



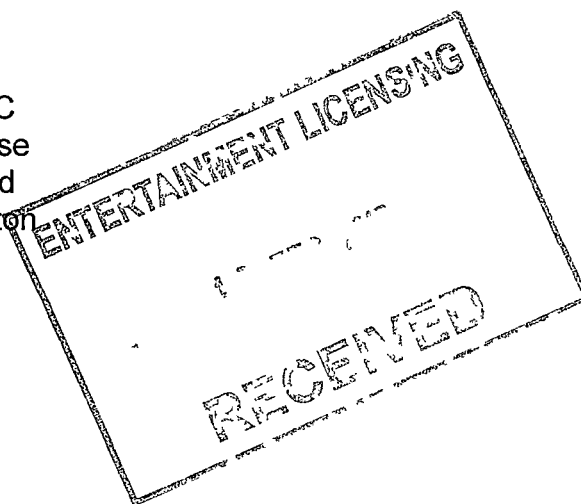
City Development Department
 The Leonardo Building
 2 Rossington Street
 LEEDS
 LS2 8HD

C [REDACTED]
 T [REDACTED]
 Fax 0113 2478230

Your Ref
 Our Ref Licence Applications

Date 17th February 2017

Marstons PLC
 Marston House
 Brewery Road
 Wolverhampton
 WV1 4JT



Dear Sir/Madam,

Subject APPLICATION FOR PREMISES LICENCE

PART A

Thank you for submitting your application for licensed activities at

Name of venue - Marstons

Address - Parkinson approach, Garforth, Leeds, LS25 2HR

We write to inform you we shall be objecting to your application and a copy of this letter will be sent to the Licensing Authority

The premises were granted permission reference number 16/00749/OT for the hybrid application for demolition of existing buildings and for full planning permission to erect food store (Use Class A1) including associated access parking and landscaping and outline planning permission for retail development (Use Class A1) and public house (Use Class A4) in November 2016. A condition advising that the opening hours of the premises shall be agreed in advance of the building being brought into use and shall thereafter only open in accordance with the approved detail was imposed.

The condition was imposed in the interests of amenity in accordance with the saved UDP Review (2006) Policy GP5

The City Development Department have not discharged this condition on the planning approval and have not agreed acceptable opening hours for the premises subject of this license application



The City Development Department objects to the granting of a Premises License in the terms as applied for due to noise and disturbance being caused to nearby residential occupiers as a result of the comings and goings of customers and their motor vehicles, from customers congregating on the street in the vicinity of the building and from activities within the building. It is considered that the opening hours applied for at these premises would conflict with the Licensing objective of preventing public nuisance.

The City Development Department considers that the opening hours proposed are unlikely to be acceptable and that a Premises License should not be granted until the hours can be agreed as part of the discharging of the condition stipulated on the planning approval.

Thank you for your assistance in this matter.

Yours faithfully



Principal Compliance Officer