

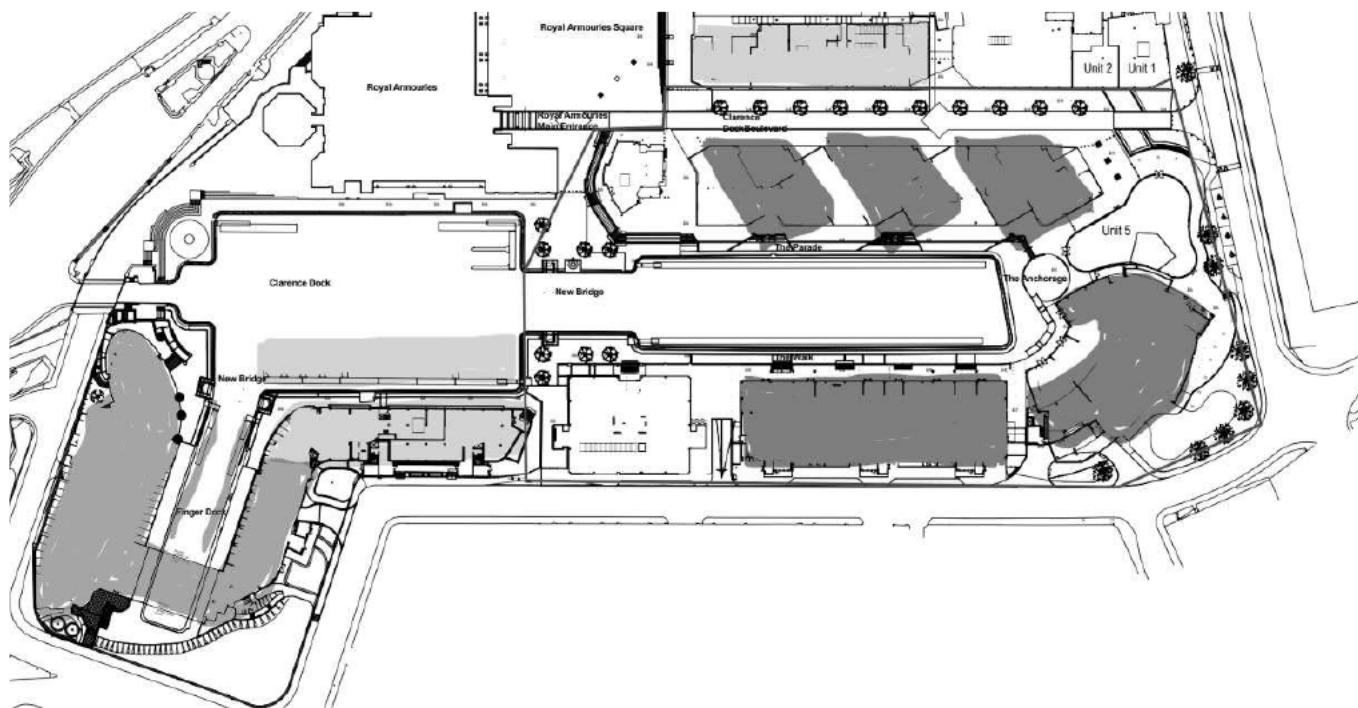
The grounds of the representation is based on the following:

You need to complete this box as fully as possible. If you do not then the Licensing Authority may not be able to assess the relevance of your representation. Try to be as specific as possible and give examples, e.g. on 1 February I could hear loud music from the premises between 10pm and 1am. I am concerned that if the premises open until 2am this will cause a nuisance to me and other residents of the street.

Context of Area

The area outlined by the applicant below incorporates a significant number of residential properties inside or adjacent and is within close proximity (under 400m / 0.25 miles) to a significant further number of residential properties and in progress residential building works. The docks also have a number of people living on boats.

I have attached maps showing residential properties/boats, (and future properties) directly within the area (red), those adjacent (yellow) and those within a short distance (blue) and those in a small distance (green).





The applicant has made minimal efforts in consulting with residents for the application given the potential impact it could have on thousands of local residents and services around the dock. No planning has been sort at this stage to change the use of the area for significant event usage.

The area that is being applied to be public realm is approximately 26242m² / 6.5 acres, with a perimeter of 650m / 0.4 miles.

Within the dock area there are already numerous licensed premises including 2 already owned by the applicant (Canary Bar, The Fearn's). Others include Tesco Express, Piza Express, New Dock Hall, Holiday Inn Express and The Royal Armouries. The area is already well catered for with numerous restaurants, cafes, bars and shops in the immediate vicinity and lots of choice in the nearby city centre.

Residents are from all age groups and many residents work from home. The public realm area includes spaces used by residents as green space to get out of their cramped apartments.

The buildings around the dock are known to cause noise issues with sound echoing and reverberating around, increasing the impact beyond any typical populated areas. No sound impact survey has been undertaken.

It therefore is my assertion the licensing is not to serve any neighbourhood needs and in the license application the applicant fails to disclose the nature of the activities planned for the area justifying any local need.

Prevention of public nuisance

I object to this application overall on the basis of noise nuisance to the neighbouring apartments. There are over 1100 apartments in close proximity with over 2000 residents.

I have had to complain on a number of occasions about noise nuisance from the Canary Bar that is located within the public realm area. Small groups of patrons of less than 50 people can make enough noise to make it necessary to close all my windows already.

The area specified is directly adjacent to residential properties, bringing potential noise right outside peoples windows. Where climate change is causing higher summer temperatures it is unreasonable to ask residents to keep windows closed to reduce noise. Many residents have balconies and should be allowed to enjoy their limited outside space in relative peace.

The suggestion that residents will be notified so they can make other arrangements is an admission that the noise will be such that they expect impacted residents to find it so unbearable they should consider leaving their homes to avoid it. How can this be acceptable in such a highly populated area? Where many work from home or have limited money to go out of the area for several days at a time?

This license would give the applicant the permission to hold an unlimited number of events in the area up to 499 persons. This would include events like the Waterfront Festival and Light Night, where the number of people undertaking licensed activities at anyone time is covered by a TEN for up to 499 persons. The restriction of 5 events only applies those of 500 to 4999 people.

These existing events are tolerated on an understanding they are few and far between. A ramp up in frequency and size will result in more noise nuisance and more complaints.

Even restricting the application to weekends and bank holidays would allow up to 52 events of up to 499 people in a year.

The temporary event notice system allows a balance between those wishing to host events and the public. This license is seeking to forgo those checks and balances in the name of "reduced administration". It should be noted the applicant has resources to oversee events, subcontract the management of venues and use solicitors make license applications. Reduced administration is not an appropriate reason to grant this license.

It should also be noted that the applicant can apply for TENs even with the 5 event restriction for this area and for its other licensed premises, potentially 60 events or 78 days in total in addition to the licensed. If granted the applicant has a license far in excess of what TENs would offer in terms of consecutive days and gaps between events.

I believe a comprehensive and independent noise impact survey should be undertaken to understand how current and potential future noise will impact residents.

Protection of children from harm

The Dock area is surrounded by and used frequently by children from the 4 neighbouring schools and colleges: Ruth Gorse Academy (ages 11-16), University Technical College Leeds (ages 14-18), Leeds College of Building (ages 16+), Leeds City College (ages 16+). In addition, the Royal Armouries is frequently visited by groups of school children of all ages.

There are a number of residents with children living in at the docks too.

Given the size of the area it would be very difficult to observe and manage patrons consuming alcohol, even with CCTV and patrolling security. Over 18s buying for others and consuming alcohol in the area is a concern along with the observation of drunken behaviour from patrons and the potential for foul and

abusive language.

Prevention of crime and disorder

The dock residents already suffer from a high crime rate with many reported parcel thefts, bicycle thefts and vehicle crimes. Any increase in the number of events in the area will likely increase in these crimes.

Public urination has also been observed in the area and without any permanent facilities to serve events this may become more common place.

With large events and alcohol typically comes violence and drugs. Having violence outside your home is distressing especially if you pass it leaving / returning from your home or feel obliged to report issues if seen from your home.

I have personally observed drug taking at previous events in the dock area and fear this will become even more common place.

Public safety

Public drunkenness is a serious problem across the city, and it would be no different at the docks for large events. Where groups buy drinks together it isn't possible to observe if all those being supplied are unfit to continue drinking. With the size of the proposed area being so large, it will be almost impossible to monitor and act on this.

The dock by its very nature contains a large body of water and has a river in very close proximity. Given the size of the waterfront area it would be almost impossible to prevent people entering it if they chose to do so. Large scale events at the docks resulting from the license would undoubtedly increase the risk of people in a drunken state entering the water in the dock area.

No measures have been proposed to stop spiking of drinks or to prevent and deal with glassware breakages.

The health and safety of the residents within the area should also be considered. Residents should feel safe in and around their homes, without being concerned about drunken behaviour. Mental health issues relating to noise nuisance are well documented and are a safety concern.

Signed:



Date: 18/07/2023

From: [REDACTED]
Sent: 27 Jun 2023 23:07:14 +0100
To: Entertainment Licensing
Subject: PREM/05143/001

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello,

I am writing to strongly object to the above proposal which includes the allowance of alcohol sale and the provision of licensed entertainment between the hours of 8am and 10pm at Leeds Dock. Granting this license would pose significant risks to the safety of the community and hinder the timely replacement of flammable cladding.

Leeds Dock is surrounded by blocks of flats that still have flammable cladding and have not undergone the necessary replacement. Introducing more people to the area through alcohol sales and entertainment events increases the footfall and escalates the fire hazards, and therefore increases the threat to the lives and well-being of residents. Granting the license would be highly irresponsible and contradict the fundamental objective of safeguarding public welfare.

Additionally, the proposed events may impede the timely replacement of flammable cladding. The cladding remediation works require careful planning and execution to ensure efficiency and safety. Hosting regular events in the area would likely hinder the progress of this crucial work, prolonging the period during which residents are exposed to fire risks associated with the existing cladding.

As a resident of Leeds Dock, I also believe that it is important to acknowledge that Leeds Dock is first and foremost a residential area. Having lived here for 8 years I have unfortunately been witness to various events that have clearly been organised and implemented with little regard for residents and their well-being, including playing live and recorded music without taking into account the echo chamber created by the shape of Leeds Dock and its tall buildings and the obstruction of public pathways that have prohibited residents from accessing their homes in the usual way. I understand the need to drive visitors to Leeds Dock and make it a destination for both local people and visitors to Leeds, but maximising profitability opportunities should in my opinion never come before the well-being of Leeds Docks' residents.

Many thanks,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 29 Jun 2023 16:16:48 +0100
To: Entertainment Licensing
Subject: leeds dock application .

Dear Sir ,

I wish to object to the application by Allied London to be granted a license to hold events encompassing near enough the entire dock area to include pop up bars , live music and piped music as an infringement on residents rights to have a peaceful homelife in what was once an area where occasional events could be enjoyed and were not intrusive to the extent they are now becoming without any thought or consideration for the people residing in the area by an unscrupulous management team trying to make the area commercially attractive to potential buyers and investors .

This application is looking to attract up to 400 plus visitors to an area where crime is increasing , mainly in thefts of opportunity , pick pocketing and sometimes abusive and unruly actions , also could I point out there is a school in close proximity and a threat would also be there to the safety of vulnerable young adults .

You may of course try to put restrictions to any license but from experience with the Canary bar these will be broken frequently with no concern for shift workers either health professionals or factory and service personnel or just Joe Public and I think it fair to say that the bulk of any objections will be due to the effect this bar has had on the area and the impact this thoughtless granting has had on an area that is in effect a large amphitheatre that so easily amplifies sound .

I would urge you please to give this frivolous application serious thought and reject it as unsafe , unsound and detrimental to local people who are suffering enough with trying to get cladding issues sorted and the party bar that's been foisted upon us .

Yours sincerely

[REDACTED]

From: [REDACTED]
Sent: 1 Jul 2023 08:03:15 +0100
To: Entertainment Licensing
Subject: Public Realm - Leeds Dock

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear sir/madam,

Following the notice for the sale of alcohol and licensed entertainment in Leeds Dock between 8am and 8pm, I wanted to write to strongly object the proposal as a resident of the dock.

Granting this license would pose significant risks to the safety of the community and hinder/delay the timely replacement of flammable cladding.

Leeds Dock is surrounded by blocks of flats that still have flammable cladding as you will know and have not undergone the necessary replacement. Introducing more people to the area through alcohol sales and entertainment events increases the footfall and escalates the fire hazard risk. The potential for fire outbreaks in buildings with flammable cladding poses a severe threat to the lives and well-being of residents. Granting the license would be highly irresponsible and contradict the fundamental objective of safeguarding public welfare.

Additionally, the proposed events may impede the timely replacement of flammable cladding which has had life changing consequences since 2019. The cladding remediation works require careful planning and execution to ensure efficiency and safety. Hosting regular events in the area would likely hinder the progress of this crucial work, prolonging the period during which residents are exposed to fire risks associated with the existing cladding.

I urge the Leeds City Council to please reconsider the proposal to allow the sale of alcohol and licensed entertainment at Leeds Dock. This decision should align with the overarching objectives of UK public licensing regulations, prioritizing the safety and well-being of the community. Addressing the immediate fire safety risks associated with the flammable cladding should be the primary focus before introducing any further activities that could compromise public safety to the area.

I kindly request that this objection is given due consideration and that a thorough assessment of the potential risks and impacts is conducted before making a final decision on this matter.

Many thanks

[REDACTED]

Sent from my iPhone

Objection 5

From: [REDACTED]
Sent: 2 Jul 2023 22:24:05 +0100
To: Entertainment Licensing
Subject: Allied London Leeds Dock entertainment license Application

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I would like to oppose the entertainment license application recently submitted by Allied London.

I was at a recent meeting with a solicitor for Allied London and residents of Leeds Dock.

I feel it totally unrealistic for Allied London to be able to use the dock as a showground with alcohol between the hours of 0800 to 2200 daily for up to 365 days of the year.

My reasons for opposing are as follows.....

noise pollution and security, also I suspect the Canary Bar could easily be facilitated with noisy outside music and entertainment, something that is opposed on their license.

I feel I must point out at this stage that my objection is without prejudice to the applicant but is because of the high risk of disturbance and security aspects associated with such a broad spectrum of challenges associated with such a license.

Yours sincerely

[REDACTED]

From: [REDACTED]
Sent: 24 Jun 2023 08:43:50 +0100
To: Entertainment Licensing
Subject: Ref: PREM/05143/001

You don't often get email from [REDACTED] [Learn why this is important](#)

I am writing to object to the above proposal as a resident of Leeds Dock.

We are finally at the point of starting the remedial works to all the buildings at the Dock and at the moment all buildings are deemed to be extremely dangerous as a result of many issues including cladding that is similar to that seen at Grenfell. I would suggest that attracting hundreds of more people at any number of events to the Dock increases the overall threat to life.

As the licensing authority, your activities are governed by the promotion of the four licensing objectives:

- The prevention of crime and disorder.
- Public safety.
- The prevention of public nuisance.
- The protection of children from harm.

I believe for the reasons given that allowing this to go ahead would be in breach of at least 2 of these criteria.

[REDACTED]

Sent from [Outlook for iOS](#)

From: [REDACTED]
Sent: 24 Jun 2023 08:57:43 +0100
To: Entertainment Licensing
Subject: Objecting to Allied London One Limited premises licence

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Good morning,

I am a resident of Leeds Dock at the postcode LS10 [REDACTED]
I have been made aware that Allied London One Limited has applied to Leeds City Council for a premises licence for The Public Realm, Leeds Dock, Leeds.

I am writing to object to the above proposal as a resident of Leeds Dock.

We are finally at the point of starting the remedial works to all the buildings at the Dock and at the moment all buildings are deemed to be extremely dangerous as a result of many issues including cladding that is similar to that seen at Grenfell. I would suggest that attracting hundreds of more people at any number of events to the Dock increases the overall threat to life, as well as increasing the risk of slowing down the essential and urgent remedial works that still Need to be carried out to deem our homes safe.

As the licensing authority, your activities are governed by the promotion of the four licensing objectives:

- The prevention of crime and disorder.
- Public safety.
- The prevention of public nuisance.
- The protection of children from harm.

I believe for the reasons given that allowing this to go ahead would be in breach of at least 2 of these criteria.

Regards,
[REDACTED]

Objection 8

From: [REDACTED]
Sent: 24 Jun 2023 09:06:48 +0100
To: Entertainment Licensing
Subject: Leeds Dock licensing - Allied London

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Good morning,

I do object to this licensing request.

As a resident at Leeds Dock I feel that attracting more people when we already have unresolved anti social issues, fire safety concerns about most of the flats and issues with not enough security/policing when they are going ahead would just make matters worse.

Attracting more people to this area would just put more people at risk.

Regards
[REDACTED]

Sent from my iPhone

From: [REDACTED]
Sent: 24 Jun 2023 09:07:30 +0100
To: Entertainment Licensing
Subject: Leeds Dock licensing

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Sir, Madam

I am writing to object to the above proposal as a property owner of Leeds Dock.

We are finally at the point of starting the remedial works to all the buildings at the Dock and at the moment all buildings are deemed to be extremely dangerous as a result of many issues including cladding that is similar to that seen at Grenfell. I would suggest that attracting hundreds of more people at any number of events to the Dock increases the overall threat to life.

As the licensing authority, your activities are governed by the promotion of the four licensing objectives:

- The prevention of crime and disorder.
- Public safety.
- The prevention of public nuisance.
- The protection of children from harm.

I believe for the reasons given that allowing this to go ahead would be in breach of at least 2 of these criteria.

I support the idea of creating a more vibrant space at the Dock, indeed I had hoped for this to be the case when I bought back in 2006, but it would make more sense in my opinion to delay these plans until the remedial works are completed.

Sincerely,

[REDACTED]

Objection 10

From: [REDACTED]
Sent: 24 Jun 2023 09:13:24 +0100
To: Entertainment Licensing
Subject: Leeds Dock licence

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear sirs,

I am a resident and owner of an apartment on Leeds Dock, and have several concerns regarding an application for licensing that has recently been made.

I, like hundreds of others living on Leeds Dock, am unfortunately trapped living in highly flammable buildings due to the Cladding Scandal.

The application seeks to license the areas immediately outside all of these flammable buildings, which would cause distress to the residents on several levels.

Firstly, the noise issue, the Dock, by its nature is an acoustically echoey place and events outdoors make it unbearable to be indoors, often impossible to even do simple things such as watch TV or make a telephone call. We are unable to sell or move from the area and this was not the situation when we purchased our properties.

The second point is a crime issue, attracting hundreds or thousands of people to the Dock would increase crime levels, there are already problems with thefts from easily accessible communal areas of the apartment buildings, with weekend events often resulting in thefts of parcels left, and also people accessing the buildings and walking around freely in the stairwells/ using the lifts. This license and events planned would further exacerbate this issue and again, make living in our properties even more stressful.

The third issue is with planned events potentially and highly likely to cause delays to the planned building remediation for the cladding, this applies to all buildings on Leeds Dock and again, is a hugely impacting to all owners of the apartments here struggling with large service charge bills and currently unable to get on with their lives.

I feel strongly that this is very much a profit before people plan, and residents of the Dock seem to not even be considered.

I look forward to your reply

Many thanks

[REDACTED]

Sent from [Outlook for Android](#)

From: [REDACTED]
Sent: 24 Jun 2023 09:31:14 +0100
To: Entertainment Licensing
Subject: Allied London Licensing Application - Leeds Dock

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dears,

I write to you in regards to the licensing application made by Allied London One Limited at Leeds Dock.

As a former resident and owner of a property that overlooks the Dock in McClure House, I have my concerns over the increased disturbance that this will cause for residents.

Whilst increased activity has its benefits and makes the Dock a more attractive place to live there is a balance to be struck. Given the design of the buildings and the subsequent acoustics it creates, small noises can be amplified and disruptive. I do not feel this would be in the interest of the residents during the working week. In my four years at the dock, disturbances were already frequent enough.

Further to this this and most importantly, the majority of the Dock buildings (including McClure) have been deemed so dangerous in regards to fire safety they require multi million pound remediation and have previously required 24 hours surveillance. Due to reduced regulation combined with poor building standards, cheap and dangerous building materials have been used, leaving a great threat to life if a fire should break out.

After years of struggle and increased financial burden we are finally at the point of starting the remedial works to all the buildings at the Dock. In the interest of resident and public safety I would suggest that attracting hundreds of more people at any number of events to the Dock increases the overall threat to life. This should supersede any desired economic benefits for Allied London One Limited and other parties.

As the licensing authority, your activities are governed by the promotion of the four licensing objectives:

- The prevention of crime and disorder.
- Public safety.
- The prevention of public nuisance.
- The protection of children from harm.

I believe for the reasons given that allowing this to go ahead would be in breach of at least two of these criteria.

Lastly, Channel 4 and specifically the team behind 'Steph's Packed Lunch' which is filmed at the Dock, pushed back against proposed remedial works and pushed for there to be hours of no activity during the working day, to allow the show to be filmed without noise disruption. This act showed blatant disregard to the safety and well being of the residents. A major concern with this license is if more organised events occur, what does this mean to the remedial works? Will the interest of Allied London and its subsequent partners lead to more delays? Again, the physical and financial safety of the residents who create the vibrant environment at the dock should be prioritised.

The Dock in recent years has begun to thrive as a bustling community, which is great to see and in the future it will continue to do so. I however have to object to this application, the main focus should be resident well-being and building safety, avoiding another Grenfell Tower disaster.

Regards
[REDACTED]

Sent from my iPhone

From: [REDACTED]
Sent: 26 Jun 2023 10:50:21 +0100
To: Entertainment Licensing
Subject: Allied London Application for a license for the Public Realm, Leeds Dock, to permit the sale of alcohol and provision of regulated entertainment from 08.00 to 10.00 daily.

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Dear Sirs,

I am a leaseholder in [REDACTED] and wish to protest in the strongest manner to the above proposal. Bearing in mind this area is mostly residential, I believe this would create untold and unnecessary risks to the local community and also prevent the absolutely essential removal and replacement of flammable cladding of our buildings. These blocks are still urgently awaiting these works to be carried out so that we can live in safety and without the fear of fire risk. (ref Grenfell fire - we have been waiting since 2018 for our buildings to be made safe. Also, the long delays we have experienced at the hands of Allied London and Freeholders disputing works, has caused us to have several years of higher insurance premiums. Our blocks have increased to 10 times the original fees, and this will not change until the works are finished. Our Service charges due to this situation have doubled, and many cannot afford this, and many are suffering major traumas as they cannot sell their properties or move. The stress is extremely overwhelming in many cases and any more delays would cause more suffering.

With the introduction of large crowds into this area, fear and possibility of fire would increase. Residents have a right to live in a safe environment. These events would no doubt interfere with the time scale of these works being carried out. Work would need to be stopped or rescheduled. While the cladding is off, it is extremely important that no delays are incurred, especially during colder weather, as the cold and mould experienced by residents would be very uncomfortable and costly in heating bills, which has been a scene reported by hundreds of flat dwellers over the country.

These licensing propositions would compromise the wellbeing and safety of residents. Also, the hours for the sale of alcohol - far too wide a scope. Personally I cannot understand who would wish to drink alcohol in public at 8.00am. We do not want drunk people making noise from early am to late pm. It is a bad influence on children. The clearing up afterwards would be noisy, filling of bins and trucks of workers dismantling and collecting stands/bins etc. The noise would continue well after 11pm. Residents need to get sufficient sleep.

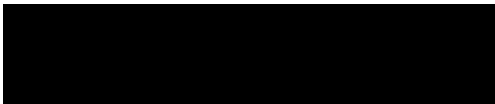
I am not sure who owns the Armouries Square -? Royal Armouries. It is quite feasible that two large events could be held at the same time.

I would ask the organisers, would they like revellers and loud noise around their homes at these hours on a regular basis. A few may be palatable, but on a regular basis, no. Also, I would mention that it may be difficult in the future for leaseholders to sell their flats as it would become an unattractive place to live, with so much extra footfall and traffic generated by these events. An entertainment venue. A liability for residents, but profit for Allied London.

Crime would no doubt increase, public safety would be jeopardised, ample opportunities for public disorder, and not a good environment for children to be brought up in.

I would urge your Committee to refuse the above application, as it is an irresponsible act of disregard for local residents and public safety. Especially at this time as we need our buildings making safe.

Kind Regards,



From [REDACTED]
Sent: 26 Jun 2023 10:58:10 +0100
To: Entertainment Licensing; Wray, Cllr Paul
Subject: Leeds Dock public licence application PREM/05143/01

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Dear licensing authority.

An application has been lodged with yourselves for a new premises licence, I checked public access and its interesting they are applying for all these activities <https://publicaccess.leeds.gov.uk/online-applications/licencingApplicationDetails.do?activeTab=summary&keyVal=RWJWRJJB33X00> a neighbour showed me an application which he requested and im astonished that it shows my building within their event space area.

I would like to object on the basis that the area is not suitable for this type of activity Allied London One Limited own a bar here called canary, this unfortunately is run by what only I can describe as delinquents, glasses everywhere, noise, loud music people still drinking and making noise on their license after the bar closes as we was against them including the steps outside on their license yet people still sit there so one could argue that they are allowing people to use this after hours. They need to prioritise this place before expanding.

This also goes for the royal armouries. they struggle to contain noise from their sites, being the museum and new dock, their guests literally scream SCREAM for no reasons. people often shout off balconies to tell them to shut up, up until 3/4am. It's absolutely ridiculous. looking at public access for the new dock prem/05022. Can someone please enlighten me as to what crap they are sprouting on the condition section, where is this resident notice board? I've lived here years and haven't seen anything and if this condition is correct and notices are being sent to allied london, why are they not sending them on to residents? This is more proof they are incompetent, where is this smoking shelter?

public safety and noise nuisance. Leeds festival, mint festival, chow down (outdoor event places) are in locations which are some considerable distance from residential property, did allied london also not forward anyone the memo on this? or did they forget 1000s of people live within this area who will be drastically affected by this. all these other places are far from people living and working and they are just for weekends!! let alone every day.

protection of children. What measures will they put in place, let's say two teenage girls decide to turn up backpack full of vodka, get mortal and have to be carted away in an ambulance. bag checks and security checkpoints with fencing? no thank you, I will not be showing the content of my bag to any private company to access my home and vice versa, how do they intend to stop people leaving with drinks?. It was enough with the

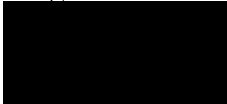
event at royal armouries being illegally obstructed by a private company from accessing my own home through a public walkway. absolute profiling discrimination that week.

Leeds city council holds no one accountable for breaks in the law that constantly happen with current licenses in place. Maybe they should look internally to trim the fat because a bunch of some people are not doing their jobs properly and it almost feels like an insult to pay for that. councillor Paul Wrap is a fantastic councillor who actually delivers on what he says and stands by his word. things that might not even benefit the dock but he still gets the job done.

Summary:

Leeds city council should refuse the application based on the points mentioned above (a rant I know) how can a company like Allied London run a successful event space when they can't even successfully pick up a glass after someone drinks from it. While it's well known that the company is running the development into the ground. it would be great for them to do this quietly.

Regards



From: [REDACTED]
Sent: 6 Jul 2023 10:08:46 +0100
To: Entertainment Licensing
Subject: Allied Londons leeds dock area licence application

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Allied London is applying for a licence to host major events (possibly 6 - 8 a year) but also to have entertainment (no details given) and pop up bars selling alcohol and having external speakers playing. All this will mainly take place most weekends from 0800 - 2200 hrs in the leeds dock area.

We have 4 venues which provide entertainment parties and live events off which 3 are mostly internal. One venue which is the canary bar is the one which is of concern to the residents as they play host to parties on their external upper deck and when you have 30-50 inebriated persons shouting to be heard and dancing in an area which is an amphitheater is disrespectful to the residents in the area.

The one thing the canary bar lacks is external speakers (which they applied for and we're refused) They have increased there external footprint and if this licence goes through we have reason to believe that they will have a third party putting up a pop up bar in close proximity selling their alcohol and providing them with the external music they so need to turn the canary bar into one big party venue.

A big concern is with the influx of 300 -500 estimated people flooding into the area is that some of the buildings have a cladding issue which in itself is a major fire hazard

I submit this my objection to the above application



From [REDACTED]
Sent: 19 Jul 2023 16:32:45 +0100
To: Massey, Bridget
Subject: Re: Public Realm PREM/05143/001

Good afternoon Bridget.

My comment was an objection to the proposed plans for the following reasons:

"The area amplifies sound, especially to those overlooking the dock at La Salle and Franklin House. Outdoor speakers would prevent residents from being able to have quiet enjoyment of their homes and would be worse in the summer months when residents need to have windows and balcony doors open."

Furthermore, the sale of alcohol in the public realm in a very residential area and one that is surrounded by multiple educational institutions (Ruth Gorse high school, Leeds city college, Leeds college of building, UTC Leeds and the proposed CITU primary school that has not yet been built) to me is a very bad idea and children should not be exposed to.

Kind regards,



Good Afternoon

Could you possibly provide me with a copy of your rep.

I am having trouble opening it from the portal.

It would be appreciated if it could assist.

Many thanks

Bridget

Bridget Massey

Licensing Officer

Entertainment Licensing

Leeds City Council

Communities & Environment

[REDACTED]

Email: [REDACTED]

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From: [REDACTED]
Sent: 23 Jun 2023 13:25:28 +0100
To: Entertainment Licensing
Subject: Ref: PREM/05143/0014

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With Reference to the above, I object on the following grounds.

Public Nuisance

The Dock is primarily a residential area and the acoustics are such that sounds are amplified and echo around the whole place therefore any kind of plays, films, live music, Recorded Music, Dance etc would be extremely loud, people work and need to relax when they are home and not be bombarded by noise possibly "every Day 08:00 to 22:00". People are working from home and again this will be very distracting and not compatible with a residential area.

Public Safety

The Dock comprises of high rise blocks, many of which are currently awaiting cladding to be replaced due to a fire hazard, bringing lots of people into the area that may be unaware of this can surely not be regarded as safe, there are many activities that could add to our fire risk such as outdoor food wagons, barbecues, fireworks, fire eaters etc. Also the main access for the Fire brigade is through Armouries Square which seems to be the focal point for a lot of events so that is clearly not ideal and I would be interested to hear WYFB thoughts on this.

Children

There are a lot of children living at the dock and having loud music and parties going on under the apartments will prevent them from sleeping and from concentrating on their homework, surely they have a right to peace in their own homes?

General Disorder and Crime

These events may finish at 22:00 but people will not disperse straight away, people under the influence of alcohol are generally loud, argumentative and antisocial, we have enough of this behaviour from people leaving The Canary and New Dock when events are being held and certainly know enough about it to know we don't need any more of it than we already get.

In conclusion, I would like to say that there are enough areas in Leeds with Bars, Restaurants and Clubs and we don't want to be the next destination for parties.

From:Wray, Cllr Paul
Sent:17 Jul 2023 09:53:53 +0100
To:Entertainment Licensing
Subject:PREM/05143/001 Objection

Hi Team

Please find below our objection to the proposed licence. #

--

Cllr Mohammed Iqbal and I write in objection to elements of the proposed license for the Leeds Dock Public realm, as we strongly believe elements of the proposal would create a new and sustain public noise nuisance, as well as effectively nullify conditions applied to other licensed venue within the public realm boundary.

It is important to note what the context of Leeds Dock is and not what the applicant might wish to suggest. The original development was created as a mixed-use retail, hospitality, office, and residential zone – not a regular event space.

The 2008 crash saw the retail side of the development all but end, with very minimum hospitality surviving. This left the dominant feature of the development being that of a residential community with some office use for most of the last 15 years – with a small number of large events such as the Waterfront Festival.

Over time the population of the development, which is a round 2000 people has altered:

- there is now a significant number of retired households, who move there due to the reasonably quite nature of the development and it being near to the city centre
- there is also a growing number of young families for a similar reason.
- there is also now a significant contingent of people now working from home following the pandemic.

Leeds Dock is also well known for amplifying noise significantly and is one reason why it was never developed as an events space.

Its dominant character is therefore a residential and office space.

The licence for The Canary Bar, in the middle to the application space, had stringent conditions were applied to it to mitigate harmful noise creation – although the venue still creates some complaints when a small amount of additional noise is generated due to the noise amplifying shape of the development.

Although The Canary Bar is not part of this application, the very close relationship between Allied London and its subsidiaries are well known and it is reasonable to conclude, that on the balance of probability, that Allied London would seek to hold events in partnership with them.

This application would permit noise generating activity in the public realm The Canary Bar is conditioned against – and thus would therefore make many of those conditions as good as void.

We did advise Allied London's via its subsidiary we could be supportive of an application which reduced the administrative burden on them by removing the need for TENs for some of their larger events and could be supportive an application for licensable activities on Saturday, Sunday, and Bank Holiday – the times the readily admit most events are held. This was declined.

They stated they wished to have the ability to hold "low key" events. Their definition, by way of their suggested condition for "large events", is under 499 people on site at any one time.

For a development like Leeds Dock, events much smaller than this would create significant additional noise during Monday to Friday.

Their instance on not wanting to agree to conditions to be in place Monday to Friday is a clear indication, on balance, they plan to hold more week time events. This would be a new public nuisance via the generation of noise, in a noise amplifying location, in the middle of a residential community of around 2000 people.

Although the applicant has indicated these would be infrequent - intention is not the same as conditionality. Though we appreciate the offer of a Sunset Clause to the license after one year, it is easy to generate no complaints by having little to no events mid-week for the period and it is therefore not a reliable measure of impact.

Therefore, unlimited mid-week events without the needs of a TENs are not acceptable to most of the people we represent in the area, who should be able to expect to be able to enjoy their homes in peace during the working week.

We also have concerns relating to the protection of children. There is large number of education establishments nearby, as well as the Royal Armouries. This means many children either travel through the area to and from school or to the museum or visit during lunches or after school hours. This would mean seeing daytime drinking in an open public space during the working week while there children passing on a regular basis - which is far from ideal.

We therefore ask the application to be decided by a licensing sub-committee unless the application applicant agrees to following to prevents this:

- to limit the license to Saturday, Sunday, and Bank Holidays and not Monday to Sunday
- to have no outdoor amplified music bar for largescale events or where the Environmental Protect Team had given specific consent.

This will:

- support Allied London's original stated aims of reduce administrative burden for most of the events they currently hold
- prevent the conditions on The Canary Bar effectively being made void in relation to noise and sale of alcohol
- provide a balance between the needs of residents by projecting the working week for more regular noise nuisance
- reduce the likelihood of children seeing weekday, daytime drinking.

Kind regards

Paul

From: Carlisle, Cllr Ed
Sent: 18 Jul 2023 23:10:04 +0100
To: Entertainment Licensing; Entertainment Licensing
Cc: [REDACTED]
Subject: Leeds Dock licence representation (ref: PREM/05143/001)

Dear all.

I tried to submit the following via the portal, but I don't think it went through – it kept showing an error message.

Could you therefore, at this late stage, receive this representation (see below), via email?
Any queries, please come back to me.

Many thanks. Ed

Cllr Ed Carlisle

[REDACTED]

Green Party

[REDACTED]

[REDACTED]

[REDACTED]

I handle personal information in accordance with the Data Protection Act 2018 and the General Data Protection Regulation (GDPR). For a copy of my updated privacy notice or for further information, [please click here](#) or contact me.

I've been in touch with a number of people and stakeholders about this application, some of whom might have submitted their own comments (but the majority I imagine I haven't). The following is mainly a composite representation of those views, with some reflections of my own.

The applicants (Allied London) have a largely positive track record, having managed the Leeds Dock development competently and responsibly over many years. As part of that work, they have co-organised a variety of events (big and small), many of them licensed.

Some of those events have generated some fall-out: noise nuisance, low-level anti-social behaviour (mainly from visitors coming to the Dock for events), etc. There is some concern that this licence will open the gates to more of this, throughout the week - and that it poses an unwelcome layer of risk and uncertainty against the backdrop of the major (and as yet unresolved) cladding issues.

However, there is also a recognition that the licence potentially opens up opportunities for the Dock to become a more attractive and enjoyable place to live and work. The 10pm limit also seems like a clear signal that there is little appetite from Allied London to turn the Dock into a riotous 24/7 party. The limit of 5 big events per year also supports the idea that the applicant aspires to hold a range of low-level (and low-impact?) events.

Some are sceptical about the steps laid out in the licence application, to manage the risks - and fear that Allied London will be pushing to hold lots of events that strain at the capacity (eg regular events with just shy of 500 attendees). But, on balance, Allied London do have credibility and track record in event management at the Dock - and time will tell as to the scope and impact of the events.

On this, I and others welcome the one-year limit requested by the applicant. This came from a question posed at them during a community forum, and they've (unexpectedly) gone for it - as an apparent means to demonstrate their intentions, and their capacity to manage this licence well. Obviously, it gives residents and other stakeholders an opportunity to review the impact of the licence, and raise hell in due course if or when they apply for it to be extended. I believe it's a positive 'good faith' step from the applicant.

I'm aware that concerns have been raised that the licence might create harm and risk to children, eg those attending local schools like Ruth Gorse. But this is not a concern I've heard widely shared, and am not convinced that it's significant. The initial one-year limit of the licence will give us good opportunity to see.

I think it's also worth touching upon the query regarding the perceived nature of Leeds Dock. Is it perceived as a primarily residential community, unsuitable for a licence of this nature? I don't think it is: I sense it is widely recognised as a mixed development - and therefore, there's perhaps a fair argument that this relatively low-level licence fits that reality.

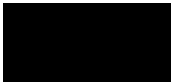
The licence application also states a commitment to dialogue and feedback opportunities, for residents to speak directly with Allied London. I've found Allied London to be an open and transparent body, and am confident they will follow through on this, and will listen and learn. This will I hope shape the outworking of the licence - and give residents plenty of opportunities to speak up if the impact is unduly negative.

I trust these reflections are a helpful addition to the decision-making process on this licence. I regret that I'm unable to join the licensing sub-committee on 8 August - but if there are any further queries, please come back to me.

Objection 19

16/07/2023 7:21 PM I strongly object to this application 00due to its focus on creating revenue and noise above the needs and wishes of local residents. Noise from the docks during events, and particularly from the drinking/drunken people attending them is extremely disruptive to those of us who work late shifts, work from home, or just need to sleep at a reasonable time. Even across the river we have to keep our windows closed due to the amplified noise of people shouting and partying at docks events.

This is a mainly residential area full of people who are not able to sell and move due to cladding issues. Subjecting us to much more noise and disruption is unacceptable.



From: [REDACTED]
Sent: 5 Jul 2023 09:45:09 +0100
To: Entertainment Licensing
Subject: Re: PREM/05143/001

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Sent from my iPhone

> On 5 Jul 2023, at 09:43, [REDACTED] wrote:

>

> Dear sir/madam

>

> Leeds docks is a residential area, it is extremely unfair to consider a license for events during the day. A lot of us are young professionals who work from home. How can we have work meetings with the noise from outside? And worse we can't move due to the continual cladding issues.

>

> Please stop making things harder for us, we have enough going on at the moment.

>

> Many thanks

>

> Sent from my iPhone