



Brewdog Bars Limited  
16 Carden Place  
Aberdeen  
AB10 1FX

Environmental Protection Team  
Leeds City Council  
Knowsthorpe Gate  
Cross Green  
Leeds LS9 0NP

Contact: Trish Dobson  
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Our reference: PREM/03126/001  
4 January 2012

Dear Sir/Madam

**Licensing Act 2003**

**Name of Premises: Brew Dog**

**Address: Unit 2, White Cloth Hall, Crown Street, Leeds, LS2 7DA**

**This letter constitutes a full objection.**

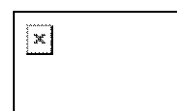
I refer to your recent application for a Premises License in respect of the above premises.

The application premises are located at the end of Crown Street which is a one way street in close proximity to the Corn Exchange in the city centre. The premises fall within the City Centre Cumulative Impact Policy (CIP) area.

The premises are located in an area of mixed commercial and residential properties. There are a number of bars and restaurants in close proximity, a number of which have been the subject of complaints. The complaints have related to various issues including noise emanating from premises, patrons causing noise when leaving and noise from vehicles picking up patrons. There have also been issues relating to litter and waste.

I note you have applied for live and recorded music, late night refreshment and the sale of alcohol between the hours of 12.00 and 00.00 Sunday – Thursday and 12.00 – 01.00 Friday and Saturday. There are currently restrictions on the hours of use imposed by the Local Planning Authority and the closing times of the premises are currently restricted to midnight Monday – Saturday and 23.00 Sundays.

This Department is concerned about possible noise generated both from within the premises and also immediately outside, associated with patrons leaving.



### **Cumulative Impact Policy.**

Under the Leeds City Council Cumulative Impact licensing policy the applicant must be able to demonstrate that their application would not add to the cumulative impact of licensed premises in the area. As previously stated there are a number of other licensed premises in close proximity to the application premises. These are licensed for live and recorded music, late night refreshment, films and the sale of alcohol.

### **Possible noise sources from inside the property.**

The applicant has applied for both live and recorded music until midnight Sunday – Thursday and 01.00 Friday and Saturday.

The premises are immediately opposite flats on Crown Street. Over a period of several years complaints have been received from occupants of these flats in relation to loud music emanating from licensed premises on Crown Street, Assembly Street and Call Lane. This Department is of the opinion that there is the potential for complaints relating to music emanating from the application premises, due to the proximity to residential accommodation on Crown Street and The Calls.

### **Possible noise sources from outside the premises.**

This Department is of the opinion that due to the operating hours applied for the premises has the potential to cause noise disturbance to nearby residents from customers congregating to get into the premises or when leaving. Noise may be associated with raised voices, use of mobile phones, arrival and departure of vehicles, slamming of car doors, revving of engines, sounding of horns and loud use of car stereos.

Environmental Health has no enforcement powers to deal with noises associated with vehicles on the street or customers causing noise disturbance in the streets immediately surrounding the application premises. Additionally, where there are a number of premises in close proximity carrying out similar activities, should complaints be received it is extremely difficult to establish which establishment is the source of the problem.

The operating schedule and dispersal policy has gone some way to addressing the above concerns in relation to noise. However due to the current policy on cumulative impact a full objection is made due to the potential for further noise nuisance complaints from nearby noise sensitive occupants if the application is granted, which would undermine the prevention of public nuisance objective of the Licensing Act 2003.

However, should the Licensing Panel be minded to grant your application, then we are recommending that certain identified measures should be incorporated into your operating schedule to try and meet this objective, as detailed in part 1 enclosed.

Should you have any questions regarding this letter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Trish Dobson  
Senior Environmental Health Officer

## **PART 1**

### **To be completed by the responsible authority**

#### **Leeds City Council's Environmental Action Service Proposed Controlled Measures under the Licensing Act 2003**

**Name of Premises: Brew Dog**

**Address: Unit 2, White Cloth Hall, Crown Street, Leeds, LS2 7DA**

The proposed application is for a bar which focuses on predominantly classic and contemporary beers. The application includes the provision of live and recorded music, late night refreshment and films, as well as the sale of alcohol. If granted the bar has applied to open 12.00 – 00.00 Sunday to Thursday and 12.00 – 01.00 Friday and Saturday.

The application premises is situated on Cloth Hall Street in close proximity to the Corn Exchange and other licensed premises. There are residential premises immediately opposite the application premises.

If granted the application is likely to increase the number of late night/early morning revelers in the area. Therefore there is greater potential for public nuisance to noise sensitive occupants if granted. In addition the application premises is situated in a Cumulative Impact Policy area.

Having considered the application under the Licensing Act 2003 for the above premises, the Leeds City Council's environmental action service considers that the following measures are proportionate and necessary in order to promote the following licensing objective:

- Prevention of public nuisance

### **Noise and Vibration**

1. Licensable activities shall be conducted and the facilities for licensed activities shall be designed and operated so as to prevent the transmission of audible noise or perceptible vibration through the fabric of the building or structure to adjoining properties.
2. Noise from a licensable activity at the premises will not be audible at the nearest noise sensitive premises which are Crown Street Buildings, 2 Crown Street.
3. Bottles will not be placed in any external receptacle between 11 pm and 7 am the following day to minimise noise disturbance to neighbouring properties.
4. 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.
5. The PLH/DPS will adopt a "cooling down" period where music volume is reduced towards the closing time of the premises.

## **Litter**

6. The PLH/DPS shall ensure that litter arising from people using the premises is cleared away regularly and that promotional materials such as flyers do not create litter.

## **Transport / Pedestrian Movement**

7. Clear and legible notices will be displayed at exits, car parks and other circulatory areas requesting patrons to leave the premises quietly having regard to the needs of local residents, in particular emphasising the need to refrain from shouting, slamming car doors, sounding horns and loud use of vehicle stereos and anti-social behaviour.
8. The designated premises supervisor and any door supervisors will monitor the activity of persons leaving the premises and remind them of their public responsibilities where necessary.
9. SIA registered door staff will be employed and used where queues are likely to form to manage the queues and ensure that queues are restricted to cordoned areas to prevent them obstructing footpaths and spilling out onto roads, and to keep noise and obstructions away from residential property.