



Mr Alexander Neil
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Leeds
LS1 4DJ

Environmental protection team
Leeds City Council
Knowsthorpe Gate
Cross Green
Leeds LS9 0NP

Contact: M Bird
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Our reference: PREM/03059/001
20 October 2011

Dear Mr Neil

Licensing Act 2003
Name of Premises: Cocktail Bar
Address: 39 Call Lane, Leeds, LS1 7BT

I refer to your recent application for a licence to carry on activities at the above premises.



Leeds City Council's environmental action service is of the opinion that your application contains insufficient information about how you intend to meet the licensing objective of the prevention of public nuisance. In addition, the application premises is situated within a Cumulative Impact Policy Area and you have not submitted sufficient information to satisfy this service that granting of a new licence will not add to the impact already being experienced. We therefore regret to inform you that we are fully objecting to your application.

However, should the Licensing Panel be minded to grant your application, then we are recommending that certain identified measures should be incorporated into your operating schedule to try and meet this objective, as detailed in Part 1 enclosed.

If you have any questions please do not hesitate to contact me.

Yours sincerely

M Bird
Senior Environmental Health Officer

Encs

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 of Premises: Cocktail Bar
Address: 39 Call Lane, Leeds, LS1 7BT

Premises Summary

The proposed application is for a new bar in Leeds city centre. The application includes the provision of live music and recorded music, as well as the sale of alcohol. If granted the bar will potentially be able to open until 04.30am.

Although the application premises is situated in a commercial area of Leeds city centre, there are residential premises in close proximity to the West and East. The closest flats to the East are at Crown Street Buildings immediately to the rear of the proposed bar. The closest flats to the West are at Regents Court, just beyond the commercial premises on the opposite side of Call Lane.

The Environmental Protection Team has previously received complaints from nearby residential occupants in relation to loud music from bars and the activity of patrons in the street. Therefore, there is a potential for disturbance to nearby residential occupants if this application is granted. In addition, the application premises is situated within a Cumulative Impact Policy Area and the applicant has not submitted sufficient information to satisfy this service that granting of a new licence will not add to the impact already being experienced.

Having considered the application under the Licensing Act 2003 for the above premises, the Leeds City Council's environmental action service considers that the measures detailed below are proportionate and necessary in order to promote the following licensing objective:

- Prevention of public nuisance

Noise and Vibration

1. The hours of licensable activities at the public house shall be limited to 11.00 to 02.00 hours the following day.
2. The opening hours of the premises shall be limited to 11.00 to 02.30 hours the following day.
3. Licensable activities shall be conducted and the facilities for licensed activities shall be designed and operated so as to prevent the transmission of audible noise or perceptible vibration through the fabric of the building or structure to adjoining properties.
4. Noise from a licensable activity at the premises will not be audible at the nearest noise sensitive premises which are at Crown Street Buildings to the East and Regents Court to the West.

5. When regulated entertainment takes place an effective lobby shall be maintained to all entrances/exits used by patrons.
6. There shall be no external loudspeakers
7. Bottles will not be placed in any external receptacle between 11 pm and 7 am the following day to minimise noise disturbance to neighbouring properties.
8. Noise from plant or machinery shall not be audible at the nearest noise sensitive premises during the operation of the plant or machinery. Plant and machinery shall be regularly serviced and maintained to meet this level.
9. The premises licence holder, or their representative, will ensure patrons use external areas at the front of the premises (i.e. when smoking outside or leaving the premises) in a manner which does not cause disturbance to nearby residents and business in the vicinity.
10. Patrons shall not be permitted to use the external area to the rear of the premises.
11. The Licence Holder, or their authorised representative, will monitor the activity of persons leaving the premises and remind them of their public responsibilities where necessary.

Signed:

Dated: