

Barry Richards
TLT LLP
One Redcliff Street
Bristol
BS1 6TP

Environmental Protection Team
Leeds City Council
Knowsthorpe Gate
Cross Green
Leeds LS9 0NP
Contact: Mrs. Vanessa Holroyd
Tel: 0113 395 1162
Fax: 0113 247 4947
vanessa.holroyd@leeds.gov.uk
Our reference: PREM/00499/003
10 January 2013

Dear Mr. Richards

Licensing Act 2003

Name of Premises: Old Peacock

Address: Elland Road, Holbeck, Leeds, LS11 8TU

Thank you for submitting your application for the above premises.

The application premises is located on a main road opposite Elland Road Football Stadium but is in close proximity to residential properties. The nearest properties being approximately 40 meters away on Heath Crescent and Heath Grove. This application is to vary the layout and design of the premise to include an external covered area with a bar servery and to remove the following conditions: -

“Patrons shall not be allowed to use the beer garden or any external area after 23:00 hours”

“There will be no external speakers”

The premises current licensable opening hours are Monday to Wednesday 09:00 to 00:30 hours the following day, Thursday to Saturday 09:00 to 01:30 hours the following day and Sunday 09:00 to 00:30 hours the following day. The hours for the supply of alcohol, Live music, Recorded music etc are Monday to Wednesday 10:00 to 00:00 hours, Thursday to Saturday 10:00 to 01:00 hours the following day and Sunday 10:00 to 00:00 hours.

There is potential for noise nuisance from the proposed external bar servery which would speed up the facility for patrons to purchase drinks and also encourage them to remain outside until closing time. Removal of those conditions above would allow loud music to be played outside on Sunday to Wednesday to midnight and on Thursday to Saturday to 01:00 hours the following day. This would cause significant noise and sleep disturbance to those nearby residents.

In addition to note is the current planning approval 12/03857/FU dated 16th November 2012 shows a different plan to that submitted with this application in relation to the bar servery and has a condition on it stating that there shall be no drinking, eating or smoking activity to take place within the external drinking areas to the front between the hours of 22:00 and 08:00 hours.



This application appears to be intensifying the external drinking areas to these premises and with the current licensing hours (as stated above) would likely cause significant public nuisance from patrons being outside and loud music to the early hours.

Therefore, in view of the above circumstances, this Department fully objects to the application being granted.

Yours sincerely

Mrs. Vanessa Holroyd
Senior Environmental Health Officer