



Saqib Ahmed  
Booze Plus  
33 Tong Road  
Leeds  
LS12 1HQ

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

Contact: Vanessa Holroyd  
Tel: [REDACTED]

[REDACTED]  
Our reference: PREM/01155/006  
11 August 2022

Dear Mr Ahmed

**Licensing Act 2003**

**Name and Address of Premises: 33 Tong Road, Leeds, LS12 1HQ,**

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 licence, 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 customers, delivery drivers and vehicles arriving and leaving, noise from car doors slamming and music from car radios which would continue throughout the night where it may adversely affect sleep and other loss of the use and enjoyment of a property.
- The potential for noise disturbance associated with licensable activities passing through the fabric of the building to cause noise and vibration in adjoining residential/business premises.
- The potential for disturbance from anti-social behaviour due to street drinking affecting those nearby residents 24 hours 7 days a week.

We also base our objection on experience including that specifically associated with the premises and the area including data relating to complaints received from members of the public.

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 surrounding area**

The application premises are located on a parade of shops with family houses directly above in a predominately residential area on the outskirts of the City Centre.

### **Description of the applicant venue and the application:**

The application is for an off licence to extend its sale of alcohol from 09:00 to 23:00 hours to 24 hours a day. No mitigation has been provided to ensure that the prevention of public nuisance objective will be met. The area is in an area of urban deprivation and is close to Armley where there is a Cumulative impact assessment area to reduce crime and anti-social behaviour problems and to improve public health issues.

### **Complaint and other history specific to the applicant premises**

There is no history of any noise complaints regarding this business (except relating to chiller units) but it does have an existing terminal hour of 23:00 hours.

### **Conclusions reached**

The potential for noise disturbance is the same whether it is from customers or delivery drivers (which has become the norm in recent years) arriving and leaving to collect or purchase alcohol. Using a hatch at night would not lessen the potential for noise nuisance. As such the residents may be subject to increased noise from vehicles and people visiting the business, raised voices, car stereos, car doors banging, throughout the night which will likely result in sleep disturbance. There will also be the impact from encouraging street drinkers to the area who will have access to alcohol 24 hours a day. The impact can range from increased litter, urination in the street and in peoples' gardens, shouting and abusive language.

We recommend that the Sub-Committee refuse the application.

We do not believe that further conditions will resolve the application as it stands.

Yours sincerely

A black rectangular redaction box covering the signature of Vanessa Holroyd.

Vanessa Holroyd  
Senior Environmental Health Officer