

From: Frances Kelly

Sent: Monday, April 17, 2023 3:47 PM

To: Licensing <Licensing@lbbd.gov.uk>

Subject: R578410 - LDN Riverside, Unit J Abbey Industrial Estate, Barking IG11 0BP

Licensing Act 2003 – Application for New Premises Licence

On behalf of Health and Safety, I object to the licence on grounds of public safety.

As such, I make the following representation:

Following my visit with Mohammed Serdouk on 23 March 2023 to proposed licensed premise.

Upon entering Kingsbridge Road there is a footpath on the right side running the length of perimeter fencing outside G&S Tyre Services Limited, Kingsbridge Road, Barking, on entering Kingsbridge Road from the busy A13. To the left side there is scrub land which falls down into a ditch backing onto to the rear gardens of dwellings at Westminster Gardens. Cars parked on this side of the road leaves only space for single way traffic flow. There is intermittent street lighting on this side of Kingsbridge Road which stops at the start of Sunbelt Rentals perimeter fencing. There is a narrow footpath running the left side of the access road to the entrance to Abbey Wharf industrial estate gates. There is a ditch located at the right side of the roadway.

Kingsbridge road being an access route to the industrial estates located in that area and as such HGV lorries and associated traffic will use the road to access the industrial units located in the area. G & S Tyre Services operates Monday to Friday 08:30 to 17: 00 and Saturday 08:30 to 12:30 and provide tyre services for cars, vans and trucks and specialist tyre services.

There are a number of businesses operating within the licensing time the applicant has set for the licensing hours of LDN Riverside. Businesses operating 6 and even 7 days per week that will fall outside the control of the applicant's landlord including those individuals/sole traders utilising the container storage area which forms part of the route through the industrial estate towards the proposed LDN Riverside unit. Forklift trucks and vehicles operate in the area, which in itself does not provide sufficient space for one way traffic let alone two-way traffic flow. As such site parking is very limited

With operating their businesses goes the use of any intended pedestrian route through the estate to the LDN Riverside venue:

Ketra Logistics, Units F & G Kingsbridge Road, Barking, the same estate as proposed venue operates Monday to Friday 08:30 to 18:00 and Saturday 08:30 to 14:00;

Direct Source, Unit H Abbey Wharf, Kingsbridge Road, Barking, operates Monday to Friday 09:00 to 18:00 and Saturday 10:00 to 14:00 to name a few.

The pedestrian route to be used leading to and from the venue poses a risk to members of the public from being struck by vehicles and slip and trips hazards through the many obstruction found around the industrial estate. There is no lighting within the industrial estate and no separate walkways for pedestrians.

The proposed venue location appears to be unsuitable for a 'night club' and any ancillary use where members of the public would be at risk of injury.

Kind regards

Kelly

Frances Kelly | Health and Safety Officer | Regulatory Services |

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