

LICENSING SUB-COMMITTEE: 18 September 2020

Report of the Head of Regulatory Services

Application for Premises Licence - Grant

Application No: 054039

Name of Premises: The Coal Exchange Cardiff Hotel, Mount Stuart Square, Cardiff, CF10 5EB

Ward: Butetown

1. Application

- 1.1 An application for the Grant of a Premises Licence has been received from Eden Grove Properties Ltd in respect of The Coal Exchange Cardiff Hotel, Mount Stuart Square, Cardiff, CF10 5EB.
- 1.2 The applicant has applied for the following:
- (1) In respect of the following licensable activities:
    - (i) The sale by retail of alcohol for consumption on and off the premises.
    - (ii) The provision of regulated entertainment in the form of plays, films, indoor sports, boxing & wrestling entertainment, live music, recorded music, performance of dance and anything of a similar description to music and dance (indoors).
    - (iii) The provision of late night refreshment (indoors).
  - (2) Description of Premises (as stated by applicant):

“A hotel with bedrooms, restaurant, bar and function areas”.
  - (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: 08:00 to 03:00 hours  
To residents of the hotel: 24 hours a day, 7 days a week
  - (4) To provide licensable activities during the following hours:
    - i) The sale by retail of alcohol for consumption on and off the premises:

Monday to Sunday: 08:00 to 03:00 hours
    - ii) The provision of regulated entertainment in the form of plays, films, live music and performance of dance (indoors):

Monday to Sunday: 08:00 to 02:00 hours

- iii) The provision of regulated entertainment in the form of indoor sports and boxing wrestling entertainment (indoors):  
Monday to Sunday: 08:00 to 00:00 hours
- iv) The provision of regulated entertainment in the form of recorded music (indoors):  
24 hours a day, 7 days a week
- v) The provision of regulated entertainment in the form of anything of a similar description to music and dance (indoors):  
Monday to Sunday: 08:00 to 03:00 hours
- vi) The provision of late night refreshment (indoors and outdoors):  
Monday to Sunday: 23:00 to 04:00 hours

1.3 A site map showing the premises and a plan of the premises can be found in **Appendix A**.

## **Promotion of Licensing Objectives**

2.1 The additional conditions proposed by the applicant to meet the licensing objectives are attached to the report and can be found in **Appendix B**.

## **Relevant Representations**

3.1 A representation has been received from South Wales Police in respect of this application. A copy of the Police representation can be found in **Appendix C**.

3.2 A representation has been received from a local ward Councillor in respect of this application. A copy of this representation can be found in **Appendix D**.

3.3 A number of representations have been received from other persons. Copies of these representations can be found in **Appendix E**.

## **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 e.g. 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.

**Dave Holland  
Regulatory Services**

**03 September 2020**



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CHIEF EXECUTIVE

Neuadd y Sir, Glanfa'r Iwerydd  
CAERDYDD CF10 4UW  
Tel: 029 20872088

County Hall, Atlantic Wharf  
CARDIFF CF10 4UW  
Tel: 029 20872087

**Cyngor Caerdydd**

**Cardiff Council**



**Title**

Scale: 1:1417

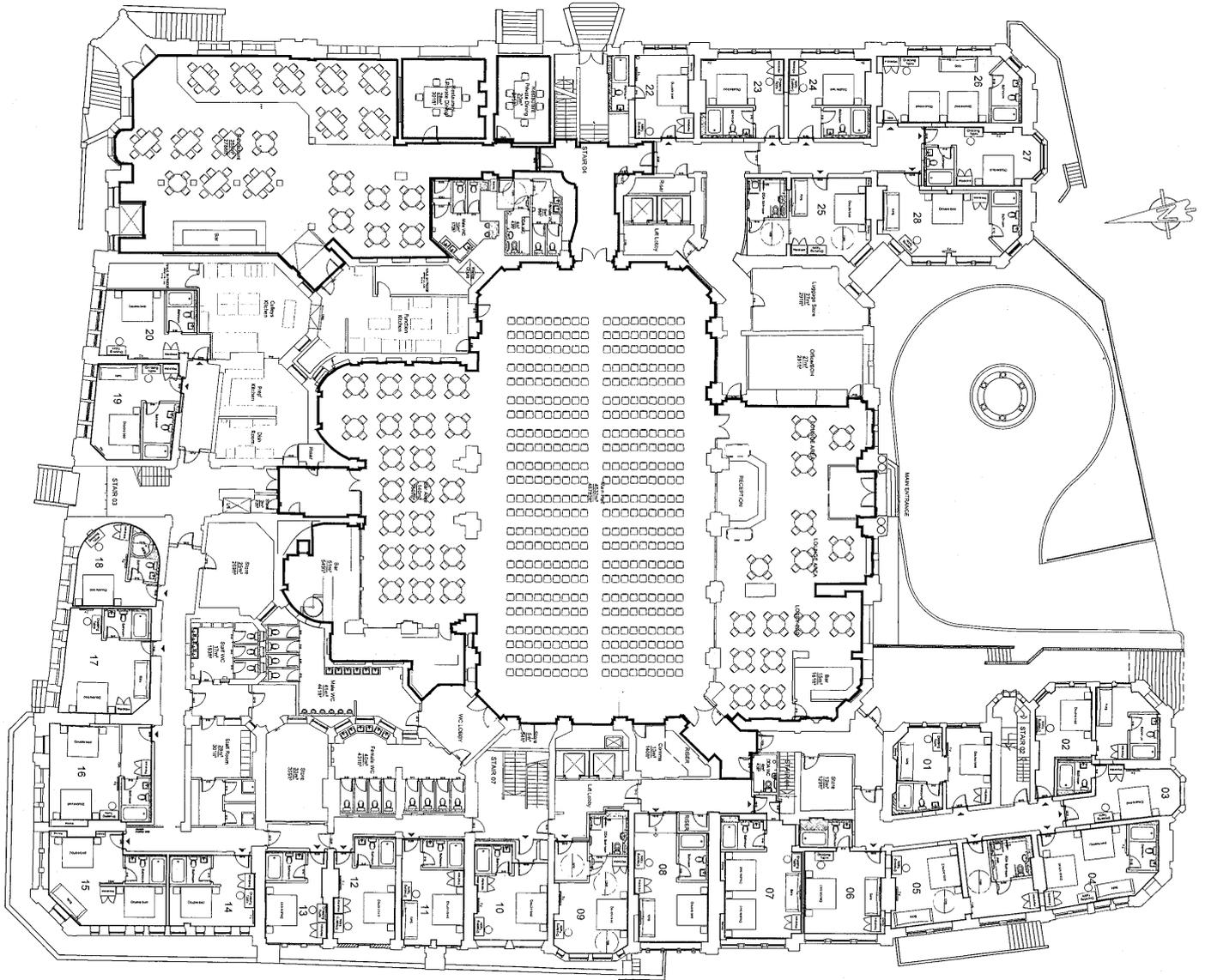
Date: 3/9/2020 at 9:36 AM

Coordinates:

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**SIGNATURE**  
LIVING

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**LEGAL**

The Coal Exchange  
Mount Stuart Square  
Cardiff - CF10 5EB

The Proposed Ground Floor Plan  
Liquor License  
Ref: 1506 P-20100  
Date: 04/04/2018

Scale: 1:200  
Date: 04/04/2018  
This drawing is prepared as a guide only and is not intended to be used as a contract document. It is subject to the terms and conditions of the contract for services.

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Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

**Section 18 of 21**

**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.

We will only supply alcohol under the terms of the premises license, there will not be any supply at a time when there is no designated premises supervisor in respect of the premises license, there will be not be any supply at a time when the designated premises supervisor does not hold a personal license or his personal license is suspended.  
Every supply of alcohol under the premises license will be made or authorised by a person who holds a personal license.

b) The prevention of crime and disorder

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Every supply of alcohol under the premises license will be made or authorised by a person who holds a personal license.  
The responsible person will ensure that staff on the relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.  
Irresponsible activities means any one or more of the following activities or substantially similar activities carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises.

- a) game or other activities which require or encourage, or are designed to encourage individuals to
  - i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol) or
  - ii) drink as much alcohol as possible (were there in a time limit or otherwise)
- b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a typical characteristic in a manner the seriously undermines the licensing objectives.
- c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner the seriously undermines the licensing objectives.
- d) Selling or supplying alcohol in association with promotional posters or flyers on or vicinity of the premises which can reasonably be considered to condone, encourage or glamorize anti social behavior or to refer to the effects of drunkenness in a favorable manner.
- e) dispensing alcohol directly by one person into the mouth of another (other than where that person is unable to drink without assistance by reason of disability)

The responsible person must ensure that free portable water is provided on request to customers where is is reasonable available.

- 1) The premises license holder or the club/hotel certificate holder will ensure there is an age verification policy is adopted in respect of the premises in relation to the sale and or the supply of alcohol.
- 2) The designated premises supervisor in relation to the premises license will ensure that the supply of alcohol at the premises is done so in accordance with the age verification policy
- 3) The policy must require individuals who appear to be the responsible person to be under 18 years (or such older age as may be specified in the policy) to produce on request before being served alcohol identification bearing their photograph date of

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birth and either  
We will only supply alcohol under the terms of the premises license, there will not be any supply at a time when there is no  
a) a holographic mark or  
designated premises supervisor in respect of the premises license, there will be not be any supply at a time when the  
b) ultraviolet feature.  
designated premises supervisor does not hold a personal license or his personal license is suspended.

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The responsible person must ensure that

a) Where any of the following alcoholic drink is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale in a securely closed container) it is available in the following measures.

i) beer or cider half pint

ii) gin, rum, vodka or whisky 25ml or 35ml and

iii) still wine in a glass 125ml

b) these measures are displayed in a menu price list or other printed material which is available to customers on the premises and

c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is to be made aware of these measures that are available.

A relevant person shall ensure that no alcohol is sold or supplied for consumption on or of the premises for a price which is less than the permitted price

For the purpose of the condition set out in paragraph 1

a) "duty" is to be construed in accordance with the Alcoholic Liquor duties Act 1979

b) permitted price "is the price found by applying the formula

$D + (D \times V)$  <[http://www.legislation.gov.uk/ukdsi/2014/9780111109120/images/uksi\\_9780111109120\\_en\\_001](http://www.legislation.gov.uk/ukdsi/2014/9780111109120/images/uksi_9780111109120_en_001)> Where

i) is the permitted price

ii) D is the rate of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol and

iii) V is the rate of the value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of sale or supply of the alcohol

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c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner the seriously undermines the licensing objectives.

d) Selling or supplying alcohol in association with promotional posters or flyers on or vicinity of the premises which can reasonably be considered to condone, encourage or glamorize anti social behavior or to refer to the effects of drunkenness in a favorable manner.

e) dispensing alcohol directly by one person into the mouth of another (other than where that person is unable to drink without assistance by reason of disability)

The responsible person must ensure that free portable water is provided on request to customers where it is reasonable available.

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a) a holographic mark or

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D+ (DxV) <[http://www://legislation.gov.uk/ukdsi/2014/9780111109120/images/uksi\\_9780111109120\\_en\\_001](http://www://legislation.gov.uk/ukdsi/2014/9780111109120/images/uksi_9780111109120_en_001)> Where

c) Public safety

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d) The prevention of public nuisance

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c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is to be made aware of these measures that are available.

1. A CCTV system shall be installed to a standard agreed with South Wales police. It will be operated and maintained at all times when the premises is open to the public. The system shall cover all parts of the licensable areas on the ground floor to which the public have access to (including toilets, changing rooms and bedrooms) including all public entrance and exits and outside areas used by customers. Images shall be kept for a minimum 31 days. The images shall be produced to a police officer or authorised officer of Cardiff council licensing in a readily playable format immediately on request when the premises are open and at other times as soon as reasonably practical. There will be sufficient staff training to facilitate the above.

The use of the outside area will terminate at 23.00 each day

There will be no striptease, lap dancing or similar sexual entertainment allowed on the premises

In respect of the concert room on the ground floor, bars and balconies

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a. SIA door staff shall be employed at a ratio of 1 per 100 customers for any event that is not classed as a wedding, dinner or We will only supply alcohol under the terms of the premises license, there will not be any supply at a time when there is no

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a) a holographic mark or

b) ultraviolet feature.

e) The protection of children from harm

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a) a holographic mark or

b) ultraviolet feature.

Mandatory condition: exhibition of films

1) Where the premises license authorises the exhibition of films. the license must include a condition requiring the admission of children to the exhibition of any film must be restricted in accordance with this section

2) Where the film classification body is specified in the license, unless subsection (3)(b) applies admission of children must be restricted in accordance with any recommendation made by that body

3) Where

(a) The film classification body is not specified in the license or

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(b) the relevant licensing authority has notified the holder of the license that this subsection applies to the film in question admission of children must be restricted in accordance with any recommendation made by the licensing authority

## Section 19 of 21

### NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

#### Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

#### Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.

**Barker, Kirstie**

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**From:**  
**Sent:** 14 August 2020 16:27  
**To:** Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)  
**Cc:**  
**Subject:** Exchange hotel - Application for the Grant of a Premises Licence  
**Attachments:** Letter from CI Aug 2020.doc; Letter from CI signed 14 Aug 2020.pdf

**\*\*\* Warning: This email contains a Microsoft Office (Word, Excel, PowerPoint) or Adobe PDF attachment. Although this email has been scanned for threats, please think before opening attachments from unrecognised senders.**

**Rhybudd: Mae'r e-bost hwn yn cynnwys atodiad Microsoft Office (Word, Excel, PowerPoint) neu PDF Adobe. Er bod yr e-bost hwn wedi'i sganio ar gyfer unrhyw fgythiadau, meddylwch cyn agor atodiadau gan anfonwyr nad ydych yn eu hadnabod. \*\*\***

**EXTERNAL:** This email originated from outside Cardiff Council, take care when clicking links.

**ALLANOL:** Daw'r e-bost hwn o'r tu allan i Gyngor Caerdydd, cymerwch ofal wrth glicio ar ddolenni.

Good afternoon,

Please see the attached reps, sent on behalf of South Wales Police regarding the above application. Should the applicant indicate acceptance of the representations made to promote the Licensing Objectives, SWP will automatically withdraw our request for a hearing. Word copy for your assistance is attached. Hard copy is in the post.

Kind regards

John

**John Crowther**   
**Cwnstabl 946 / Police Constable 946**  
**Adran Drwyddedu / Licensing Department**

**Heddlu De Cymru / South Wales Police**  
**URS y Dwyrain / Eastern BCU**  
**Gorsaf yr Heddlu Bae Caerdydd / Cardiff Bay Police Station**  
**Stryd James / James Street**  
**Bae Caerdydd / Cardiff Bay**  
**CF10 5EW**

**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.**





Licensing Department,  
Cardiff Bay police station,  
James St,  
Cardiff,  
CF10 5EW

14 August 2020

Mr B Gamble,

APPLICATION FOR THE GRANT OF A PREMISES LICENCE UNDER THE LICENSING ACT 2003 – THE COAL EXCHANGE HOTEL CARDIFF, MOUNT STUART SQUARE, CARDIFF, CF105FQ

Dear Mr Gamble,

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

We therefore ask that the Licensing Committee hear the representation made by South Wales Police when determining the grant of this application.

Should the applicants agree to comply with the representation made to meet the Licensing Objectives before a hearing is held then please accept that the police will automatically withdraw their request for a hearing with the Licensing Committee.

POLICE REPRESENTATION

Permitted hours to be amended to read;

A. Performance of a play (Indoors)

Monday to Sunday - 08:00 to 02:00 to members of the public

New Year's Eve - until permitted hours on 1st Jan

On commencement of BST - 08:00 to 03:00

Monday to Sunday - Midnight to Midnight to residents & their bona fide guests

Mae Heddlu De Cymru yn croesawu derbyn gohebiaeth yn Gymraeg a Saesneg.  
Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

South Wales Police welcomes receiving correspondence in Welsh and English.  
Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

- B. Exhibition of films (Indoors)
  - Monday to Sunday - 08:00 to 02:00 to members of the public
  - New Year's Eve - until permitted hours on 1st Jan
  - On commencement of BST 08:00 to 03:00
  - Monday to Sunday - Midnight to Midnight to residents & their bona fide guests
  
- C. Indoor sporting event
  - Monday to Sunday - 08:00 to Midnight
  - New Year's Eve - until permitted hours on 1st Jan
  
- D. Boxing or wrestling entertainment (Indoors) Monday to Sunday - 08:00 to Midnight
  
- E. Performance of live music (Indoors)
  - Monday to Sunday – 08:00 to 02:00 to members of the public
  - New Year's Eve - until permitted hours 1st Jan
  - On commencement of BST – 08:00-03:00
  - Monday to Sunday – Midnight to Midnight to residents & their bona fide guests
  
- F. Playing of recorded music (indoors)
  - Monday to Sunday – Midnight to Midnight
  
- G. Performance of dance (Indoors)
  - Monday to Sunday – 08:00 to 02:00 to members of the public
  - New Year's Eve - until permitted hours 1st Jan
  - On commencement of BST – 08:00-03:00
  - Monday to Sunday – Midnight to Midnight to residents & their bona fide guests
  
- H. Entertainment of a similar description to that falling within E, F, or G (Indoors)
  - Monday to Sunday 08:00 to 02:00 to members of the public
  - New Year's Eve - until permitted hours on 1st Jan
  - On commencement of BST 08:00 to 03:00
  - Monday to Sunday – Midnight to Midnight to residents & their bona fide guests
  
- I. Late night refreshment (Indoors)
  - Monday to Sunday – 23:00 to 02:00 to members of the public
  - New Year's Eve – 23:00 to 05:00
  - On commencement of BST 23:00-03:00
  - Monday to Sunday – 23:00 to 05:00 to residents & their bona fide guests
  
- J. Supply of alcohol for consumption ON and OFF the premises

Monday to Sunday – 08:00 to 02:00 to members of the public  
New Year's Eve - until permitted hours on 1st Jan  
On commencement of BST – 08:00 to 03:00  
Monday to Sunday – Midnight to Midnight to residents & their bona fide guests

#### The opening hours of the premises

Monday to Sunday - 08:00 to 02:30 to members of the public  
New Year's Eve – Until permitted hours 1<sup>st</sup> Jan  
On commencement of BST – 08:00 to 03:30  
Monday to Sunday – Midnight to Midnight to residents & their bona fide guests

#### CONDITIONS

1. A CCTV system shall be installed to a standard agreed with South Wales Police. It will be operated and maintained at all times when the premises is open to the public. The system shall cover all parts of the licensable areas on the ground floor to which the public have access to (including toilets, changing rooms and bedrooms) Including all public entrances and exits and outside areas used by customers. Images shall be kept for a minimum 31 days. The images shall be produced to a police employee in a readily playable format immediately on request when the premises are open and at other times as soon as reasonably practical. There will be sufficient staff training to facilitate the above.
2. The use of the outside area will terminate at 23.00 each day.
3. There will be no striptease, lap dancing or similar sexual entertainment allowed on the premises.
4. In respect of the concert room on the ground floor, bars and balconies;
  - a. A minimum of two Security Industries Agency (SIA) registered Door Supervisors shall be employed for the first 100 patrons for any event that is not classed as a wedding, dinner or similar pre-booked event, at all times after 21.00 hrs when the premises are to be open beyond 00:00 hrs. Thereafter SIA registered Door Supervisors shall be provided at the ratio of 1:100 or part thereof.
  - b. A minimum of two SIA registered Door Supervisors shall be employed for the first 200 guests for any pre-booked wedding, dinner or similar event at all times after 21.00 hrs when the premises are to be open beyond 00.00 hrs. Thereafter SIA registered Door Supervisors shall be provided at the ratio of 1:100 or part thereof.
  - c. When an event that is not classed as a wedding, dinner or similar pre-booked event takes place and when this event is scheduled to be open beyond 03.00 hrs, all drinks shall be served in non-glass vessels.
  - d. The premises shall adopt a challenge 25 policy.

e. An incident book detailing any violent incidents, incidents of disorder and refusal of sales of alcohol shall be kept.

f. A register of SIA registered personnel employed at the premises shall be kept detailing the 16 digit licence number of the member of security staff, as well as the times and dates they were on duty.

5. All windows and doors connected to any function room bar or restaurant (not hotel bedrooms) shall be closed post 23.00 until 08.00 hrs the following day, save for any fire exit requirements.

6. Regular patrols of the hotel gardens shall be conducted as part of general due diligence.

7. A minimum of 28 days' notice shall be given to Cardiff Police licensing of any proposed Indoor Sporting Event, Combat Sporting Event/Boxing/Wrestling/MMA with such notice to include information that relates to expected numbers of patrons, proposed security provision, details of boxing contestants and event risk assessment, relating to medical provision on site.

8. No under 18s shall be permitted to attend Combat Sporting Events/Boxing/Wrestling/MMA.

9. Plastic vessels shall be used during Indoor Sporting Events/Boxing/Wrestling/MMA.

10. Tickets shall not be available for purchase on the day of the event for Combat Sporting Events/Boxing/Wrestling/MMA.

11. Tickets are to contain the name of the person attending at Combat Sporting Events/Boxing/Wrestling/MMA; identification will be required for confirmation.

12. There shall be a minimum six SIA registered Door Supervisors for the first 300 patrons at Combat Sporting Events/Boxing/Wrestling/MMA. Thereafter, SIA registered Door Supervisors will be in attendance at a ratio of 1:50 (Door Supervisor:Patron). This means that 301 will require 7 SIA registered Door Supervisors, 351 patrons will require 8 SIA registered Door Supervisors.

13. There shall be no use of balconies during Indoor Sporting Events/Boxing/Wrestling/MMA except by promotional staff or employees of the Exchange Hotel.

14. The Designated Premises Supervisor, or member of the senior management, shall be present at Indoor Sporting Events/Combat Sporting Events/Boxing/Wrestling/MMA.

15. Body-worn cameras shall be used at a ratio 1:2 (body-worn camera: Door Supervisor) for Combat Sporting Events/Boxing/Wrestling/MMA.

16. SIA registered Door Supervisors employed during Combat Sporting Events/Boxing/Wrestling/MMA shall each be equipped with a radio to facilitate communication between themselves and the duty manager on the premises.

17. Attendees at Indoor Sporting Events, Combat Sporting Events/Boxing/Wrestling/MMA, shall be seated and provided with dinner or a buffet, there will be no standing spectators and no drinks-only tickets.

18. The maximum purchase of alcoholic beverage per customer will be set at four drinks (a pint/measure/glass of wine).

If the applicant does not agree with the afore-mentioned representations, made to promote the Licensing Objectives, the Police objections will be based on the following;

The prevention of crime and disorder.

The prevention of public nuisance.

Additional evidence to support the notice of objection will be presented at any subsequent Licensing Committee hearing. This evidence will be expanded on verbally, written, statistical or CCTV evidence.

If you require any further information please contact PC946 John Crowther at Cardiff Bay police station, Licensing Department on : \_\_\_\_\_ ; \_\_\_\_\_

 Yours sincerely,  
J Lewis  
A/Chief Inspector

**YSTAFELL YR AELODAU  
MEMBERS ROOM**

**Fy Nghyg / My Ref: SE/AD**

**7 August 2020**

**Licensing Section  
Room 161  
City Hall  
Cardiff  
CF10 3ND.**



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

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

Dear Sirs,

**Re: APPLICATION FOR A PREMISES LICENCE - The Coal Exchange Hotel  
Cardiff, Mount Stuart Square, Cardiff, CF10 5FQ**

I am writing as the local Councillor for the ward of Butetown with objections to the above application as follow:

**Prevention of Crime and Disorder**

The proposals are likely to increase the incidences of drunken behaviour in the area by attracting more revellers to the premise, as others will have closed and the increase in hours would mean that customers already there would consume more alcohol and would be more likely to create disorder.

**Public Safety & Public Nuisance**

There are already incidents of crime and disorder in the area, which will not be reduced by an increase of drunken people on the street for a longer length of time. Granting the licence will increase the noise, litter and disruption, especially for residents in the immediate vicinity.

I feel that granting the above licence at this business will have a detrimental effect to the area for residents and local businesses, the current 24 hour proposals will severely affect other businesses in the community.

Yours sincerely,

**SAEED EBRAHIM  
CYNGHORYDD DROS BUTETOWN  
COUNCILLOR FOR BUTETOWN**



**Barker, Kirstie**

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**From:**  
**Sent:** 10 August 2020 23:08  
**To:** Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)  
**Subject:**

10/08/2020

While we understand the desire to reopen the hotel and resume some functions, we wish to object to the application for licenses from Eden Grove Properties in respect of The Coal Exchange Hotel Cardiff.

Our objection relates to sections 1, 2, 4, 5, 6.

The basis for our objection concerns the loss of amenity for residents of the area, who have already endured many years of living with a building site opposite. Parking for visitors has been almost completely lost to the Coal Exchange site, noise has been constant until the company ran out of funds, litter and dirt has had an impact on neighbours lives.

Allowing the consumption of alcohol on the premises into the early hours will promote the hotel for people seeking an after hours venue, and the ensuing extra traffic, both pedestrian and motor, will create more noise and disruption in a residential area.

The hotel has no parking on site and cars will be parked, as when the hotel was previously trading, in all available places including on pavements already extensively damaged by heavy vehicles associated with the site.

Litter is a problem in Mount Stuart Square and is likely to increase.

If all licenses were restricted to before midnight then the application would be more appropriate for what is now a residential area. The late hours applied for seem more relevant to a nightclub than to a hotel in an important historically significant building.

Yours

Sent from my iPad

## **Barker, Kirstie**

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**From:**  
**Sent:** 19 August 2020 14:35  
**To:** Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)  
**Subject:** Application for a Premises Licence (under Section 17) by Eden Grove Properties Ltd re. The Coal Exchange Hotel Cardiff, Mount Stuart Sq. CF10 5FQ.

I am registering my objection to this application, as this hotel is surrounded by over 100 private residents apartments, within approximately 10 meters of the hotel building. I don't expect to endure the perceived disruptive noise level from: alcohol being served on & off the premises from 8am until 03.00.

Plays, films, live music, performance of dance until 02.00

Indoor sports/ boxing/ wrestling until midnight.

Music & dance until 03.00.

Late night refreshments from 23.00 until 04.00.

These events & times will cause intolerable noise through out the nights.

Please give consideration to all the people living in very close proximity to this hotel before allowing such extreme intrusive levels of noise to disrupt our lives.

my iPhone

## Barker, Kirstie

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**From:**  
**Sent:** 19 August 2020 16:14  
**To:** Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)  
**Subject:** Representation re the Application for a Premises License ( under Sections 17) The Coal Exchange

**EXTERNAL:** This email originated from outside Cardiff Council, take care when clicking links.

**ALLANOL:** Daw'r e-bost hwn o'r tu allan i Gyngor Caerdydd, cymerwch ofal wrth glicio ar ddolenni.

Dear Sir/Madam

We are . Joint owners of Mount Stuart House on Mount Stuart Square. We have been working hard over the past 2 years on the development of Mount Stuart House which is a Grade II listed building. We are working very closely with the council and the conservation officer to restore this building to its former glory. Mount Stuart House once regenerated will breath life back into Mount Stuart Square. The development will bring home owners who will enjoy and contribute to the whole area ensuring the area will flourish for many many years to come. It will be part of the historic future of not only Mount Stuart Square but the wider Bay and Cardiff area also.

To this end we are writing to make representations to strongly oppose the application for an extension to the current license for The Coal Exchange by Eden Grove Properties Ltd based on 'preventing of public nuisance' and the 'prevention of crime and order'. We have tried to find out further information with regard to the company behind the application and it appears that they were first incorporated in January of this year and may be associated with Signature Living. The application proposes alcohol consumption 19 hours per day, 7 days a week and music and entertainment up to 24 hours a day, 7 days a week. As the Square suffered a great deal of noise and disruption from the Exchange Hotel while it was operational under its existing license, this extension to its existing license appears to be a potential recipe for disaster for everyone on the Square; residents, developers and businesses alike. The extension to the license will not allow other businesses and the community as a whole to develop.

As you will be aware, there are a number of other developers, as well as myself who are investing a great deal of money to transform the dilapidated listed buildings and empty land on Mount Stuart Square into high-end residential apartments, in accordance with the Conservation Area Plan. This includes Baltic House, Marine House, Mount Stuart House, Empire House, Boston Buildings and Aberdare House. If such a license at the Exchange Hotel was granted, the disruption to the living standards of those currently resident on the square, and those to come, will be extreme and untenable. It may also prevent people buying or renting flats in the buildings under development, leaving Mount Stuart Square a blighted ghost town.

In addition to the blight on residential properties, such a license with its 24 hour proposals, will undoubtedly affect the thriving business community on the square. I can certainly foresee that local businesses will seek alternative accommodation if the Exchange Hotel becomes a rowdy hub for drunken revelers every day of the week. We believe strongly that the license would allow drunken revelers to be a huge public nuisance in the area and would also add greatly to crime in the area.

We strongly oppose this application. We are aware that there have been many many issues with Signature Living which we understand that you are aware of also. The monies owed to the council by this company are huge and if they have simply reinvented themselves under a different name seems ridiculous.

Should you require any further information please do not hesitate to contact us.

Yours sincerely

## Barker, Kirstie

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**From:**  
**Sent:** 24 August 2020 12:51  
**To:** Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)  
**Subject:** Licensing - Exchange Hotel, Mount Stuart Square

**EXTERNAL:** This email originated from outside Cardiff Council, take care when clicking links.

**ALLANOL:** Daw'r e-bost hwn o'r tu allan i Gyngor Caerdydd, cymerwch ofal wrth glicio ar ddolenni.

Dear Sir/Madam

I wish to object strongly to the licensing proposals by Eden Grove Properties for the Exchange Hotel. I live by the side of the hotel at

The square is a quiet residential area of great character. I accept that it is desirable to get some life back into the Coal Exchange and give it some sort of business use. When it was functioning as a hotel, the activities inside (in terms of music and dancing etc) seemed reasonable on the whole, although there was occasional noise late at night from people drinking outside, banging car doors and preparing to leave.

However it is totally inappropriate to have entertainments inside at all hours and to have music and dancing as late as 4am. Why not finish at 1am?

Boxing and wrestling? Not a good way to regenerate the area as a desirable place to live and visit.

And selling alcohol until 3am for consumption off the premises is unacceptable.

The relaxation of Covid-19 lockdown has brought its own difficulties and led to more disturbances in this area recently. These licensing proposals are just asking for more trouble.

## **Barker, Kirstie**

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**From:**  
**Sent:** 17 August 2020 09:38  
**To:** Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)  
**Subject:** Objection to Licensing Application Coal Exchange Hotel / Eden Grove Properties

Dear Sirs

Re Objection to Licensing Application Coal Exchange Hotel / Eden Grove Properties

I am writing as the owner of [redacted] and its car park opposite the Coal Exchange, which I am currently developing into 21 flats. My elderly mother lives in [redacted] and has done for 20 years, and I am writing on behalf of her, my tenants in [redacted], and my future tenants of the forthcoming apartments.

Although I am fully in favour of any activity in the Coal Exchange to secure the future of this important building, and am also in favour of the type of use and licence the Exchange Hotel has operated over the last few years, namely hotel, restaurant / bar and wedding venue use, I object in the strongest possible terms to the proposals in the current application.

The proposal for an 18 hours a day / 7 days a week alcohol licence with associated entertainment license for 24 hours a day to include live sporting events, will adversely affect myself, my family and my tenants, together with all other residents and businesses on the square.

Mount Stuart Square is currently undergoing significant regeneration, with the developers of Marine House, Baltic House, Mount Stuart House and myself, spearheading development to upgrade the south side of the square and restore the important buildings while bringing residential uses back to the Square. I believe the proposals will set back these schemes through exacerbating noise, disruption, crime and disorder to the locale. In particular the late license will encourage drinkers to relocate from elsewhere in the Bay once premises with earlier licenses close.

I appreciate that Cardiff Council is under pressure to ensure this building can stand on its own feet, and does not become a burden to the Council or council tax payers, but approving such a license will massively adversely affect everything else going on in the square and will be a retrograde step. My proposal therefore is to allow the hotel to operate as a hotel and wedding venue, but with a maximum licensed period to midnight and no later.

Your faithfully

## Barker, Kirstie

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**From:**  
**Sent:** 22 August 2020 17:41  
**To:** Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)  
**Subject:** Objection to application - Eden Grove Properties application, The Coal Exchange, Mount Stuart Square, Cardiff, CF10 5FQ

**EXTERNAL:** This email originated from outside Cardiff Council, take care when clicking links.

**ALLANOL:** Daw'r e-bost hwn o'r tu allan i Gyngor Caerdydd, cymerwch ofal wrth glicio ar ddolenni.

I would like to object to the above application.

As a local resident of Mount Stuart Square, I am concerned that the application would increase anti social behaviour late at night 7 nights a week. Given the long hours, on seven nights a week application, I feel this is inappropriate in a residential area that the local area has become.

During the last company's tenure operating the hotel, noise from events such as weddings was very disturbing to local residents late at night on a number of occasions.

Given the poor state of disrepair of the building, I am not sure the building is safe for operation in its current form.

**Barker, Kirstie**

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**From:**  
**Sent:** 05 August 2020 12:42  
**To:** Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)  
**Subject:** Licence application The Exchange Hotel, Mount Stuart Square

**EXTERNAL:** This email originated from outside Cardiff Council, take care when clicking links.

**ALLANOL:** Daw'r e-bost hwn o'r tu allan i Gyngor Caerdydd, cymerwch ofal wrth glicio ar ddolenni.

Dear Sirs

I live at \_\_\_\_\_ opposite the Exchange Hotel. I understand that an application has been made to greatly extend the operating hours of the hotel with respect sales of alcohol and entertainment. I strongly OBJECT to this application.

The operators of the Exchange Hotel seem incapable of policing their own customers in accordance with their existing licensing hours, with rowdiness, noise and mess outside the hotel on a regular basis, and late into the night. Their new application can only create more problems at all times of day and night which will severely impact on my quality of life and quiet enjoyment of my home.

Please reject this new application in its entirety

Yours faithfully

## Barker, Kirstie

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**From:**  
**Sent:** 18 August 2020 16:10  
**To:** Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)  
**Subject:** Fw: Opposition to Application for A Premises License - The Coal Exchange

**EXTERNAL:** This email originated from outside Cardiff Council, take care when clicking links.

**ALLANOL:** Daw'r e-bost hwn o'r tu allan i Gyngor Caerdydd, cymerwch ofal wrth glicio ar ddolenni.

Dear Licensing Dept

We are . Joint owners of on Mount Stuart Square. We have been working hard over the past 2 years on the development of which is a Grade II listed building. We are working very closely with the council and the conservation officer to restore this building to its former glory. Mount Stuart House once regenerated will breath life back into Mount Stuart Square. The development will bring home owners who will enjoy and contribute to the whole area ensuring the area will flourish for many many years to come. It will be part of the historic future of not only Mount Stuart Square but the wider Bay and Cardiff area also.

To this end we are writing to ask if you would help in opposing the application for a 'Premises Licence' by Eden Grove Properties Ltd which we believe is associated with Signature Living, for The Coal Exchange Hotel Cardiff. We have tried to find out further information with regard to the company behind the application and it appears that they were first incorporated in January of this year. The deadline for any opposition to the council is 28th August 2020. Please see the licensed application attached. The application proposes alcohol consumption 19 hours per day, 7 days a week and music and entertainment up to 24 hours a day, 7 days a week. As the Square suffered a great deal of noise and disruption from the Exchange Hotel while it was operational under its existing license, this extension to its existing license appears to be a potential recipe for disaster for everyone on the Square; residents, developers and businesses alike. The extension to the license will not allow other businesses and the community as a whole to develop.

As you are probably aware, there are a number of other developers, as well as myself who are investing a great deal of money to transform the dilapidated listed buildings and empty land on Mount Stuart Square into high-end residential apartments, in accordance with the Conservation Area Plan. This includes Baltic House, Marine House, Mount Stuart House, Empire House, Boston Buildings and Aberdare House. If such a license at the Exchange Hotel was granted, the disruption to the living standards of those currently resident on the square, and those to come, will be extreme and untenable. It may also prevent people buying or renting flats in the buildings under development, leaving Mount Stuart Square a blighted ghost town.

In addition to the blight on residential properties, such a license with its 24 hour proposals, will undoubtedly affect the thriving business community on the square. I can certainly foresee that local businesses will seek alternative accommodation if the Exchange Hotel becomes a rowdy hub for drunken revellers every day of the we

We will be strongly opposing this application and hope that you will support and join us by writing to Cardiff Council to object to this application in the strongest terms. We are aware that there have been many many issues with Signature Living which we understand that you are aware of also. iThe monies owed to the council by this company are huge and if they have simply reinvented themselves under a different name seems ridiculous.

Yours sincerely

## **Barker, Kirstie**

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**From:**  
**Sent:** 06 August 2020 11:36  
**To:** Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)  
**Subject:** The Exchange Hotel , Mount Stuart Square

Dear Sirs

I understand that a licensing application has been made to greatly extend the current licensing hours of the Exchange Hotel. I am writing to object to this application in the strongest terms.

I live on the top floor of \_\_\_\_\_, opposite the Exchange Hotel and have done for over 20 years. I have had to suffer late night noise and commotion since the Coal Exchange became a hotel and wedding venue, but understand that this was a price to pay for the regeneration of this building. However the current management were not able or willing to minimise disruption to neighbouring homes under the current licence.

I am extremely worried by the proposals for 19 hour alcohol sales, 7 days a week, sporting events and entertainment 24 hours a day, daily. This will make my life unbearable as rowdy customers come and go into the early hours. To this end I ask you to reject the application before you.

Your faithfully

Sent from my iPad

## Barker, Kirstie

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**From:**  
**Sent:** 15 August 2020 14:49  
**To:** Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)  
**Subject:** Cardiff Coal Exchange

**EXTERNAL:** This email originated from outside Cardiff Council, take care when clicking links.

**ALLANOL:** Daw'r e-bost hwn o'r tu allan i Gyngor Caerdydd, cymerwch ofal wrth glicio ar ddolenni.

Hello

I hope this finds you well.

My name is \_\_\_\_\_ and I am writing on behalf of the residents and leaseholders of \_\_\_\_\_, Mount Stuart Square, a residential building on the Square.

We have been following the news concerning the Coal Exchange with interest and would like to officially raise our concerns about the new licensing application made by Eden Grove Property limited concerning the reopening of the hotel.

Whilst we are all committed to saving the building and seeing it return to its former glory, we feel the extent of the licensing application are excessive in its scope and that if approved, could cause problems for the many local residents of Mount Stuart Square.

Since the Exchange has opened as a trading hotel there has been a large increase in traffic on the Square with refuse collection and deliveries often leading to congestion on the narrow roads as well as almost constant noise pollution. By granting an extended alcohol licence, this will only increase. There is not much parking in the bay as it is – so an increase in the volume of traffic will potentially lead to more noise and congestion. Although we are familiar with the buildings reputation as a previous music venue, we don't think the immediate area has the capacity to deal with large influxes of people – which could lead to increased crime and disorder in the area.

There is also concern over the structural condition of the building. As mentioned in the administrators report, large parts of the building are unsafe and "held up by scaffolding." Our block faces the rear of the building which indeed looks like it is need of the most urgent repairs. For four years we have had construction work taking place no more than 10 feet from our windows and yet there is very little show for it. If, as suggested in the administrators report, that the building is structurally unsafe, we would urge the council to make this the priority (and finally put an end to the construction work we have had to endure on and off for four years.)

I also feel it pertinent to add how much we as residents have been affected by the ongoing work at the Exchange since Signature Living took it over in 2016. Despite numerous complaints to the council noise pollution teams, we have had to endure a nightmare of disruption that includes but is not limited to; refuse collections at 5am right outside our windows, deliveries arriving all day illegally parking on the pavement outside and blocking our main entrance (as well as the associated noise pollution) bottle bins being emptied again at all hours and past the cut off point for 'noisy activity' and the noise and disruption from construction work that has seen our apartments filled with dust after rubble was disposed of unsafely – as well as the general noise and activity associated with construction work. Whilst we completely understand that construction work isn't a quiet activity – it could perhaps been endured if we ever saw an end in sight. However looking at the state of the building we can see from our block – it genuinely looks as if nothing has been done over the last four years save for the opening of the bar.

Whilst I understand this may seem trivial issues in the grand scheme of things – this has had huge impacts for us as property owners. I for example have not opened my bedroom blinds in years because of the builders being at eye level and have often received homophobic abuse from them after it became clear I lived with a same sex partner. Never ending construction work combined with all the other noise pollution from the hotel has impacted on the mental health of some residents and for me personally has tarnished what should have been an exciting time after buying my first property.

Therefore we would ask that any future decisions made about the building and any licencing applications are made with the views and opinions of us leaseholders and residents in mind. We have tonnes of ideas for mitigating factors that could ease our concerns whilst at the same time enabling the Exchange to run as a functioning business and as said previously, be returned to its former glory.

I look forward to hearing back from you.

**Barker, Kirstie**

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**From:**  
**Sent:** 13 August 2020 14:34  
**To:** Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)  
**Subject:** Exchange Hotel

**EXTERNAL:** This email originated from outside Cardiff Council, take care when clicking links.

**ALLANOL:** Daw'r e-bost hwn o'r tu allan i Gyngor Caerdydd, cymerwch ofal wrth glicio ar ddolenni.

Dear Sir, madam

I would like to object alcohol license hours being extended to 4 am because it is unreasonable since we are living in residential area . My main concern is noise and unsocial behaviour until 4 am.

## **Barker, Kirstie**

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**From:**  
**Sent:** 20 August 2020 12:06  
**To:** Licensing (Licensing Regulatory) / Trwyddedu (Rheoleiddio Trwyddedu)  
**Subject:** Coal exchange hotel cardiff bay

I am in full agreement with this application to trade licensable Activities this would an asset to the area. And old building .. which is need . Of repairs /maintenance to put right in the . Area .. I hope it goes ahead. Asap ..  
home owner . In area .  
Sent from my iPad