



Josh Miller
222 Queenswood Drive
Kirkstall
Leeds
LS6 3ND

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

Contact: Miss Elizabeth Hebbert
Tel: [REDACTED]

Our reference: 22/012386/EPLA01
18 March 2022

Dear Mr Miller,

Licensing Act 2003

Name and Address of Premises: Residential Property, 222 Queenswood Drive, Kirkstall, Leeds, LS6 3ND

We refer to your licensing application for the above premises. We believe that your application does not give enough information about how you intend to meet an important objective of the license, which is to prevent public nuisance. We therefore confirm that we are submitting a formal objection to your application.

We base our objection on the following matters:

- The potential for noise disturbance from delivery vehicles arriving at and leaving 222 Queenswood Drive, goods being loaded into and out of vehicles, car doors slamming, and noise from music from car radios. The hours requested for sale of alcohol are 21:00 until 03:00, 7 days per week, therefore potential noise nuisance from the alleged sources would continue into hours where such disturbance may adversely affect sleep and other loss of the use and enjoyment of nearby properties.

Having read the matters we describe below, if you feel we should consider anything else please do not hesitate to contact us.

Description of the applicant venue and the application:

The application premises is a semidetached residential property. All buildings within the immediate vicinity of the property are also residential, with similar residences situated either side of, and opposite 222 Queenswood Drive.

The applicant has applied to sell alcohol from the premises between 21:00 and 03:00, seven days per week. Alcohol would be sold via delivery from 222 Queenswood Drive to the customer's address only.



Conclusions reached

The application premises is situated in a residential area, where nearby residents are likely to experience minimal nighttime noise at present. The operation of a delivery service from 222 Queenswood Drive is likely to create a notable increase in nighttime noise, with the potential for noise from vehicles arriving at and leaving the premises, goods being loaded into and out of vehicles, car doors slamming, and noise from music/radio played in vehicles. The applicant has applied to sell alcohol between 21:00 and 03:00 seven days per week, meaning there is the potential for noise nuisance to recur frequently, and at times when noise nuisance may disturb sleep and nearby residents' use and enjoyment of their homes at quieter times.

We recommend that the Sub-Committee refuse the application.

Yours sincerely

Miss Elizabeth Hebbert
Senior Technical Officer

