

RE: PREM/04962/001: 293 Roundhay Road, Leeds, LS8 4SH

Simms, Claire [REDACTED]

Tue 06/09/2022 09:28

To: Architecture 3 [REDACTED]

Good afternoon Rashid, thank you for your email.

I refer to the telephone conversation we had on Friday afternoon. I would be prepared to withdraw my objection to the premises license application for PREM/04962/001: 293 Roundhay Road, Leeds, LS8 4SH if you agree to the below hours of operation and conditions.

Hours of operation:

Sunday – Thursday - 10:00am – 11:00pm (this is in line with the current planning permission for the premises).

Friday – Saturday – 10:00am – 01:00am

Conditions:

1. Noise from a licensable activity at the premises will not be audible at the nearest noise sensitive premises.
2. 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.
3. Recorded music shall only be played at the premises between the hours of 10:00am – 11:00pm Sunday – Thursday and 10:00am – 00:00am Friday - Saturday.

Kind regards

Claire Simms
Senior Technical Officer
Leeds City Council
Environmental Health
Milshaw Park Way
Leeds
LS11 0LS

From: Architecture 363 [REDACTED]

Sent: 01 September 2022 14:01

To: Simms, Claire [REDACTED]

Subject: PREM/04962/001: 293 Roundhay Road, Leeds, LS8 4SH

Hi Claire,

This is an email on the back of your comments for the license application on the above address for late night operational hours. Having read through the comments made, I would like to work with you in order to satisfy your concerns raised. You stated that there isn't enough information so I propose the following which I would like your feedback on.

NOISE

You have raised concern of potential noise from customers, delivery drivers, vehicles, internal music and mechanical equipment. Internal music can be stopped at 00:00 midnight which is included within the license application. This will stop any noise pollution which may have resulted from internal music being played. Furthermore, all group bookings can be restricted to a time where they finish prior to internal music being cut-off. All mechanical ventilation equipment contains noise attenuating material. This limits the output of sounds and is built within the extraction system itself. If a noise report was to be produced which contains details of potential noise emanating from:

- All background noise from Roundhay Rd.
- Vehicles arriving 7 department from the site.
- Mechanical equipment on the building.

Would this satisfy the environmental team of any concerns? All information will be recorded after 23:00 until 03:00 to give an accurate understanding of the dB levels by a sound engineer. Sound levels will also be taken radiating out from the site to better understand what levels are reaching any residential properties. I believe this will provide tangible data to better portray any harm from late night operations from the site.

HIGHWAYS

Complaints have been received of highway concerns which haven't been highlighted from yourself. It is our intention to liaise with a highways consultant to gather the following information:

- Historic traffic accident data.
- Previous use of building with vehicle movements in & out of site.
- Potential dangers of late night vehicle access to & from the site.
- Potential increase of late night traffic due to late night opening of premises.

I believe this will highlight if there are any concerns of the site opening into the early hours of the morning.

We wanted to highlight a few fundamentals of the license application. The overwhelming majority of late night operations are to cater for deliveries with no music being played within these early morning hours. There are many sites that surround 293 Roundhay Rd that are open into the early hours and have the benefit of a license. An example of this is 'Shai Nan Kebab' on 236 Roundhay Rd, LS8 5AA (PREM/01916) which is open until 05:00. Your concern of everyone applying for a license should one be granted is an unfair argument. If the process of applying for a license is evidence based and determined on individual merit, then this wouldn't set a precedent as each application would have to tackle any objections raised. If I could request a brief call from you on 07940047391 in order to work together, this would put the application in a positive light moving forward. This could be in the form of using a nearby car park for vehicles, limiting the operational hours in the morning etc. I look forward to speaking with you.

Kind Regards,

Rashid Moghul

Design Co-Ordinator



t: [REDACTED] - *t:* [REDACTED]

a: [REDACTED]

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RE: PREM/04962/001: 293 Roundhay Road, Leeds, LS8 4SH

Simms, Claire [REDACTED]

Mon 03/10/2022 15:05

To: Architecture 363 [REDACTED]

Good afternoon Rashid, thank you for your email and I hope you are well.

I've read the noise report that you have submitted and I have now sent it to the teams acoustic expert to read through. As soon as he gets back to me with his comments I will contact you to discuss further.

Kind regards

Claire Simms
Senior Technical Officer
Leeds City Council
Environmental Health
Milshaw Park Way
Leeds
LS11 0LS

From: Architecture 363 [REDACTED] >**Sent:** 29 September 2022 20:47**To:** Simms, Claire [REDACTED]**Subject:** PREM/04962/001: 293 Roundhay Road, Leeds, LS8 4SH

Evening Claire,

It was nice meeting you at the hearing. I wanted to liaise with you following the details within the noise report submitted as part of the license application. Is this something that you and the environmental team have managed to read through? We have also consulted a highways consultant, who has provided a statement along with some crash data. Is this helpful for the environmental team?

I know we have previously discussed some form of flexibility on the operational hours with you. I wanted to continue this conversation with the noise report taken into consideration. I look forward to speaking with you.

Kind Regards,

Rashid Moghul

Design Co-Ordinator



t: [REDACTED]

a: [REDACTED]

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RE: PREM/04962/001: 293 Roundhay Road, Leeds, LS8 4SH

Simms, Claire [REDACTED]

Wed 12/10/2022 12:28

To: Architecture 363 [REDACTED]

Good afternoon Rashid,

I refer to the telephone conversation we had earlier today. As discussed the report suggests that the noise impact from patrons leaving the premises could result in disturbance to nearby residents. Therefore, this department still believes you have not given enough information about how you intend to meet the licensing objective, which is to prevent public nuisance.

Following our conversation I would be prepared to withdraw my objection to the premises license application for PREM/04962/001: 293 Roundhay Road, Leeds, LS8 4SH if you agree to the below hours:

Sunday – Thursday - 10:00am – 11:30pm (the current planning permission for the premises opening hours is 10:00am – 11:00pm).

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Design Co-Ordinator

[REDACTED]

a. [REDACTED]

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