

From: [REDACTED]
Sent: Wed, 6 Mar 2024 10:59:22 +0000
To: Entertainment Licensing
Subject: Objection to the Grant of Premises Licence under Section 17 of the Licensing Act 2003 in respect of the Premises known as Rileys, Unit 1, 123 Albion Street, Leeds LS2 8ER.

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Hi there, we highly reject this project.

The noise nuisance generated by music etc from the premises being transmitted through the building structure and through the air to the residential flats.

The increased disturbance in the street caused by noisy patrons after their dispersal from the premises.

The increased detritus (e.g. vomit, bottles, glasses, broken glass) in the street outside the premises

The security risk to tenants of K2 exiting and accessing their flats and having to pass by the premises during the hours of operation.

The likely breach of the terms of the licence by failing to comply with the requirement of the premises to be 'inaudible at the nearest noise sensitive premises' (e.g. K2 flats)

Additionally, the noise nuisance and the general disorder in the street caused by Players Bar was totally unacceptable. The noise transmission up the building, the noise transmission through the air and reflected noise bouncing out of the glass walls, across the gap between us and the light and up to the flats caused years of sleepless nights.

Premises with glass walls are totally unsuitable for this type of business, especially as it will continue to 3:00am in the morning 7 days a week.

Best regards

[REDACTED]



6th March, 2024

To
Licencing Department
Leeds City Council
Civic Hall
Calverley Street
Leeds, LS1 1UR
United Kingdom

Subject: Objection to the Grant of Premises Licence under Section 17 of the Licensing Act 2003 in respect of the Premises known as Rileys, Unit 1, 123 Albion Street, Leeds LS2 8ER.

Dear Planning Officer,

I am writing to express my strong objection to the licencing application submitted for the establishment of a new night club venue at Unit 1, 123 Albion Street, Leeds, adjacent to the residential K2 building. This letter incorporates concerns discussed by the K2 Residents Committee and raises pertinent points in planning terms for your consideration.

1. ****Noise Nuisance****: The operation of a night club within close proximity to residential flats, such as those in the K2 building, poses a significant risk of noise nuisance. The transmission of music and other noises through both the structure of the building and through the air would severely impact the living conditions and wellbeing of residents. Such nuisance contravenes the principle of creating and maintaining a harmonious urban living environment.
2. ****Public Disturbance****: The proposed night club could lead to increased disturbance in the vicinity, particularly from patrons dispersing post-closure. This encompasses potential for escalated noise levels and disorderly conduct in public spaces, affecting the peaceful enjoyment of the local residential community.
3. ****Litter and Detritus****: The presence of a night venue is likely to result in the accumulation of refuse such as bottles, glasses, and other litter outside the premises. This not only detracts from the visual amenity of the area but also poses a public health concern.

4. ****Security Concerns****: The operation of a night club at the proposed location raises security issues for residents of K2, particularly during the hours of operation. The need for residents to navigate past the venue could expose them to unnecessary safety risks, undermining the security of their living environment.

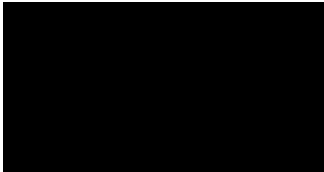
5. ****Potential Licence Breaches****: There is a legitimate concern that the operation of the night club could breach licensing conditions, particularly the requirement for premises to be inaudible at the nearest noise-sensitive premises. Historical instances, such as the disturbances caused by Players Bar, underline the potential for such breaches and the subsequent impact on residents.

6. ****Unsuitability of Premises****: The architectural design of the proposed venue, featuring glass walls, exacerbates the potential for noise transmission. Such a design is fundamentally unsuitable for a business that operates late into the night (up to 3:00 am) and could lead to amplified noise levels, affecting residential tranquility.

In light of the above points, it is clear that the proposed night club at Unit 1, 123 Albion Street, Leeds, poses a significant risk to the living conditions, amenity, and safety of local residents. These concerns are grounded in substantial principles relating to residential amenity, public order, and urban design.

I urge the Licencing Department to consider these objections seriously and to refuse the licencing application for the night club venue. It is imperative to prioritise the wellbeing and quality of life of the residential community in Leeds.

Thank you for considering my objections. I look forward to your response.



From: [REDACTED]
Sent: Wed, 6 Mar 2024 11:57:29 +0000 (UTC)
To: Entertainment Licensing
Subject: Re: Objection

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Objection to the Grant of Premises Licence under Section 17 of the Licensing Act 2003 in respect of the Premises known as Rileys, Unit 1, 123 Albion Street, Leeds LS2 8ER.!

The noise nuisance generated by music etc from the premises being transmitted through the building structure and through the air to the residential flats.

The increased disturbance in the street caused by noisy patrons after their dispersal from the premises.

The increased detritus (e.g. vomit, bottles, glasses, broken glass) in the street outside the premises

The security risk to tenants of K2 exiting and accessing their flats and having to pass by the premises during the hours of operation.

The likely breach of the terms of the licence by failing to comply with the requirement of the premises to be 'inaudible at the nearest noise sensitive premises' (e.g. K2 flats)

Sent from Yahoo Mail for iPhone

From: [REDACTED]
Sent: Fri, 22 Mar 2024 07:54:02 +0000
To: Entertainment Licensing
Subject: Objection to License application for Unit 1 123 Albion Street, Leeds

Dear sirs,

Objection to License application by WPC7 Ltd for premises to be known as Rileys, Unit 1 , 123 Albion Street, Leeds

[REDACTED]
[REDACTED] I am write to object to the proposed license application.

The reasons for my objection are listed below:

Noise nuisance and environmental impact concerns

- I have serious apprehensions about allowing another licensed premises being allowed to operate from this property, especially as the hours operation of 10.00 – 03.00, as this will have a serious impact on the quality of life for leaseholders and residents of the K2 building and surrounding residential developments.

Please note: my anxieties are heightened, given there is a similar application pending for a different company to operate in a very similar manner in Unit 2 of the property, which is on the same floor to this one listed above, and will be separated only by a partition wall.

Alongside the above, a newly approved late-night license has been granted to another property at the Light shopping centre, which is also within earshot, as it is literally yards away and the entrances to K2. Which therefore, heightens the risk of antisocial behaviour impacting residents of the area.

Historical problems

- The building has a history of noise nuisance complaints from previous license holders, which were improperly dealt with by Leeds City Council. I want assurances that LCC has improved its ability to deal with noise nuisance and antisocial behaviour complaints, and will be able to act in an efficient and effective manner to provide Leeds City Centre residents with a reliable and effective service.
- When similar premises were allowed to operate from these units, Albion Street became a flash point for violent incidents and created a seriously unpleasant atmosphere during busy periods. I want assurances that lessons have been learnt from those incidents -some of which were very serious - and what changes have been made to ensure the safety of residents, as well as patrons when they are exiting these venues.
- Problems were exasperated by taxis and private hire companies vying for business in the area. This also attracted illegal operators and "rogue traders". These traffic issues further impacted the noise disturbance levels way beyond the hours of licensing.
- The impact of allowing noise to be piped into the streets, as well as outside seating, is not suitable for this area.
- Similar operators have tried and failed to maintain a presence in these units, which seemed to result in a change of approach in how they attracted customers to the venues. Most notable were aggressive street teams piping of music into the streets. This added to the unpleasantness of the atmosphere.

Other concerns

- The suitability of these units for entertainment uses "the Glass walls have been proven to be unsuitable for containing noise. Therefore, I request to be informed of how the proposed operators plan to use noise limiters on any public address or sound systems.
- Cleanliness and street cleaning was historically poor in the past " I want to hear first-hand how this has been improved.
- Lack of understanding and an inflexible approach from LCC in terms of the service provided to city centre resident.
- These units have historical problems of water leaks and flooding impacting the residents, most notably with water flooding into the car park area. I again, question the suitability of these units for

entertainment uses. And request that LCC looks into the environmental impact of this, as there have been historical instances of sewage leaking from pipework onto leaseholders/residents cars parked in the car park of the development (directly below these units).

- The out of hours service for noise nuisance and environmental health issues was highly ineffective in the past. How has this been improved?

I may have further issues, so request my representation is taken into account and that I can attend any hearing to discuss these matters.

Kindest regards



From: [REDACTED]
Sent: Wed, 6 Mar 2024 10:56:16 -0400
To: Entertainment Licensing
Subject: "Objection to the Grant of Premises Licence under Section 17 of the Licensing Act 2003 in respect of the Premises known as Rileys, Unit 1, 123 Albion Street, Leeds LS2 8ER

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We have [REDACTED] seen several uses for the ground floor of this building. The times when there has been entertainment / night clubs have been most uncomfortable and we would not like to return to those days. Constant booming from base notes heard even on the 15 floor! But the worse was the closing time in the early hours which caused raucous behaviour and often a police presence.

Yours

[REDACTED]

From: [REDACTED]
Sent: Mon, 18 Mar 2024 15:14:01 +0000
To: Entertainment Licensing
Subject: Glee Club Jongleurs Objection to application because of noise

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Improper behaviour, dear Sirs, we object to the granting of opening hours as the residents in our building will have sleepless nights , there will be disorder and breach to residents safety.

We know this based on previous bar occupiers, therefore, we object to the Grant of Premises Licence under Section 17 of the Licensing Act 2003 in respect of the Premises known as Rileys, Unit 1, 123 Albion Street, Leeds LS2 8ER.

yours sincerely

[REDACTED]

From: [REDACTED]
Sent: Wed, 6 Mar 2024 20:08:08 +0000
To: Entertainment Licensing
Subject: Unit 1, 123 Albion Street, Leeds.

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Reference: Unit 1, 123 Albion Street, Leeds LS2 8ER

[REDACTED] I strongly object to the planning application for unit 1, 123 Albion Street, Leeds for the following reasons;

- Excessive noise generated by music
- Excessive noise generated by patrons when leaving the nightclub
- Litter and debris such as broken glass, bottles, vomit etc
- Unruly behaviour ie loud and bad language, fights, caused by patrons overindulging in alcohol
- Additional Security risk to K2 residents when exiting/accessing the K2 building
- Premises with glass walls are totally unsuitable for this type of business, especially as it will continue to 3:00am in the morning 7 days a week.
- The noise nuisance and the general disorder in the street caused by Players Bar was totally unacceptable. The noise transmission up the building, the noise transmission through the air and reflected noise bouncing out of the glass walls, across the gap between us and the light and up to the flats caused years of sleepless nights.

Should you require further information please do not hesitate to contact me

[REDACTED]

From: [REDACTED]

Sent: Sun, 3 Mar 2024 22:19:35 +0000

To: Entertainment Licensing

Subject: Objection to the Grant of Premises Licence under Section 17 of the Licensing Act 2003 in respect of the Premises known as Rileys, Unit 1, 123 Albion Street, Leeds LS2 8ER.

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Non-Business

Good Morning,

I am writing to object to the granting of a Premises Licence in respect to the Premises known as Rileys, Unit 1, 123 Albion Street, Leeds LS2 8ER.

[REDACTED]

The grounds for my objection are as follows:

- the noise nuisance generated by music etc from the premises being transmitted through the building structure and through the air to the residential flats;
- the increased disturbance in the street caused by noisy patrons after their dispersal from the premises;
- the increased detritus (e.g. vomit, bottles, glasses, broken glass) in the street outside the premises;
- the increased likelihood of violent conduct and unruly behaviour from customers exiting the licensed premises in the early hours.
- the security risk to tenants of K2 exiting and accessing their flats and having to pass by the premises during the hours of operation;
- from experience of previous tenants in the same premises and by tenants (both past and present) of other nearby similar premises, the potential breach of the terms of the licence by failing to comply with the requirement of the premises to be inaudible at the nearest noise sensitive premises (e.g. K2 flats).
- the premises has glass walls and is totally unsuitable for this type of license premises the glass walls serve to amplify the noise and music emanating from premises of this type, echoing across the open area at the side of the building, hitting the walls of the adjacent building and rebounding up to the flats above (the nearest noise sensitive premises)
- it will be extremely difficult to adequately soundproof these glass walls, unless they are replaced with solid, sound-proofed walls
- The amount of noise generated, and ensuing lack of sleep will cause grave harm to the mental and physical health of the residents of K2 flats.