

## APPENDIX F

Kuit Steinart Levy LLP  
3 St Marys Parsonage  
Manchester  
M3 2RD



Environmental Protection Team  
Leeds City Council  
Knowsthorpe Gate  
Cross Green  
Leeds LS9 0NP

Contact: Mrs. Vanessa Holroyd  
Tel: 0113 395 1162  
Fax: 0113 247 4947  
vanessa.holroyd@leeds.gov.uk  
Our reference: PREM/03213/001  
6 July 2012

Dear Sir/Madam

### Licensing Act 2003

**Name of Premises:** Project Oast

**Address:** Unit 2.42, 67 Boar Lane, Leeds, LS1 6HW

SCANNED

Thank you for submitting your application for the above premises.

The application premises will be located in the new Trinity development and will be accessed off Boar Lane in Leeds City Centre. The premises will have an external seating area and will benefit from a double set of lobby doors. The premise is located in Cumulative Impact Policy area 1 and there is residential accommodation in the vicinity.

This application is for a bar/restaurant with opening times of 08:00 to 02:30 hours, 7 days a week. The type of entertainment and hours applied for (e.g. Live music 10:00 to 02:00 hours) are likely to give rise to public nuisance from loud music and patrons using the external area. There is also potential for public nuisance from the noise of large numbers of patrons all leaving at closing time having a cumulative impact on the area at that time.

Therefore, in view of the above circumstances and that the premise is in a Cumulative Impact Area, this Department fully objects to the application being granted.

Yours faithfully

Mrs. Vanessa Holroyd  
Senior Environmental Health Officer

