



DMC Brewery Ltd
10 Cardigan Avenue
Morley
Leeds
LS27 0DP

Environmental Protection Team
Seacroft Ring Road Depot
Seacroft
Leeds
LS14 1NZ

Contact: Elizabeth Hebbert

Tel: [REDACTED]

Our reference: 23/059473/EPLA01
8th September 2023

Dear Mr Romano,

Licensing Act 2003

Name and Address of Premises: Arches 78 And 79, Railway Street, Richmond Hill, Leeds, LS9 8HB

We refer to your licensing application for the above premises. We believe you have not given enough information about how you intend to meet a licensing objective, which is to prevent public nuisance. We therefore submit a formal objection to your application that includes information specifically associated with Arches 78 and 79, Railway Street.

You could meet the objective by agreeing to certain measures that we suggest are reasonable and relevant to your application. Please see part 1 of the enclosed document.

If you agree with the measures, please complete and sign part 2 of the enclosed form and return it to us as soon as possible. Once we receive the form, we will take it that you wish the licensing authority to amend your operating schedule to include those measures as conditions on the license. If you disagree with the suggested measures, then please complete part 3 and return it to us as soon as possible.

If you feel we should consider anything else, or you have any questions please do not hesitate to contact us.

If the opening hours, you propose under this application differ to those on the current planning approval then you should also apply to Planning Services to vary the hours. If you operate without planning permission you may have not met the relevant planning condition. You can contact Planning Services on 0113 222 4409.

Yours sincerely,

Elizabeth Hebbert
Environmental Health Officer



PART 1

To be completed by the responsible authority

Leeds City Council's Environmental Protection Team

Proposed Controlled Measures under the Licensing Act 2003

Name and Address of Premises: Arches 78 And 79, Railway Street, Richmond Hill, Leeds, LS9 8HB

The application premises is situated in a city center location. The nearest residences are located within the Phoenix Apartment building on Saxton Lane, opposite the application premises. Other nearby residences include apartment buildings located at Flax Place, The Garth, and The Close.

Having considered the application under the Licensing Act 2003 for the above premises, we consider that the following measures are relevant and reasonable in order to meet the following aim of the license:

- Prevention of public nuisance

Noise and Vibration

1. 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.
2. Noise from a licensable activity at the premises will not be audible at the nearest noise sensitive premises at 23:00.
3. There shall be no external loudspeakers.
4. 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.
5. 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.

Signed:

Dated:

PART 2

To be completed by the responsible authority

Leeds City Council's Environmental Protection Team

Proposed Controlled Measures under the Licensing Act 2003

**Name and Address of Premises: Arches 78 And 79, Railway Street, Richmond Hill,
Leeds, LS9 8HB**

I / We

confirm that I am / we are the applicant / the applicant's representative (*delete as appropriate*)
for the premises as stated above.

In signing this document I / we agree with the measures proposed by Leeds City Council's
Environmental Protection Team, and we provide our consent for the licensing authority to
incorporate the said measures into the operating schedule for the stated premises.

Signed:

Dated:

PART 3

**Name and Address of Premises: Arches 78 And 79, Railway Street, Richmond Hill,
Leeds, LS9 8HB**

I / We

confirm that I am / we are the applicant / the applicant's representative (*delete as appropriate*)
for the premises as stated above.

I / We formally advise that we are not prepared to accept the proposed measures as
suggested by Leeds City Council's Environmental Protection Team.

In this instance we understand that Leeds City Council's environmental action service will
maintain their representation to my /our application, which will now proceed to a hearing
before the licensing sub-committee.

Signed:

Dated:

Please return this document to:

Environmental Protection Team
Seacroft Ring Road Depot
Seacroft
Leeds
LS14 1NZ

From:Hebbert, Elizabeth
Sent:11 Sep 2023 13:55:06 +0100
To:Entertainment Licensing
Subject:FW: PREM/05171/001 - 78-79 Railway Street

Hello,

Please could I withdraw this qualified objection?

Many thanks,

Elizabeth Hebbert

Health and Safety Inspector

Environmental Health Officer

Health and Safety Team

Environmental Health Services

Leeds City Council

Tel: [REDACTED]

From: Hebbert, Elizabeth
Sent: 11 September 2023 13:54
To: 'Giuseppe Romano' [REDACTED]
Cc: Entertainment Licensing <Entertainment.Licen@leeds.gov.uk>
Subject: RE: PREM/05171/001 - 78-79 Railway Street

Good afternoon Guisepe,

Thank you very much for letting me know. Given your acceptance of our suggested conditions, I will now withdraw the objection from the Environmental Protection Team.

Kind regards

Elizabeth Hebbert

Health and Safety Inspector

Environmental Health Officer

Health and Safety Team

Environmental Health Services

Leeds City Council

Tel: [REDACTED]

From: Giuseppe Romano [REDACTED]
Sent: 11 September 2023 11:10
To: Hebbert, Elizabeth [REDACTED]
Cc: Entertainment Licensing <Entertainment.Licen@leeds.gov.uk>
Subject: Re: PREM/05171/001 - 78-79 Railway Street

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

Good Morning Elizabeth

Many thanks for your email and apologies for the delayed response.

We accept the proposed terms and conditions in the letter.

Many thanks

Giuseppe

On Fri, 8 Sept 2023 at 13:01, Hebbert, Elizabeth <[REDACTED]> wrote:

Good afternoon Mr Romano,

Following on from our phone call yesterday, please find attached a letter detailing the Environmental Protection Team's qualified objection to your new premises license application for 78 and 79 Railway Street. A qualified objection means that we are objecting to the application, subject your acceptance of the additional conditions, which I have detailed in the letter, to be added to your premises license. I would be grateful if you could respond to via reply email to confirm whether you would be happy to accept the conditions detailed in the letter, or whether you do not wish to accept them.

If you have any questions, please feel free to contact me via email or the telephone number below.

Kind regards,

Elizabeth Hebbert


Health and Safety Inspector

Environmental Health Officer

Health and Safety Team

Environmental Health Services

Leeds City Council



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Giuseppe Romano

Operations Manager

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