

Appendix C

Robson, Debra

From: Ahmet Tahir [REDACTED]
Sent: 30 April 2019 12:46
To: Robson, Debra; Planning CHD Referrals (CPL)
Cc: 'Gonen Tahir'
Subject: RE: The Alchemist Licence Application 19/02112/LAPREM

Dear Ms Robson,

My wife and I are writing in regard to the above application for the Alchemist, to convey our objections to this. For your information, our comments are as follows:

We live at No.15 on the third floor of Brecon House, being immediately opposite the proposal site (currently operating as Strada). This being our second home / retirement home, which we use on a regular basis. We continue to experience regular disturbances from The Liquorist (formerly Bar 38) which will sit next to The Alchemist if approved. The Liquorist already has a late licence for music & alcohol until 2.30am at weekends & since the change from Bar 38, the level of disturbance has not differed. The main issue is nuisance from loud music due to the lack of effective sound isolation; the lack of lobby access & noisy drunken clubbers who are allowed to stand outside of the premises for a chat late at night (as often the music is too loud to hold a conversation inside) and sometimes to smoke. Notably, noise levels increase significantly with the opening of doors, which at times are left completely open, allowing the music to flood out. The combination of noise from people standing outside and from the music results in frequent sleep disturbance (bedrooms are actually located on canalside) which is compounded in the summer months when more people stand outside. It is difficult to convey the level of disturbance without first-hand experience, but the sound of deeper bass notes and voices really reflects and carries around the estate, to the degree that we can clearly hear conversations, which get louder and louder with the consumption of more alcohol.

The level of noise that emanates from The Liquorist & disturbance caused limits the use of our home particularly on hot days & weekends, when we cannot open windows making our flat extremely uncomfortable at night. With the windows shut, we have to use fans to try and cool the flat and earplugs to drown out the sound so we can sleep. From what we have gleaned, there are no measures to suggest that The Alchemist would be any less disruptive than The Liquorist, so the same issues with both noise & vibration from music & voices will arise. If consented, The Alchemist will result in 2 clubs next to each other within close proximity to a very densely populated **residential area**.

Although we understand that in this second application, the licencing hours for the Alchemist have been cut back to 1am on Thursdays, Fridays and Saturdays, refreshments will still be available until 1.30am and therefore the disturbance from late night revellers leaving the premises will most likely continue until 2am as people disperse. The playing of music both live and recorded is unspecified in the application and this is likely to cause similar disturbance to the Residents if this is limited to the same degree as the Liquorist, which frankly is not effective. In our view, the sale of alcohol and the playing of music of all types should not be allowed in any premises along the Canalside beyond midnight 7 days a week, to limit the detrimental affect on the quality of life in Gunwharf Quays.

It should be noted that with both the Alchemist and the Liquorist, neither of these premises have been designed or constructed to be operated as Clubs, and as such there is very little in the way of curbing sound emission from the premises, other than standard shop fronts as used in other premises around Gunwharf. These are particularly poor at preventing the deeper bass sounds from escaping.

We urge you in this case to give due consideration and priority to the residents of Gunwharf Quays and refuse the application, however, if you are minded to grant consent, the licencing hours must be restricted to **Midnight at the very latest** on any given night, and proper shop fronts and lobbies designed for Clubs that are correctly designed **should be imposed**. At the same time, we would urge the Council to review and impose **much higher standards** of managing sound disturbance from The Liquorist. We also urge you to request a review of the licence for The Liquorist, so that is limited to midnight for the sale of alcohol and playing of music, and that their shopfronts and lobbies are replaced and redesigned to an acceptable standard. The use of either premises as a club/bar is not conducive to peaceful enjoyment of our homes, and this must surely remain a priority in such a densely populated residential area.

We would also like to suggest that you to consider the reasons why Tiger Tiger are more effective at minimising the impact of the Club in the area as compared to the Liquorist, and perhaps both this and Alchemist might benefit from their approach. Apart from the odd occasion at the end of the University terms, there is generally less disturbance arising from Tiger Tiger. The reasoning behind this we believe, is that this is a far better managed operation, which limits the impact on the residents more effectively. The noise of music emanating from these premises is also far more subdued, which is not a coincidence, but the result of better and considered design, along with a sensible dispersal policy, which enables the club to justify its longer licencing hours.

One final point is that the restaurant's in Gunwharf Quays are mostly very successful & the failure of Strada is not coincidental, which has struggled to compete at the same level in both terms of food & service. The loss of another restaurant following the demise of Jamie's last year is of concern, however, permitting a club licence for the Alchemist because "selling drink is more profitable than selling food" is not the correct solution for this location, as it will simply result in an escalation of further clubs popping up in the wrong locations. The Council should consider carefully how they wish this very successful part of the Town to evolve. There are far more appropriate locations for clubs, and there will always be demand for good restaurants in Gunwharf Quays.

We would appreciate it if you could please acknowledge receipt of our email and accept this as our objection to the application for The Alchemist.

Thank you and we look forward to hearing from you.

Kind Regards

Mr Ahmet Tahir & Mrs Gonen Tahir

