

From: [REDACTED]
Subject: FW: Glee Club, 123 Albion Street, Leeds - Acoustic condition suggested draft wording of an alternate set of four conditions .
Date: 18 March 2024 15:45:16

FYI

[REDACTED] | Licensing Officer
Entertainment Licensing | Leeds City Council
[REDACTED]
[REDACTED]
W:[Alcohol and entertainment \(leeds.gov.uk\)](https://www.leeds.gov.uk/Alcohol-and-entertainment)

To make a payment for a Premises Licence online visit: [Premises Licence Annual Fee Payment](#) | To apply for a Temporary Event Notice visit: [Temporary event notices \(leeds.gov.uk\)](#) | To apply, vary or make changes to a Premises Licence visit: [Premises licence \(Leeds City Council\)](#)

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Subject: RE: Glee Club, 123 Albion Street, Leeds - Acoustic condition suggested draft wording of an alternate set of four conditions .

Hi [REDACTED]

The below conditions have been agreed. We accept the removal of conditions 7&8 as there are no external areas.

On behalf of Environmental Health the objection has been removed. Should the licence be granted please ensure the agreed conditions are contained within the Premises licence.

regards

[REDACTED]
Senior Environmental Health Officer
Environmental Protection Team
Leeds City Council
Seacroft Ring Road
LS14 1NZ

From: [REDACTED]
Sent: Monday, March 18, 2024 12:25 PM
To: [REDACTED]
[REDACTED]
Subject: RE: Glee Club, 123 Albion Street, Leeds - Acoustic condition suggested draft wording of an

alternate set of four conditions .

Good Afternoon [REDACTED]

I have now managed to take instructions on the below. Our client is content to agree to the following conditions that were contained in the attached QO. Conditions 7 & 8 have not been agreed as there is no 'external area'.

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.

Can you please confirm that you are in agreement with this, if so, can you please confirm the same with the Licensing Authority and copy me in.

Many thanks

█

████████████████████

████████████████████
████████████████████

████████████████████

From: [REDACTED]

Sent: 15 March 2024 15:14

To: [REDACTED]

[REDACTED]

Subject: FW: Glee Club, 123 Albion Street, Leeds - Acoustic condition suggested draft wording of an alternate set of four conditions .

Importance: High

Hi [REDACTED]

Can you request a decision from your client on whether to accept the conditions within the LCC Qualified Objection? The conditions are not above and beyond what other Premises Licences contain within the area.

If your client can understand our investigation process, which you have some experience of, this may provide some comfort. The process largely revolves around working with businesses to achieve compliance, our first step will always seek an informal solution, which can take several months. A very high proportion of complaints are resolved in this manner. And any action is taken to the satisfaction of the local authority. So if someone has sensitive hearing and an officer struggles to clearly identify bass/music or trace it to a specific venue, its probably low enough to not be considered audible, then we would not pursue further action.

regards

[REDACTED]
Senior Environmental Health Officer
Environmental Protection Team
Leeds City Council
Seacroft Ring Road
LS14 1NZ

[REDACTED]
[REDACTED]

From: [REDACTED]

Sent: Thursday, March 14, 2024 4:57 PM

To: [REDACTED]

Cc: [REDACTED]

[REDACTED]

[REDACTED]

Subject: RE: Glee Club, 123 Albion Street, Leeds - Acoustic condition suggested draft wording of an alternate set of four conditions .

Importance: High

[REDACTED] to add to supporting the technical aspects it is entirely in line with your own guidance – see extracts from section 4 and 5.4 in particular of the NR criteria.

PR/1 and PR.4 only delivers therefore what you've asked for . I've also considered the wider sustainability piece, which identifies the sound insulation as important, which is being addressed by PR2.

1.1 Other Relevant Guidance

LCC Planning Guidance

LCC also provides planning guidance on noise and vibration, which is specific for plant noise and entertainment noise in sections 4 and 5 respectively. The document can be found at : [Noise and vibration planning guidance \(leeds.gov.uk\)](https://www.leeds.gov.uk/leeds-city-council/planning-guidance/noise-and-vibration-planning-guidance)

The stated purpose at section 1.0 of the document is to provide “*guidance to relevant environmental/acoustic professionals and planning officers within Leeds City Council (LCC) when deciding upon the applicable criteria to avoid a significant loss of amenity due to planning developments*”. This is to promote the Development Plan Core Strategy and Best city ambitions as well as the NPPF and NPSE.

Section 4 states in relation to plant on commercial uses near to noise sensitive receptors “*Where such potential exists, a noise impact assessment should be carried out at the façade of noise sensitive premises to demonstrate that the following criteria will be met:*

The Rating Level is no higher than the existing background noise level (L90) when measured at noise sensitive premises, with the measurements and assessment or calculation made in accordance with BS4142:2014”. As an alternative an absolute limit of NR20 in bedrooms is proposed overnight.

For entertainment noise the “*Premises must be designed so to ensure that music and associated noise is controlled. The following criteria should be used to demonstrate that virtual inaudibility will be achieved:*

Inaudibility as defined by the Institute of Acoustics’ Good Practice Guide on the Control of Noise from Pubs and Clubs 2003:

- *Entertainment Noise Level, LAeq (1 minute) should not exceed the Representative Background Noise Level, LA90.*
- *Entertainment Noise Level, L10 (5 minutes) should not exceed”*

It clarifies at 5.4 “*The use of Noise Rating (NR) curves” ... “is an alternative way of establishing acceptable levels in noise sensitive premises, as long as this will achieve the equivalent level of protection as provided by 5.2. it is expected that the following criteria will be demonstrated:*

- *NR 20 in bedrooms (23:00 to 07:00 hours); (Where low frequency noise is a particular concern then NR15 at 63 and 125Hz octaves should be achieved in bedrooms).*
- *NR 25 in all habitable rooms (07:00 to 23:00 hours).*

Noise rating curves should be measured and assessed against a 15 minute linear L_{eq} at the octave band centre frequencies 31.5 to 8 KHz”.

Building for Tomorrow Today , Supplementary Guidance (adopted 2011)

Section 15 deals with Health and wellbeing and noise pollution falls within this at 15.2 to 15.5. In 15.6 it focuses on the need for sound insulation to be improved to reduce the likelihood of complaints. This is the most relevant element to the scheme being proposed, and is central to protecting residents from the operational noise from within Unit 2 of 123 Albion Street from Glee, Leeds.

I trust this is sufficient support for the technical position being put forward and encapsulated into the proposed wording ?

Regards

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



Sustainable Acoustics

[REDACTED]
[REDACTED]

nr Winchester | Unit G, Meadow View, Winchester Road, Upham, SO32 1HJ
Registered in England and Wales. Company No. 08149321

We commit to halve our emissions, including Scope 3, before 2025 and to Net Zero by 2030. Alongside immediate abatement measures we commit to neutralise 'residual' emissions. At present we remain carbon neutral, offsetting through Climate Care, turning our climate responsibilities into positive outcomes for people and planet.



From: [REDACTED]

Sent: Thursday, March 14, 2024 4:15 PM

To: [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

Subject: RE: Glee Club, 123 Albion Street, Leeds - Acoustic condition suggested draft wording of an alternate set of four conditions .

Importance: High

Thank you for your responses.

Please consider my reactions to yours below in blue:

- PR1 relating to NR curves would be impossible for local authority officers and operators to monitor or demonstrate, the people who witness noise do not have training in operating or even carry noise equipment, or understand technical jargon. The condition needs to be simple to understand and from experience the most reliable and strongest evidence is visiting, making notes of observations and relate the disturbance experienced to a source (noise data will not signify where the noise originates).

PR2 is intended to provide the mechanism for a one-off set up of the system by a specialist acoustician, which can be witnessed and or reviewed and signed off by LCC EH. This removes the technical concern you have, and the variable judgement concern I have.

- PR2 – Too vague

I have reworded slightly, but it aims to share what is proposed in terms of mitigation and then set-up the system (which will include an acoustic limiter) to achieve the target. This is the “set-up” part of the process, which means the controls would be self enforcing.

- PR3 – I’d be happy to agree to this condition, alongside other conditions within the QO

Noted.

- PR4 – again, too technical. Not suitable for enforcement purposes.

This wording is not unusual for plant noise conditions, and is something that would be demonstrated by report by a suitably qualified acoustician. As it stands most of the plant is existing and the impact would not alter, so this is really about demonstrating the impact of the new proposed plant would not make it measurably worse.

I believe the technical aspects you have would be for us to discharge as one off gateways, so it would not be about you checking them. That would only be need in event of complaints, when this could be a check you could ask Glee to provide evidence is still in place.

This should help your investigation and in any event your assessment would be on whether there was a stat nuisance or not. This should not get in the way of that assessment but assist to avoid it.

I hope this helps move us to something that can be agreed, as the technical aspects can be tackled as suggested above.

regards

[Redacted signature block]



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Sent: Thursday, March 14, 2024 2:14 PM

Subject: RE: Glee Club, 123 Albion Street, Leeds - Acoustic condition suggested draft wording of an alternate set of four conditions .

PR1 relating to NR curves would be impossible for local authority officers and operators to monitor or demonstrate, the people who witness noise do not have training in operating or even carry noise equipment, or understand technical jargon. The condition needs to be simple to understand and from experience the most reliable and strongest evidence is visiting, making notes of observations and relate the disturbance experienced to a source (noise data will not signify where the noise originates).

PR2 – Too vague

PR3 – I'd be happy to agree to this condition, alongside other conditions within the QO

PR4 – again, too technical. Not suitable for enforcement purposes.

regards

Senior Environmental Health Officer
Environmental Protection Team

Leeds City Council
Seacroft Ring Road
LS14 1NZ

Sent: Wednesday, March 13, 2024 5:31 PM

Subject: RE: Glee Club, 123 Albion Street, Leeds - Acoustic condition suggested draft wording of an alternate set of four conditions .

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Hi [REDACTED] – could I request a meeting to understand from yourself and [REDACTED] your remaining concerns and issues, before I finalise my report.

Could I suggest a time tomorrow ?

Regards

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



Sustainable Acoustics

[REDACTED]
[REDACTED]
nr Winchester | Unit G, Meadow View, Winchester Road, Upham, SO32 1HJ
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RACE TO ZERO



[REDACTED]
[REDACTED]

Sent: Wednesday, March 13, 2024 11:27 AM

[Redacted]

Subject: RE: Glee Club, 123 Albion Street, Leeds - Acoustic condition suggested draft wording of an alternate set of four conditions .

Hi

Apologies, we decline the suggested conditions for the licence application. We disagree with your attached comments and stand by the conditions contained within the Qualified Objection.

regards

[Redacted]

Senior Environmental Health Officer
Environmental Protection Team
Leeds City Council
Seacroft Ring Road
LS14 1NZ

[Redacted]

[Redacted]

Sent: Wednesday, March 13, 2024 11:05 AM

[Redacted]

Subject: RE: Glee Club, 123 Albion Street, Leeds - Acoustic condition suggested draft wording of an alternate set of four conditions .

Importance: High

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Morning [Redacted]

Could I please chase a response and plan for suggested progress, given the time horizons and window that is closing to agree as much as possible in my draft report.

Regards

[Redacted]



Sustainable Acoustics

[Redacted]

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[Redacted]

Sent: Tuesday, March 12, 2024 12:15 PM

[Redacted]

Subject: RE: Glee Club, 123 Albion Street, Leeds - Acoustic condition suggested draft wording of an alternate set of four conditions .

Hi [Redacted]

If [Redacted] is now back could we please have a joint call to discuss the draft condition wording ?

I can do almost anytime today or Thurs.

Regards

[Redacted signature block]

Sustainable Acoustics

[Redacted]

nr Winchester | Unit G, Meadow View, Winchester Road, Upham, SO32 1HJ



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[Redacted]

Sent: Thursday, March 7, 2024 11:26 AM

[Redacted]

Subject: RE: Glee Club, 123 Albion Street, Leeds - Acoustic condition suggested draft wording of an alternate set of four conditions .

Hi [Redacted]

Thanks for the information.

[Redacted] is on leave at the moment, I'll discuss with him early next week and get back to you. I received the suggested conditions.

Regards

[Redacted]
Senior Environmental Health Officer
Environmental Protection Team
Leeds City Council
Seacroft Ring Road
LS14 1NZ

[Redacted]

From: [Redacted]

Sent: Tuesday, March 5, 2024 9:23 AM

To: [Redacted]

[REDACTED]

Subject: RE: Glee Club, 123 Albion Street, Leeds - Acoustic condition suggested draft wording of an alternate set of four conditions .

Importance: High

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WITHOUT PREJUDICE

Hi [REDACTED]

Attached is our draft report, which I offer on a without prejudice basis for any comments ahead of us formally issuing, but more importantly alternative wording of four conditions based on our discussions on site. You may be able to fill in things like [REDACTED] Surname for example ?

As there is no external area I've suggested shortening your list of 9 condition to 4 , with the Noise Management Plan picking up the other elements because of the light touch required by licensing conditions.

I've extracted draft wording for you to comment on, and would invite you to consider whether these would be agreeable to EH Planning and licensing in terms of achieving the balance needed. I've set out in Section 8 of the report why I think these should work as alternatives.

- PR1) Amplified music noise from operations shall not exceed NR20 (or G15 as defined by the ProPG Gym guidance 2023) in any habitable space when measured as an L_{eq} over any 5 minute average during the approved hours of operation. Reason: To avoid residents from experiencing significant adverse impact.*
- PR2) The sound systems will be designed to minimise transmission through the structure, using acoustic good design practices including mounting speakers on resilient mounts. A scheme of mitigation will be submitted for approval by LCC, and a commissioning exercise carried out to demonstrate that the above condition is satisfied. Reason: To avoid residents from experiencing significant adverse impact.*
- PR3) A noise management plan will be submitted for comment and approval by LCC, which includes measures to manage and minimise other sources of noise associated with the operation (including, deliveries, bottling out, dispersal, people noise from external areas and addressing antisocial behaviour, cooling off period for music and a complaint procedure for residents). Once approved the plan shall implemented during operation. Reason: To avoid residents from experiencing significant adverse impact.*
- PR4) the combined noise level from any new and retained existing plant shall not*

exceed that currently experienced by the nearest residents at 125 Albion Street from plant associated with the operation of 123 Albion Street by more than 1 dB. A noise impact assessment shall be completed to define the existing plant noise level to define this requirement, and to demonstrate compliance with it through calculation for the proposed plant. Reason : To avoid residents from experiencing significant adverse impact

I'd be pleased to have a meeting with you [REDACTED] if that would be helpful over Teams to see if we could reach technical agreement on these ahead of the licensing hearing.

I look forward to hearing from you once you've both spoken.

Regards

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



Sustainable Acoustics

[REDACTED]
[REDACTED]

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From: [REDACTED]

Sent: Friday, March 1, 2024 10:44 AM

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: RE: Glee Club, 123 Albion Street, Leeds - Acoustic condition draft wording.

Importance: High

Hi [REDACTED]

It was good to meet you on site this week, for what I hope you would agree was a constructive meeting.

I'm afraid I do not have [REDACTED] email details, as he took mine and I've not heard from him as yet, so please could you copy him in.

In summary we established that operational levels of 95dB(A) on the ground floor of the old Job Centre unit caused barely audible sound on the commercial floor above (detectable only by pressing ones ear to the column). This barely changed when structural connection was made with thee speaker. I did later get access and stood outside Flat 5 on the 4th floor (first floor of residential in 125) and can confirm that was not audible.

This meant it was not possible to do a sound insulation test, but acts a viability test to demonstrate the risk of an issue being low, from a planning and licensing perspective. Given the permissive nature of the licensing regime and the need to protect amenity through the planning regime there is potential for good common ground here, in my view and experience.

We discussed on site that alternative conditions may be possible to achieve the protections and reassurance required and I suggested that we could consider and potentially agree alternative condition wording to meet the needs of planning and licensing to harmonise the approach. I said I would propose alternatives to those you have so far suggested to remove the "sticky" issue of audibility. These would be limited the following four in my view, for which draft wording is suggested for us to discuss and agree:

1. Amplified music noise from operations shall not exceed NR20 (of G15 as defined by the ProPG Gym guidance 2023) in any habitable space when measured as an L_{eq} over any 5 minute average during the approved hours of operation.
2. The sound systems will be designed to minimise transmission through the structure, using acoustic good design practices including mounting speakers on resilient mounts. A scheme of mitigation will be submitted for approval by LCC, and a commissioning exercise carried out to demonstrate that the above condition is satisfied.
3. A noise management plan will be submitted for comment and approval by LCC, which includes measures to manage and minimise the other sources of noise associated with the operation (including, deliveries, bottling out, dispersal, people noise from external areas, complaint procedure). Once approved the plan shall implemented during operation.
4. Plant noise associated with the operation of the unit will be utilising the legacy plant from the previous unit plus some upgrade to the ventilation system. The noise from the systems shall not exceed that currently experienced by the nearest residents from plant associated with the operation of 123 Albion Street (including the operation of existing plant serving the unit). A noise impact assessment shall be completed to define the plant limit to define this requirement and demonstrate compliance with it

through calculation for the proposed plant.

I trust this assists us to move the matter forward. I am planning to prepare a short report capturing the results from the exercise, and I would like to include the above, with any comments from yourselves and [REDACTED].

I look forward to hearing back from you both.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



Sustainable Acoustics

[REDACTED]
[REDACTED]

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RACE TO ZERO



From: [REDACTED]

Sent: Monday, February 26, 2024 1:32 PM

To: [REDACTED]

[REDACTED]

[REDACTED]

Subject: Glee Club, 123 Albion Street, Leeds.

Hi [REDACTED]

We are due to meet on site tomorrow. What is your agenda in terms of noise testing?

regards

[REDACTED]

Senior Environmental Health Officer
Environmental Protection Team
Leeds City Council
Seacroft Ring Road
LS14 1NZ



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