



County Hall  
Cardiff  
CF10 4UW  
Tel: (029) 2087 2000  
  
Neuadd y Sir  
Caerdydd  
CF10 4UW  
Ffôn: (029) 2087 2000

## AGENDA

<b>Committee</b>	IS-BWYLLGOR TRWYDDEDU
<b>Date and Time of Meeting</b>	DYDD GWENER, 22 GORFFENAF 2016, 10.00 AM
<b>Venue</b>	ROOM E, CITY HALL - CITY HALL
<b>Membership</b>	Councillor Parry (Chair) Councillors Goddard a/ac Lloyd

### 1 **Datgan Buddiannau**

Bydd hyn yn digwydd cyn pob eitem berthnasol ar yr agenda, yn unol â Chod Ymddygiad yr Aelodau.

### 2 **CAIS I AMRYWIO TRWYDDED SAFLE – M FUEL, HEOL CASNEWYDD** (Tudalennau 1 - 8)

### 3 **CAIS CANIATÁU TRWYDDED SAFLE – CURADO BAR, PLAS Y NEUADD** (Tudalennau 9 - 38)

**David Marr**

**Interim Monitoring Officer**

Date: Dydd Llun, 18 Gorffennaf 2016

Contact: Graham Porter, 029 2087 3401, g.porter@cardiff.gov.uk

***This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg***

Mae'r dudalen hon yn wag yn fwriadol

**CARDIFF COUNCIL  
CYNGOR CAERDYDD**

**Agenda Item CO. 1143**

**LICENSING SUB-COMMITTEE: 22 June 2016**

**Report of the Head of Regulatory Services**

**Application for Premises Licence - Variation**

**Application No: CCCP/01747**

**Name of Premises: M Fuel (Morrisons)**

**Ward: Penylan**

**1. Application**

1.1 An application for a Premises Licence - Variation, has been received from WM Morrison Supermarkets PLC in respect of M Fuel (Morrisons), Newport Road, Cardiff, CF23 9YG.

1.2 The current conditions attached to the Premises Licence:

(1) In respect of the following licensable activities:

1. The sale by retail of alcohol for consumption off the premises.

(2) Unless otherwise indicated the premises may be open to the public during the following hours and for any hours consequential to the non standard timings:

Monday to Sunday 06:00 to 00:00

(3) The premises are permitted to provide licensable activities during the following hours:

1. The sale by retail of alcohol for consumption off the premises:

Monday to Sunday: 06:00 to 00:00

1.4 The following application for variation is now made:

1. To extend the hours for the sale of alcohol and opening to 24 hours a day, Monday to Sunday

2. To permit late night refreshment from 23:00 to 05:00, Monday to Sunday

3. To permit alterations to the premises in accordance with the plan deposited.

**2. Promotion of Licensing Objectives.**

- 2.1 The additional conditions proposed by the applicant to meet the licensing objectives are attached to the report.

**3. Relevant Representations**

Representations have been received in respect of the application, copies of which are enclosed with the report.

**4. Legal Considerations.**

- 4.1 The decision must be taken following consideration of the representations received with a view to promoting the licensing objectives which are:

Prevention of crime and disorder  
Public Safety  
Prevention of Public Nuisance  
Protection of Children from Harm

- 4.2 In each case the Sub-Committee may make the following determination

- a) To grant the application.
- b) To modify the conditions of the licence, by altering, omitting or adding to them, where relevant.
- c) Reject the whole or part of the application.

- 4.3 All decisions taken by the Sub-Committee must (a) be within the legal powers of the Council and its Committees; (b) comply with any procedural requirement imposed by law; (c) be undertaken in accordance with the procedural requirements imposed by the Council eg. standing orders and financial regulations; (d) be fully and properly informed; (e) be properly motivated; (f) be taken having regard to the Council's fiduciary duty to its taxpayers; and (g) be reasonable and proper in all the circumstances.

**5. Issues for Discussion.**

- 5.1 The appropriateness of the hours of operation and conditions on the licence needs to be discussed.

**Dave Holland**  
**Regulatory Services**

**07 July 2016**

**Continued from previous page...**

Identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

- I have enclosed the premises licence
- I have enclosed the relevant part of the premises licence

Reasons why I have failed to enclose the premises licence or relevant part of premises licence.

THE PREMISES LICENCE HAS NOT YET BEEN RETURNED TO US FOLLOWING AN APPLICATION FOR VARIATION OF THE DESIGNATED PREMISES SUPERVISOR.

**Section 16 of 17**

**LICENSING OBJECTIVES**

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

List here steps you will take to promote all four licensing objectives together.

AS EXISTING

b) The prevention of crime and disorder

AS EXISTING

c) Public safety

AS EXISTING

d) The prevention of public nuisance

AS EXISTING

e) The protection of children from harm

AS EXISTING

1747

**Barker, Kirstie**

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**From:** Rob.Gunstone@south-wales.pnn.police.uk  
**Sent:** 29 June 2016 11:56  
**To:** Licensing (Licensing, Regulatory); RJT@gosschalks.co.uk  
**Subject:** M Fuel { Morrisons }  
**Attachments:** Signed Morrisons Objection.pdf

Please find attached signed objection in relation to Morrisons application.

**ROB GUNSTONE.**  
**Pc 3487**

**Police Licensing Department**  
**Cardiff Bay Police station.**  
**James Street**  
**Cardiff**  
**CF10 5EW**

**Tel 029 20 634159**

**Mob 07584 004356**

**Ydych chi angen siarad gyda'r heddlu ond nad oes angen ymateb brys arnoch? Ffoniwch 101? Gellir defnyddio'r rhif i roi gwybod am achos nad yw'n un brys i unrhyw heddlu yng Nghymru a Lloegr.**  
**Mewn argyfwng, ffoniwch 999 bob amser.**

**Do you need to speak to police but don't require an emergency response? Call 101? The number can be used to report a non-emergency to any force in Wales and England.**  
**In an emergency, always dial 999.**

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Unauthorised use or disclosure of this email may be unlawful. View our confidentiality statement at <http://www.south-wales.police.uk/e-mail-confidentiality-statement/>

Gallai defnyddio neu ddatgelu'r neges e-bost hon heb awdurdod fod yn anghyfreithlon. Gallwch weld ein datganiad cyfrinachedd yn: <http://www.south-wales.police.uk/datganiad-cyfrinachedd-e-bost/?lang=cy>



Police Licensing Department .  
Cardiff Bay Police station  
James Street,  
Cardiff.  
CF10 5EW.

27th June 2016

M Fuel { Morrisons }  
507 Newport Road,  
Cardiff CF23 9YG

**APPLICATION TO VARY A PREMISES LICENCE UNDER THE LICENSING ACT 2003.  
M FUEL {MORRISONS} 507 NEWPORT ROAD CARDIFF CF23 9YG.**

To whom it may concern,

I have caused enquiries to be made into this application. As a result of these enquiries, I now wish to advise that the Police make an objection to the granting of a variation of the existing premises licence at Morrisons Supermarket 507 Newport Road, Cardiff.

These objections are based upon the following licensing objectives namely,

1. The Prevention of Crime and Disorder.
2. That of public safety.

However, should the applicant agree to comply with the representations made to meet the licensing objectives, before a hearing takes place, then please accept that the Police will automatically withdraw their request for a hearing before the Licensing Committee.

**POLICE REPRESENTATIONS.**

The following conditions are requested specific to M Fuel.

1. A Personal Licence Holder will be present at all times whilst the premises { M Fuel } is open to the public and alcohol is offered for sale.
2. Two members of staff will be present at all times.

**RESTRICTED**

3. SIA registered security staff will be present at the premises { M Fuel } between the hours of 22:00hrs and 06:00hrs in addition to the two members of Morrisons staff.
4. No display of alcohol shall be located within 5 metres of the entrance to the premises.
5. "The premises { M Fuel } will operate a Challenge 25 policy. This policy will be brought to the attention of customers by the use of appropriate signage. Challenge 25 notices will be displayed in prominent positions in the premises. The only form of identification recognised will be photographic identification cards such as driving licence, passport or proof of age scheme cards. All permanent staff will receive the appropriate Challenge 25 training, having completed a minimum of six continuous weeks of employment".
6. An incident book shall be kept at the premises { M Fuel } and maintained on site at all times. It shall be made available upon request to a Police officer or other authorised person. This will record the following;  
All crimes reported to the venue  
Any complaints received.  
Any incidents of disorder  
Any refusal of the serving of alcohol  
Any visit by a representative of a relevant authority or emergency service.
7. A CCTV system shall be installed, maintained and operated at all times when the premises { M Fuel } are open to the public. The system will cover all internal areas of the premises to which the public have access, excluding the toilets, including all entrances and exits. These images will be retained for a period of 31 days and will be of sufficient quality to identify persons entering the premises and provide the registration numbers of vehicles entering the forecourt area of the premises. The images will be produced to a Police employee in a readily playable format immediately upon request when the premises are open to the public and at all other times as soon as reasonably practicable. There will be sufficient trained staff to facilitate this condition.

Yours faithfully,



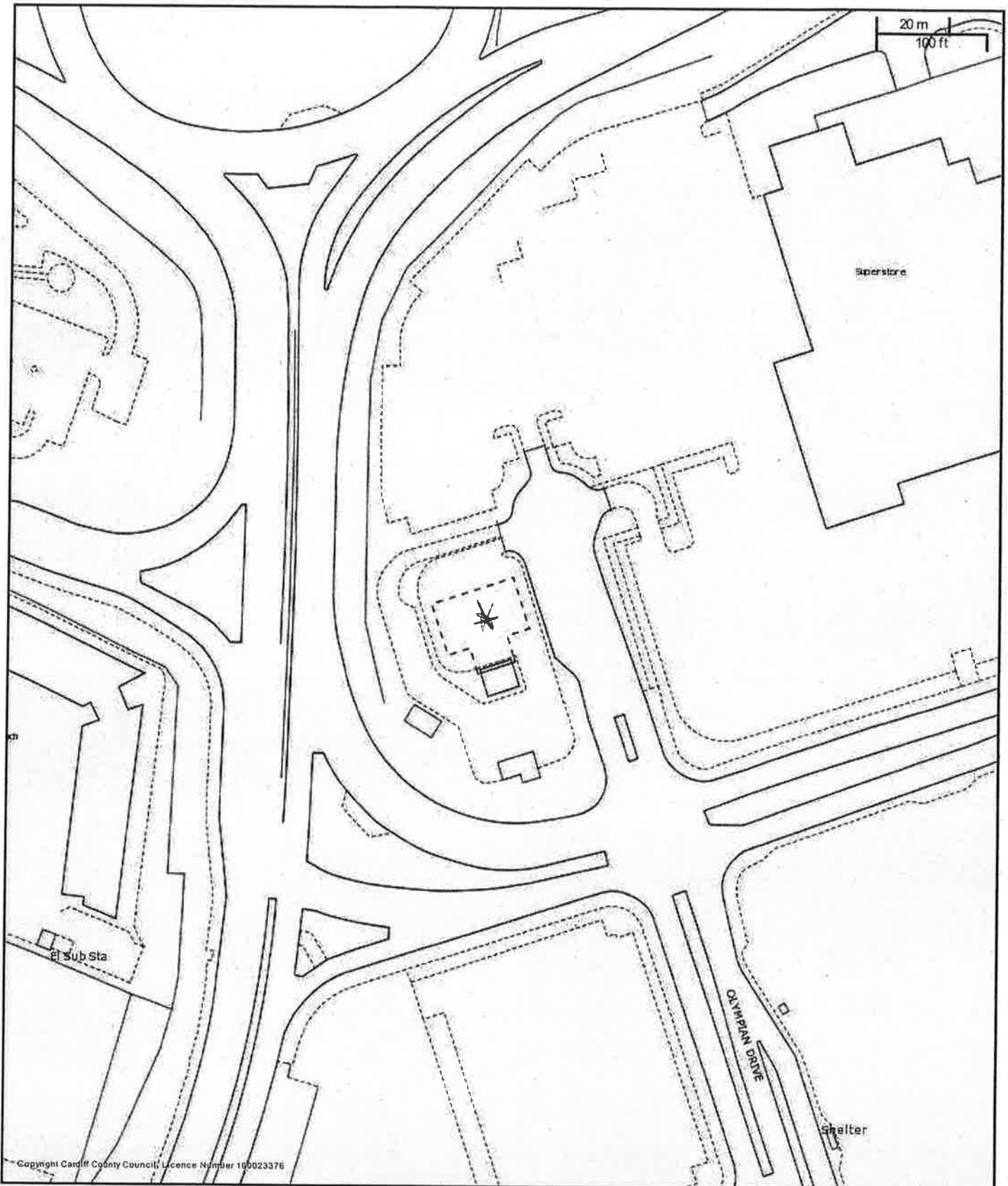
D Howe.

Chief Inspector.

COPY TO:

**RESTRICTED**





CHIEF EXECUTIVE  
 Paul Orders  
 County Hall  
 Atlantic Wharf  
 Cardiff CF10 4UW  
 Tel: 029 20872000

**City of Cardiff Council**  
**Cyngor Dinas Caerdydd**



**CARDIFF  
 CAERDYDD**



Title

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CARDIFF COUNCIL  
CYNGOR CAERDYDD

Agenda Item CO. 1144

LICENSING SUB-COMMITTEE: 22 July 2016

Report of the Head of Regulatory Services

Application for Premises Licence - Grant

Application No: CCCP/01939

Name of Premises: Curado Bar Limited

Ward: Cathays

1. Application

1.1 An application for a Premises Licence - Grant, has been received from Curado Bar Limited in respect of Curado Bar Limited, 2 Guildhall Place, Cardiff, CF10 1EB .

1.2 The applicant has applied for the following:

(1) In respect of the following licensable activities:

1. The sale by retail of alcohol for consumption on and off the premises.

2. The provision of late night refreshment.

(2) Description of Premises (as stated by applicant):

“Tapas bar and restaurant with delicatessen”

(3) Unless otherwise indicated the premises may be open to the public during the following hours and for any hours consequential to the non standard timings:

Monday to Sunday: 07:00 to 00:30

(4) To provide licensable activities during the following hours:

1. The sale by retail of alcohol for consumption on and off the premises:

Monday to Sunday: 10:00 to 00:00

2. The provision of late night refreshment (indoors):

Monday to Sunday: 23:00 to 00:30

**2. Promotion of Licensing Objectives.**

- 2.1 The additional conditions proposed by the applicant to meet the licensing objectives are attached to the report. Also attached is supporting information provided by the applicant.

**3. Relevant Representations**

Representations have been received in respect of the application, copies of which are enclosed with the report.

The applicant has provided a document comparing the conditions requested by South Wales Police and those proposed by the applicant. A copy of this is attached.

**4. Legal Considerations.**

- 4.1 In respect of the application the decision must be taken following consideration of the representations received with a view to promoting the licensing objectives which are:

Prevention of crime and disorder  
Public Safety  
Prevention of Public Nuisance  
Protection of Children from Harm

- 4.2 In each case the Sub-Committee may make the following determination

- a) To grant the application.
- b) To modify the conditions of the licence, by altering, omitting or adding to them, where relevant.
- c) Reject the whole or part of the application.

- 4.3 All decisions taken by the Sub-Committee must (a) be within the legal powers of the Council and its Committees; (b) comply with any procedural requirement imposed by law; (c) be undertaken in accordance with the procedural requirements imposed by the Council eg. standing orders and financial regulations; (d) be fully and properly informed; (e) be properly motivated; (f) be taken having regard to the Council's fiduciary duty to its taxpayers; and (g) be reasonable and proper in all the circumstances.

**5. Issues for Discussion.**

- 5.1 The application should be determined and the appropriateness of any conditions on the licence needs to be discussed.

**Proposed Conditions**

**General – all four licensing objectives**

The Premises Licence will have no effect until the premises are constructed/alterd only in accordance with the appropriate provisions of the local licensing authority and this condition has been removed from the premises licence.

The full menu will be available throughout the trading day (subject to a permitted wind-down period before the terminal hour of service).

Waiter/waitress service will always be available and at any given time no less than 80% of the internal public trading area will be given over to tables and chairs.

The premises shall predominantly be run as a licensed restaurant.

A 30 minute drinking up time on top of the last permitted sale of alcohol to allow customers to use the toilet facilities and disperse from the premises.

Locations of fire safety and other safety equipment subject to change in accordance with the requirements of the responsible authorities or following a risk assessment.

Any detail shown on the plan that is not required by the licensing plans regulations is indicative only and subject to change at any time.

All staff shall be suitably trained for their job function for the premises the training shall be written into a programme of ongoing review and will be made available to a responsible authority on reasonable request.

**Prevention of crime and disorder**

CCTV shall be installed to a standard agreed with the South Wales Police. It will be maintained and operated at all times that the premises are open to the public. The system shall cover all areas to which the public have access (excluding toilets), including entrances and exits and any outside areas used by customers. Images shall be kept for a minimum of 31 days. The images shall be produced to an authorized police employee in a readily accessible format upon reasonable request. There will be sufficient staff training to facilitate such a request.

On days classified as 'major event days' by the South Wales Police, all drinks will be dispensed into plastic vessels, with the exceptions being hot drinks and those drinks served with a substantial table meal to seated patrons, wine, champagne and cocktails. The premises needs only comply with this requirement should the Police, after consultation with the operator, deem there is a real risk to public safety during a specific major event and notify accordingly.

On days classified as 'major event days' by the South Wales Police SIA door supervisors to be engaged subject to a risk assessment and discussions with South Wales Police.

To be a member of Pubwatch or related scheme.

A log for all incidents is to be kept and maintained. This log must be available to Police or Council Officers on request. Relevant offences will be reported to Police in good time.

**Public Safety**

Appropriate fire safety measures will be installed and maintained as shown on the drawings accompanying this application.

### **Prevention of Public Nuisance**

A refuse store of sufficient size shall be provided

Late night refreshment is restricted to consumption on the premises.

The Premises Licence Holder or nominated person shall ensure that suitable signage is positioned at exits to request the co-operation of patrons, in particular to make as little noise as possible when leaving the premises. Patrons will be asked not to stand around talking in the street outside the premises or any car park; and asked to leave the vicinity quickly and quietly.

### **Protection of children from harm**

All staff shall be aware of the law regarding the refusal of service to any person who is drunk or is underage and shall be aware of how to seek ID from anyone who appears to be underage.

All staff training on the issue of underage sales to be documented and made available to responsible authorities upon request.

Persons under the age of 18 shall only be admitted onto the premises in the company of an adult.

A challenge 21 policy is employed whereby those who appear to be under the age of 21 and are attempting to purchase alcohol will be asked to provide identification.

The only type of identification that will be accepted is a photo driving licence, passport, PASS (Proof of Age Standards Scheme) or accredited Military identification cards.  
Staff will be trained in this policy and records will be kept.

There shall be no adult entertainment, services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children.

No performance of lap dancing entertainment of a sexual nature or striptease will be permitted on the premises

**CURANDO**  
-HAM&TAPAS FROM SPAIN-

THE LONDON BAR CONSULTANTS LTD



## CONCEPT

### CURADO

STYLED UPON THE BODEGAS OF SPAIN, CURADO WILL OFFER A UNIQUE EXPERIENCE IN ITS LOCATION. FROM THE LONG, FEATURE BAR GUESTS WILL BE SERVED AUTHENTIC FOOD AND DRINK IMPORTED EXCLUSIVELY BY THE PARENT COMPANY ULTRACOMIDA.

HANGING JAMONS AND SPANISH WINES WILL ADORN THE WALLS, COMMUNICATING THE HEEL OF SPAIN. ALONGSIDE AN OFFERING THAT INCORPORATES SPANISH IMPORTS INCLUDING BEERS, WINES, FOOD STUFFS AND SHERRIES.

CURADO WILL ALSO OFFER OFF SALES AND DELICATESSEN STYLE SHOP SELLING SOME OF THE SPANISH FOODS IMPORTED BY ULTRACOMIDA.

AS A VENUE, CURADO WILL EMBODY THE RELAXED, EPICUREAN INDULGENCES OF THE MEDITERRANEAN, WITH A FOCUS ON WELCOMING HOSPITALITY AND UNIQUE PRODUCE OF THE FINEST PEDIGREE.



## CONCEPT

### CURADO

ON AN OPERATIONAL LEVEL, CURADO WILL FOCUS ON AN EDUCATIONAL STYLE OF HOSPITALITY. THE EXOTIC NATURE OF SOME OF THE PRODUCE WILL PRESENT THE 'TYRANNY OF CHOICE' TO THE GUEST, A POWERFUL SITUATION IN WHERE THE GUEST IS UNABLE TO FULLY INTERPRET THE OFFERING.

THIS IS A WELL KNOWN TECHNIQUE EMPLOYED BY SPECIALIST VENUES THE WORLD OVER, POSITIONING THE SERVER IN A POSITION OF POWER FROM WHERE THEY CAN GUIDE THE GUEST IN THEIR ORDER, RESULTING IN THE GUEST RECEIVING A HIGHER VALUE EXPERIENCE DUE TO THE SMALL EDUCATION THEY RECEIVE.

AS A RESULT THE GUEST - SERVER INTERACTION TAKES PRECEDENT AND REQUIRES A PARTICULAR RELATIONSHIP TO FORM FROM THE MOMENT THE GUEST ENTERS THE VENUE AND IS CREATED BY A MEMBER OF THE TEAM ALL THE WAY THROUGH THE SALESMANSHIP AND PRODUCT KNOWLEDGE OF THE SERVER THROUGH THE POINT THE GUEST LEAVES.



REPAIR  
Through Penetration

A LONG, DARK PASSAGE THROUGH THE INTERIOR OF THE STADIUM IS CENTRAL TO THE ATMOSPHERE. IT WILL BE LINED WITH SEATS TO DISCOURAGE STANDING.



THE LONDON BAR CONSTRUCTION LTD

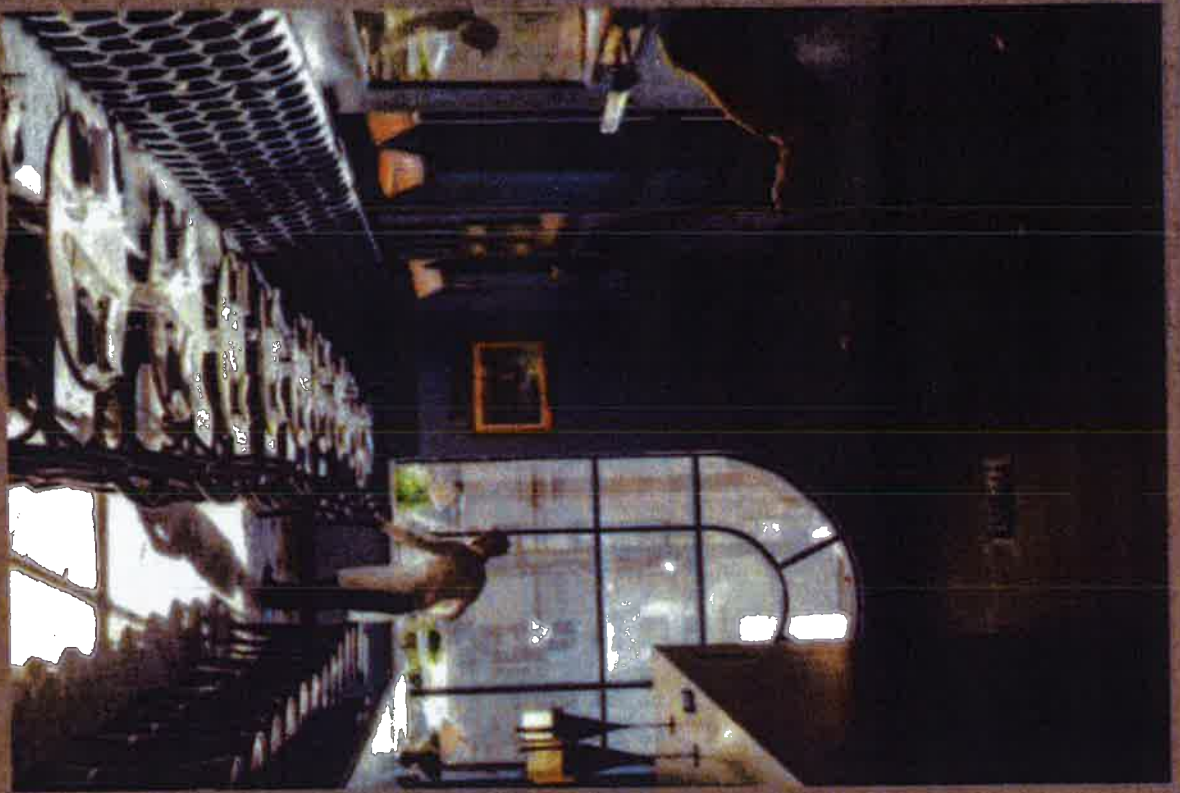


Special  
Design Features



THE LONDON BAR CONSULTANTS LTD





NOTE:

IT IS EXTREMELY IMPORTANT THAT THE VENUE WILL BE A SEATED VENUE WITH STANDING DISCOURAGED:

WITH MANY OF THE IMPORTED SPANISH GOODS BEING UNFAMILIAR TO THE GUESTS, AS THE CONCEPT AND PRODUCE REQUIRES SOME EXPLANATION, AND SO IT REMAINS ESSENTIAL TO INSTIGATE CONVERSATION BETWEEN THE GUEST AND THE SERVERS, AND SO THE RESTAURANT STYLE SERVICE IS NEEDED.



## Private Floor

THE BREAK IN THE FLOORING WILL HELP TO CHANNEL MUCH OF THE ENERGY PROVIDED BY THE BAR ON THE GROUND FLOOR UPWARDS TO THE MEZZANINE AREA.

THIS AREA ALLOWS FOR PRIVATE DINING, AND MASTERCLASSES INVOLVING THE SERRIES, JAMONS, AND OTHER SPANISH IMPORTS

MOST IMPORTANTLY THIS SPACE WILL BE OFFER A COMMUNAL, SHARING FEELING TO ENCOURAGE THE FRIENDLY ATMOSPHERE OF THE SPANISH BODEGAS



Full bar and masterclasses too



VENUE:  
DESIGN FEATURES

DESIGNING A SPACE TO COMMUNICATE THE IDENTITY OF THE VENUE. MUST BE FUNCTIONAL.



THE LOCATION: BANGKOK, THAILAND



*Feature*

*Suggested Design Features*

HANGING *SEATING* WILL FORM A *PERCEPTUAL WALL* AT THE FRONT OF THE BAR, *PROVIDING OPEN VISUAL CONNECTION TO THE COUNTERTOP AND PROVIDING VISIBILITY AND BECOMING THE BAR AT THE BAR.*



THE BAR'S BAR CONSULTANTS LTD



## Menu

THE FOOD ASPECT WILL BE AUTHENTICALLY SPANISH, MOSTLY SERVED IN SMALL PLATES TO ENCOURAGE 'GRAZING' AND SHARING.

IT WILL BE AVAILABLE THROUGHOUT THE VENUE AND AT ALL TIMES.

THE FOOD WILL BE A CELEBRATION OF THE CONCEPT AND PROVIDE THE MAIN REASON FOR THE GUESTS' PRESENCE







THE JAPANESE BAIT CONSULTANTS LTD.



THE **SPANISH** ARE THE **ONLY** IN THE WORLD, AND WITH GIN **AND** THERE IS AN OPPORTUNITY TO OFFER A WELL CONSIDERED GIN OFFERING. IT IS IMPORTANT NOT TO OVER DO IT AND CAUSE THE REPUTATION OF THE BAR TO BECOME A 'GIN BAR', BUT A STRONG LIST IS ADVISABLE.

15X GINS ARE RECOMMENDED, ALONGSIDE A RANGE OF TONICS AND SERVED IN THE SPANISH COPPA STYLE, WITH **THE**

**GIN TONIC**

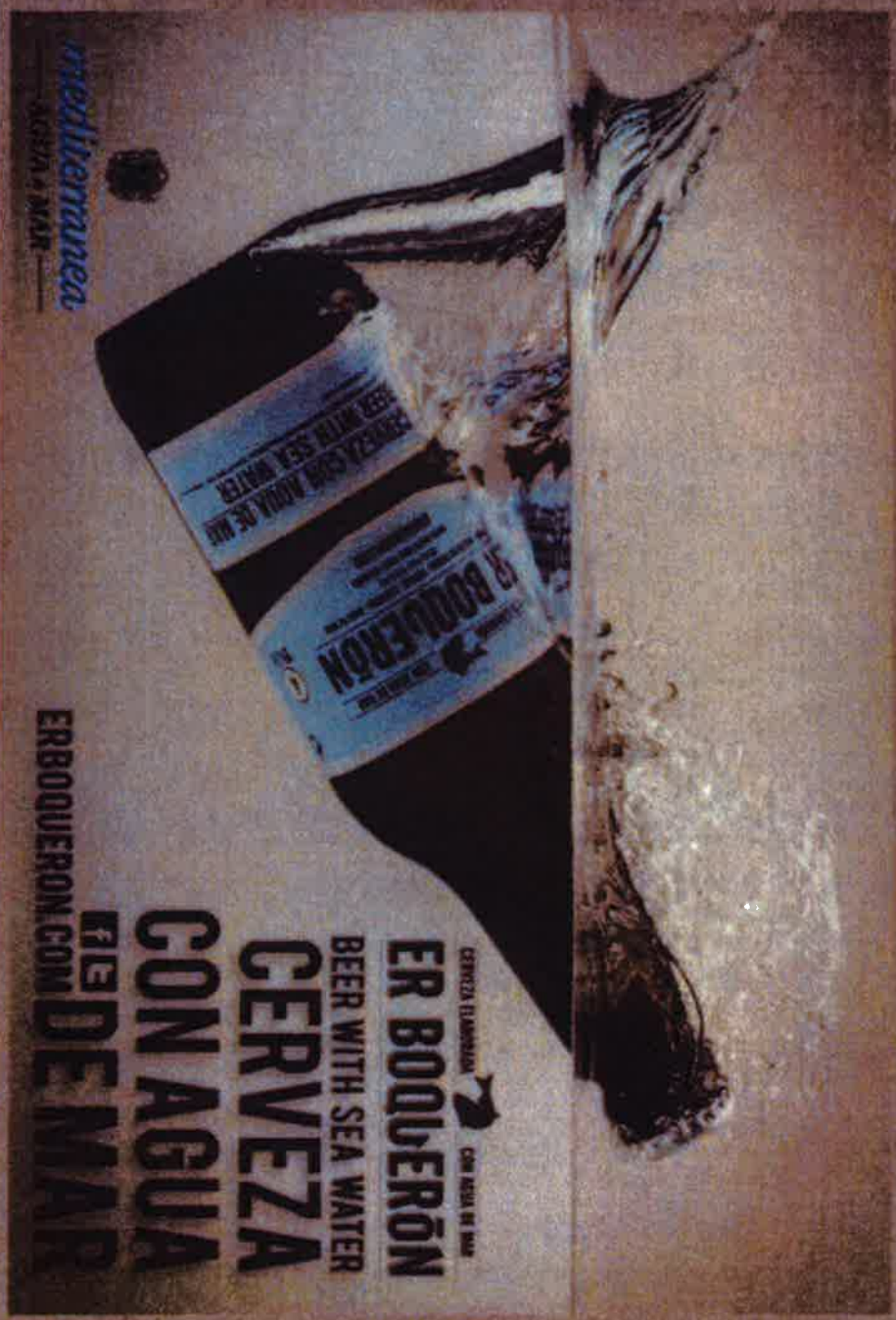


THE LONDON BAR CONSULTANTS LTD



Erboqueron

USING ONLY IMPORTED SPANISH BEERS, THE SPANISH CONCEPT WILL NOT BECOME DILUTED, WITH THE COMMUNICATION OF SPAIN BEING AT THE FOREFRONT OF THE VENUE. THE OFFERING IS UNDENIABLY **Erboqueron**



CERVEZA ELABORADA CON AGUA DE MAR  
**ERBOQUERÓN**  
BEER WITH SEA WATER  
**CERVEZA**  
**CON AGUA**  
**DE MAR**  
ERBOQUERON.COM

THE LONDON BAR CONSULTANTS LTD

# **KNOX & WELLS LTD**

BUILDING CONTRACTORS • ESTABLISHED • 1888

REGISTERED OFFICE:

CRESWELL HOUSE • FIELDWAY  
HEATH • CARDIFF • CF14 4UH

TEL: (029) 20613999

FAX: (029) 20691302

E-Mail: mail@knoxandwells.com

7 June 2016

Matthew Phipps Partner  
Head of Licensing (England and Wales)  
TLT Solicitors  
1 Redcliffe Street  
Bristol  
BS1 6TP

Dear Matthew

**Re: 2 GUILDHALL PLACE**

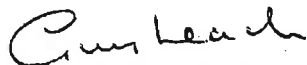
2 Guildhall Place is owned by Creswell Properties; a company with close links to Knox & Wells Ltd. Knox & Wells is a Cardiff based building contractor, founded in 1888 with considerable experience in commercial development.

We bought the property in June 2015. It was empty and in a poor state of repair. For the previous 35 years it had been a Burger King, a fast food restaurant with late trading until 3.30am. We saw potential to refurbish this prominent Cardiff building and to let it to a high end restaurant user with it well situated close to the major redevelopment of the old bus station in Wood Street. We employed E.J Hales to market the building and we had strong interest for the property.

We selected Curado, not just because they are a successful, proven company but also because we were impressed by their professionalism and offering. As part of our due diligence we visited their premises in Narbeth and Aberystwyth and they are ideally suited, as they offer a different dining experience for Cardiff City centre and their fit out, based on the bodegas of Spain suits the long narrow nature of 2 Guildhall Place. As a delicatessen and tapas restaurant they are a gentile and sophisticated use and will attract the discerning, civil customer. There is a strong emphasis on quality service and they aim to provide a rewarding experience for their clients.

We have worked well with Curado over the past 8/9 months, finalising the elevational treatment of the building and the internal layout to suit their requirements.

Yours sincerely



Guy Leach

REGISTERED IN ENGLAND No. 306681

DIRECTORS: M.F. LEACH, F.C.I.O.B. (CHAIRMAN)

COMPANY SECRETARY: A.H. LEWIS, B.Sc., A.C.A.

G.O. LEACH, M.A., C.Eng., M.I.C.E. (MANAGING)

H.M. LEACH, L.L.B., A.C.A.

Our Ref: TJM/SP



Chartered Surveyors

Matthew Phipps Esq  
TLT Solicitors  
One Redcliff Street  
Bristol  
BS1 6TP

28 Windsor Place  
Cardiff  
CF10 3SG

T: 029 2037 8844  
F: 029 2039 7478  
W: www.ejhales.co.uk

9<sup>th</sup> June 2016

Dear Sir,

**2 GUILDHALL PLACE, CARDIFF**

I have pleasure in setting out below our Marketing Report on the above premises.

**Background**

E J Hales are a privately owned commercial real estate practise specialising in retail and leisure property throughout South Wales and many parts of England.

E J Hales are very experienced in Cardiff City Centre having recently been the Letting Agents on the very successful St David's 2 Shopping Centre and have dealt with many properties throughout the City.

**Instructions**

We were instructed by Guy Leach of Knox & Wells Limited to advise his company on this property when it was brought to the market by the Cardiff Office of Lambert Smith Hampton in April/May 2015. The property was originally partly redeveloped and refurbished in approximately 1980 as a purpose built fast food burger outlet. The original occupier was Goldburger which then was bought out by Burger King.

The Burger King lease expired early in 2015 and they decided not to renew the lease because of lack of trade.

The Royal Bank of Scotland were the owners of the property and decided to sell their interest.

It is our opinion that Westgate Street is an improving area and there have been several recent new lettings to successful operators such as The Brew House and Bar 44.

Also the regeneration of the Central Square/Bus Station area will be of benefit to the Westgate Street vicinity.

Peter Hales      Robert Hales BSc MRICS      Andrew Williams BSc MRICS      Simon Watson James MRICS  
Philip Gwyther BSc ECON      Phillip Morris BSc MRICS      Matthew Morgan BSc MRICS      Daniel Griffiths BSc MRICS  
Associate: Owen Cahill BA(Hons) MRICS      Consultant: Terry Melia BSc FRICS



The Welsh Rugby Union are also exploring possible redevelopment of their substantial frontage on Westgate Street.

## **Marketing**

Knox & Wells were successful in acquiring the property and completed the purchase in June 2016.

E J Hales were then formally instructed to secure a suitable tenant.

It was clear that the exterior and internal arrangement of the building was somewhat outdated and would benefit from a complete facelift.

In conjunction with Chris Waterworth Architects a scheme was drawn up to provide improved elevations which include new windows.

The proposal also included improving the internal layout by cutting out part of the first floor area to allow more natural light and a feature staircase.

Marketing duly commenced with a To Let board, letting particulars and placing on the E J Hales Website.

During the summer and autumn of 2015 we received considerable interest from a variety of users including the following:-

- Restaurants – including Asian Street Food and American Style Diner
- Wine Bars/Night Clubs
- Draft Beer Outlets

After various meetings with a number of potential tenants it was agreed that the best use for this property would be a quality restaurant type operator.

Ultracomida /Curado from Narberth became the preferred choice because of their style and commitment to their business.

We visited their main restaurant/delicatessen in Narberth and also their unit in Aberystwyth. We were very impressed with their style of operation which includes a delicatessen selling Spanish produce. This concept would be a perfect fit for this area, Their offer is very much the Mediterranean style family friendly restaurant/tapas bar rather than a wet/vertical drinking lead outlet.

If you require any further information please let me know.

Yours faithfully



**TERRY MELIA**

Direct Line: 029 2034 7101

Email: [terry@ejhales.co.uk](mailto:terry@ejhales.co.uk)

**ejhales** 

**From:** Tony.Bowley@south-wales.pnn.police.uk  
**Sent:** 24 June 2016 15:24  
**To:** matthew.phipps@TLTsolicitors.com  
**Cc:** Licensing (Licensing, Regulatory)  
**Subject:** reps re CURADO BAR  
**Attachments:** reps re CURADO BAR.doc

Dear Matthew,

Please find attached the Police representations in relation to this application.

As is our practice, we object under the cumulative impact policy and ask that if the committee are minded to grant, then we seek the conditions within this letter.

The signed original is in the post to your offices.

Unfortunately due to health issues I will not be able to represent the Police at the hearing. Kirstie Barker tells me the likely date is 22<sup>nd</sup> or 29<sup>th</sup> July.

My colleague Tim Davies will be taking my place.

Please copy him into any correspondence you have with us.

Regards

Tony

**Ydych chi angen siarad gyda'r heddlu ond nad oes angen ymateb brys arnoch? Ffoniwch 101? Gellir defnyddio'r rhif i roi gwybod am achos nad yw'n un brys i unrhyw heddlu yng Nghymru a Lloegr.**

**Mewn argyfwng, ffoniwch 999 bob amser.**

**Do you need to speak to police but don't require an emergency response? Call 101? The number can be used to report a non-emergency to any force in Wales and England. In an emergency, always dial 999.**

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Gallai defnyddio neu ddatgelu'r neges e-bost hon heb awdurdod fod yn anghyfreithlon. Gallwch weld ein datganiad cyfrinachedd yn: <http://www.south-wales.police.uk/datganiad-cyfrinachedd-e-bost/?lang=cy>

Licensing Department,  
Cardiff Bay Police Station,  
James Street,  
Cardiff.  
CF10 5EW

23rd June 2016

TLT Sols.  
One Redcliff Street,  
Bristol

APPLICATION FOR THE GRANT OF A PREMISES LICENCE,  
"CURADO BAR " 2 GUILDHALL PLACE, CARDIFF CF101EB

I have caused enquiries to be made into this application and make the following representation that I wish to be considered when deciding on the licensable activity and conditions for this licence.

The Police object to this application.  
The Police objections are based on the following:-

The prevention of crime and disorder.  
Public Safety  
Protection of children from harm.

(The premises are situated within the Cardiff City Centre cumulative impact area. There is a disproportionate amount of alcohol related crime and disorder in the vicinity. The opening of another outlet for alcohol may lead to an increase in the amount of alcohol related crime and disorder.

The premises are adjacent to the Westgate Street entrances to the Principality Stadium. The footfall on event days is high outside the premises.

There are occupied residential dwellings in close proximity of the premises.

The design and layout of the premises is not contiguous with sexual entertainment.)

Should the licensing committee be minded to grant this application we ask that the following conditions be placed on the licence;

pto.



1. The opening hours of the premises shall be limited to 0700 to 2330 each day.
2. The hours permitted for the sale of alcohol will be limited to 1000 to 2300 hours each day.
3. The provision of late night refreshment shall be limited to 2300 to 2330 hours each day.
3. A CCTV system shall be installed to a standard agreed with South Wales Police. It will be maintained and operated at all times the premises are open to the public. The system shall cover all areas to which the public have access (excluding toilets) including all public entrances and exits and any outside area used by customers. Images shall be kept for a minimum of 31 days.  
The images shall be produced to a Police employee or authorised Officer of Cardiff Council Licensing in a readily playable format immediately upon request when the premises are open and at all other times as soon as reasonably practical. There will be sufficient staff training to facilitate the above.
4. Substantial meals will be available whenever alcohol is offered for sale.
5. On major event days in Cardiff City Centre, such as sporting events in the Principality Stadium, all drinks will be served in non glass vessels.
6. On major event days in Cardiff City Centre, such as sporting events in the Principality Stadium, an SIA registered member of door staff will be on duty when alcohol is offered for sale for consumption on the premises.
7. On major event days in Cardiff City Centre, such as sporting events in the Principality Stadium, the premises will not obstruct the thoroughfare of Guildhall Place or Westgate Street with tables, chairs, planters or similar items.
8. There will not be any lap dancing, striptease or other similar adult entertainment allowed on the premises.
9. When there are large private events at the premises, such as invitation only parties, a member of door staff will be on duty to supervise entry.

The Police objections are based on the following:-

The prevention of crime and disorder.

(The premises are situated within the Cardiff City Centre saturation zone. There is a disproportionate amount of alcohol related crime and disorder in the vicinity. The opening of another outlet for alcohol may lead to an increase in the amount of alcohol related crime and disorder.

Addition evidence to support the Police representation and conditions may be used at a subsequent hearing before the Licensing Committee hearing. This evidence may be expanded on verbally, written, statistical or CCTV evidence.

If you wish any further information then please contact Police Licensing Officer Tony Bowley at the Cardiff Bay Police Station ☎ 029.20. 633421.

Yours faithfully,

D. HOWE  
Chief Inspector.

**Barker, Kirstie**

---

**From:** Ewington, Amanda  
**Sent:** 04 July 2016 15:12  
**To:** matthew.phipps@TLTsolicitors.com; Barker, Kirstie  
**Subject:** CURADO BAR  
**Attachments:** curado pdf.pdf

Please see attached in respect of Curado Bar

Kind Regards

Mandy

My Ref / Cyf: AJE/REP 1939  
Direct Line / Lein Uniongyrchol: (029) 20871651  
Date/Dyddiad 4<sup>th</sup> July 2016



County Hall  
Cardiff,  
CF10 4UW  
Tel: (029) 2087 2087

Neuadd y Sir  
Caerdydd,  
CF10 4UW  
Ffôn: (029) 2087 2088

Dear Sir,

Re: Application for Premises Licence - Grant Premises:  
CURADO BAR 2 Guild Hall Place  
Application Number CCCP/01939

I write in respect of the above application submitted to the authority on 6<sup>th</sup> June 2016, and hereby give notification that the Licensing Authority of Cardiff Council object to the application for a Premises Licence.

A Cumulative impact Policy has been adopted for the City Centre area of the City. The Licensing Authority has adopted the policy due to high levels of alcohol related crime and disorder, in the interests of public safety and the avoidance of nuisance.

The policy creates a presumption that new applications for Premises Licences will be refused unless the applicant can demonstrate the business will have no negative effect on any of the licensing objectives. I have attached a copy of the policy for your information.

The premises detailed above falls within the boundary of the Cumulative Impact Zone and therefore an objection is submitted in respect to the following Licensing Objectives.

The prevention of crime and disorder.  
The prevention of public nuisance.  
Public safety.

Consequently the Licensing Sub-Committee will need consider this application.

However the Authority will withdraw its objection if the applicant can demonstrate that the premises is primarily a restaurant in that alcohol is only sold with a substantial table meal and there is no public bar area exclusively for the sale the sale of alcohol, in line with Cardiff Councils Cumulative Impact Policy.

You will need to demonstrate to the Licensing Sub-Committee that there will be no negative cumulative impact on one or more of the licensing objectives if the Premises Licence were to be granted.

Licensing Section, Cardiff County Council, City Hall, Cathays Park, Cardiff, CF10 3ND Tel (029) 2087  
1651 Fax (029) 2087 1816 e-mail [licensing@cardiff.gov.uk](mailto:licensing@cardiff.gov.uk)

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**Curado Bar Ltd – Curado, 2 Guildhall Place, Cardiff CF10 1EB**

**Document comparing the conditions requested by South Wales Police and those proposed by the Applicant.**

**Key:**

*Text* – Requested by South Wales Police

**Text** – Proposed by the Applicant

*The opening hours of the premises shall be limited to 0700 to 2330 each day.*  
**opening hours until 00:30**

*The hours permitted for the sale of alcohol will be limited to 1000 to 2300 hours each day.*

**supply of alcohol until 00:00**

*The provision of late night refreshment shall be limited to 2300 to 2330 hours each day.*

**Late night refreshment until 00:30**

*A CCTV system shall be installed to a standard agreed with South Wales Police. It will be maintained and operated at all times the premises are open to the public. The system shall cover all areas to which the public have access (excluding toilets) including all public entrances and exits and any outside area used by customers. Images shall be kept for a minimum of 31 days. The images shall be produced to a Police employee or authorised Officer of Cardiff Council Licensing in a readily playable format immediately upon request when the premises are open and at all other times as soon as reasonably practical. There will be sufficient staff training to facilitate the above.*

**CCTV shall be installed to a standard agreed with the South Wales Police. It will be maintained and operated at all times that the premises are open to the public. The system shall cover all areas to which the public have access (excluding toilets), including entrances and exits and any outside areas used by customers. Images shall be kept for a minimum of 31 days. The images shall be produced to an authorized police employee in a readily accessible format upon reasonable request. There will be sufficient staff training to facilitate such a request.**

*Substantial meals will be available whenever alcohol is offered for sale.*

**The full menu will be available throughout the trading day (subject to a permitted wind-down period before the terminal hour of service).**

*On major event days in Cardiff City Centre, such as sporting events in the Principality Stadium, all drinks will be served in non glass vessels.*

**On days classified as 'major event days' by the South Wales Police, all drinks will be dispensed into plastic vessels, with the exceptions being hot drinks and those drinks served with a substantial tables meal to seated patrons, wine, champagne and cocktails. The premises needs only comply with this requirement should the Police, after consultation with**

**the operator, deem there is a real risk to public safety during a specific major event and notify accordingly.**

*On major event days in Cardiff City Centre, such as sporting events in the Principality Stadium, an SIA registered member of door staff will be on duty when alcohol is offered for sale for consumption on the premises.*

**On days classified as 'major event days' by the South Wales Police SIA door supervisors to be engaged subject to a risk assessment and discussions with South Wales Police.**

*On major event days in Cardiff City Centre, such as sporting events in the Principality Stadium, the premises will not obstruct the thoroughfare of Guildhall Place or Westgate Street with tables, chairs, planters or similar items.*

**No comparable condition**

*There will not be any lap dancing, striptease or other similar adult entertainment allowed on the premises.*

**No performance of lap dancing entertainment of a sexual nature or striptease will be permitted on the premises**

*When there are large private events at the premises, such as invitation only parties, a member of door staff will be on duty to supervise entry*

**No comparable condition**

**There shall be no adult entertainment, services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children.**

#### **Additional conditions proposed by the Applicant:**

The Premises Licence will have no effect until the premises are constructed/alterd only in accordance with the appropriate provisions of the local licensing authority and this condition has been removed from the premises licence.

Waiter/waitress service will always be available and at any given time no less than 80% of the internal public trading area will be given over to tables and chairs.

The premises shall predominantly be run as a licensed restaurant.

A 30 minute drinking up time on top of the last permitted sale of alcohol to allow customers to use the toilet facilities and disperse from the premises.

Locations of fire safety and other safety equipment subject to change in accordance with the requirements of the responsible authorities or following a risk assessment.

Any detail shown on the plan that is not required by the licensing plans regulations is indicative only and subject to change at any time.

All staff shall be suitably trained for their job function for the premises the training shall be written into a programme of ongoing review and will be made available to a responsible authority on reasonable request.

To be a member of Pubwatch or related scheme.

A log for all incidents is to be kept and maintained. This log must be available to Police or Council Officers on request. Relevant offences will be reported to Police in good time.

Appropriate fire safety measures will be installed and maintained as shown on the drawings accompanying this application.

A refuse store of sufficient size shall be provided

Late night refreshment is restricted to consumption on the premises.

The Premises Licence Holder or nominated person shall ensure that suitable signage is positioned at exits to request the co-operation of patrons, in particular to make as little noise as possible when leaving the premises. Patrons will be asked not to stand around talking in the street outside the premises or any car park; and asked to leave the vicinity quickly and quietly.

All staff shall be aware of the law regarding the refusal of service to any person who is drunk or is underage and shall be aware of how to seek ID from anyone who appears to be underage.

All staff training on the issue of underage sales to be documented and made available to responsible authorities upon request.

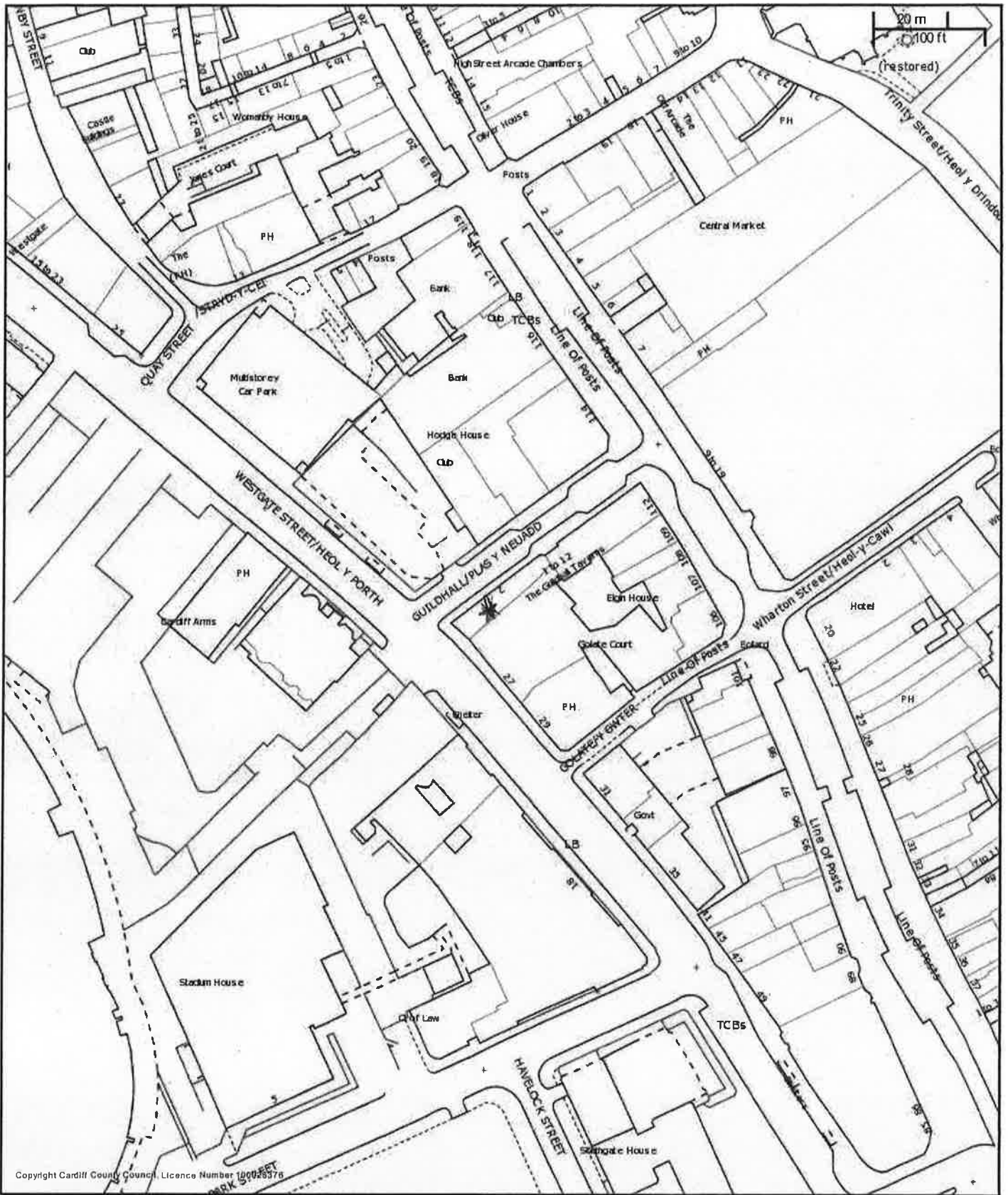
Persons under the age of 18 shall only be admitted onto the premises in the company of an adult.

A challenge 21 policy is employed whereby those who appear to be under the age of 21 and are attempting to purchase alcohol will be asked to provide identification.

The only type of identification that will be accepted is a photo driving licence, passport, PASS (Proof of Age Standards Scheme) or accredited Military identification cards. Staff will be trained in this policy and records will be kept.

No performance of lap dancing entertainment of a sexual nature or striptease will be permitted on the premises





CHIEF EXECUTIVE  
 Paul Orders  
 County Hall  
 Atlantic Wharf  
 Cardiff CF10 4UW  
 Tel: 029 20872000

**City of Cardiff Council**  
**Cyngor Dinas Caerdydd**



**CARDIFF  
 CAERDYDD**



**Title**

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