the concept or application is. The council will only grant applications in the red zone in exceptional cases. It will be for you to advise the council how your application would be an exceptional case.

In addition, I refer you to 7.66 to 7.69 of the Policy which describes how, when considering the presumption against grant in a CIP area, the council will need to be satisfied that the grant will not impact on the cumulative impact of existing licensed premises in the area.

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**Website: [www.leeds.gov.uk](http://www.leeds.gov.uk)  
Switchboard: 0113 222 4444**



INVESTOR IN PEOPLE

Specifically your application is to vary the existing premises licence as follows.

To extend the terminal hour for all licensable activities by one hour on Fridays and Saturday evenings.

The proposed licensable activities/hours are as follows:

Sale by Retail of Alcohol

Recorded Music

Sunday to Monday 10:00 until 00:00 hours (as existing)

Friday and Saturday 10:00 until 01:00 hours

Late Night Refreshment

Sunday to Monday 23:00 until 00:30 hours (as existing)

Friday and Saturday 23:00 until 01:30 hours

The location of the premises is in a high density area, with many large busy alcohol-led premises with a vibrant and active evening and night-time economy. Significantly a large McDonald's premises are situated opposite the Turtle Bay Premises, with seating facing towards the premises. However, in very close proximity there is Players Bar, and Tiger Tiger along one side of the road, and Pryzm nightclub across the junction with Merrion Street.

The crime statistics provided by the West Yorkshire Police have reported an increase in alcohol-related violent crime and theft in the city centre, with a 39% increase in violent crime in the Albion Street/Woodhouse Lane red area in the last year. A time analysis shows that although the peak period for crime is midnight to 4am.

As such the area is already suffering from the concentration of people using this area in the evening and into the night, and an extension of hours will provide an additional opportunity for persons to become intoxicated and to remain in an area which already suffers from an accumulation of people on the street.

As the Licensing Authority is of the opinion that your application contains insufficient information about how your application would not add to the impact already being experienced in the area, we are submitting a formal representation against your application on the grounds of:

1. Prevention of crime and disorder
2. Public nuisance

I enclose the cumulative impact assessment for the city centre.

Should you have any questions, please do not hesitate to contact us by e-mail at [entertainment.licensing@leeds.gov.uk](mailto:entertainment.licensing@leeds.gov.uk) .

Yours faithfully

James Kennedy  
Principal Liaison & Enforcement Officer  
Entertainment Licensing