

Comic Enterprises Limited
The Arcadian
Hurst Street
Birmingham
B5 4TD

Environmental Protection Team
Leeds City Council
Millshaw Park Way
Leeds
LS11 0LS

Contact: Hughin Chari

Tel: 

Our reference: PREM/05269/001
22 February 2024

Dear Sir/Madam

Licensing Act 2003

Name and Address of Premises: Unit 2, 123 Albion Street, Leeds, LS2 8ER,

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 the premises and the area .

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 licence. 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 faithfully



Hughin Chari
Senior Technical Officer

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 and Address of Premises: Unit 2, 123 Albion Street, Leeds, LS2 8ER,

This is an application for a premises license for a comedy, cabaret and live music venue, with sale of alcohol and regulated entertainment 10-0300, late night refreshment 2300 to 0300 and open to the public until 0330.

The premises are situated in a commercial area within the city centre. Attached are K2 residential apartments, 125 Albion Street. 123 Albion Street has previously operated as various bars and comedy club. Which resulted in a number of noise complaints from when the premises was a bar (Risa, Players). Officers from this service witnessed significant bass and music levels within various K2 apartments on different levels. There are concerns in relation to music passing through the structure of the premises and impacting on residents, especially as the application seeks to operate as a live music venue. There are concerns regarding live music as certain elements do not go through an amplification system, therefore harder to control (i.e., drums), so a noise limiter is less effective. It is unknown whether live music is a feasible option therefore we would require the applicant to submit a noise assessment, approved by the local authority prior to commencement of activities.

There are also concerns over odour extraction and patron movements/dispersal.

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 licence:

- 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 shall not be audible at the nearest noise sensitive premises at K2 apartments, 125 Albion Street.
3. Before the development is brought into use, a Patron Dispersal and Smoking Policy shall be submitted to and approved in writing by the Local Authority. The approved scheme shall be implemented and retained thereafter. In the event of complaints, the policy shall be reviewed, and any changes shall be approved by the Local Authority
4. Before licensable activities commence, a Noise Mitigation Scheme shall be submitted to and approved in writing by the Local Authority. The approved scheme shall be implemented before the development is brought into use and retained thereafter.

5. 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.
6. 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.
7. The PLH/DPS will ensure patrons use external areas in a manner which does not cause disturbance to nearby residents and business in the vicinity. Patrons will not use such areas after 11 pm.
8. The activities of persons using the external areas shall be monitored after 11 pm and they shall be reminded to have regard to the needs of local residents and to refrain from shouting and anti social behaviour etc when necessary.
9. The PLH/DPS will adopt a “cooling down” period where music volume is reduced towards the closing time of the premises.

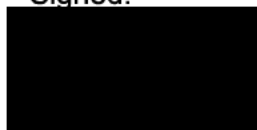
Litter

10. The PLH/DPS shall ensure that litter arising from people using the premises is cleared away regularly and that promotional materials such as flyers do not create litter.

Transport / Pedestrian Movement

11. Clear and legible notices will be displayed at exits, car parks and other circulatory areas requesting patrons to leave the premises quietly having regard to the needs of local residents, in particular emphasising the need to refrain from shouting, slamming car doors, sounding horns and loud use of vehicle stereos and anti-social behaviour.
12. The designated premises supervisor and any door supervisors will monitor the activity of persons leaving the premises and remind them of their public responsibilities where necessary.
13. SIA registered door staff will be employed and used where queues are likely to form to manage the queues and ensure that queues are restricted to cordoned areas to prevent them obstructing footpaths and spilling out onto roads, and to keep noise and obstructions away from residential property.
14. A facility will be provided for customers to order hackney taxis/private hire vehicles. Telephone numbers for taxi firms/private hire companies will be displayed in a prominent position on the premises.

Signed:



Dated: 22/02/2024

PART 2

To be completed by the applicant:

**Leeds City Council's Environmental Action Service
Proposed Controlled Measures under the Licensing Act 2003
Name and Address of Premises: Unit 2, 123 Albion Street, Leeds, LS2 8ER,**

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 Action Service, 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: Unit 2, 123 Albion Street, Leeds, LS2 8ER,

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 Action Service.

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
Leeds City Council
Seacroft Ring Road
LS14 1NZ