



**Leith  
Harbour and  
Newhaven  
Community  
Council**

LHNCC

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5 September 2018

Peter Robinson  
Team Leader  
The Liquor Team  
The City of Edinburgh Licensing Board  
249 High Street  
Edinburgh EH1 1YJ

Dear Mr. Robinson

**Licensing Ref. No: 390987; 23 Bedroom Boutique Hotel with Restaurant and Function Suite**

**Planning Ref. No: 17/03194/FUL: Land at 37 metres Southeast of 1 Prince of Wakes Dock - Alexandra Dock. Permanent mooring of the ship MV Fingal at Alexandra Dock, change of use to Class 7 hotel, and provision of associated infrastructure including parking, pedestrian and service gangways, coupling/fixing mechanism and service connections, and part change of use of existing hydraulic station building to storage.**

**Objection: Grounds for comment and amendment**  
**Public Nuisance**

**Opening Hours:**

11.00am - 1.00am Monday to Sunday. Sales on premises

11.00am - 10.00pm. Monday to Sunday. Off-Sales, eg. Buying unused/unfinished bottle of wine after meal; Buying on board to take home; Going on board to buy (unlikely)

**Additional Hours:**

Christmas and Festival: 3 weeks for each. Automatic 2hrs - no further application required.

Recorded and amplified music and equipment out with licensed hours extended (tbc for short periods)

**Rationale:**

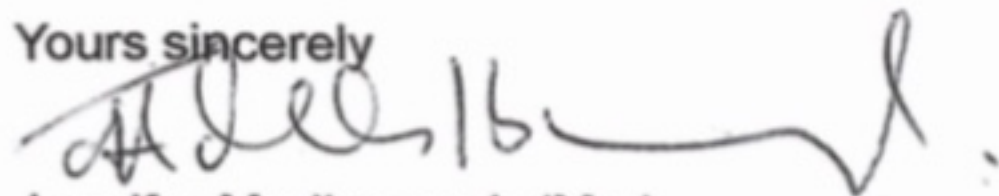
There will be significant potential for disturbance whatever time they shut the bar - people coming and going, talking, shouting, car doors banging, engines revs and buses beeping as they reverse in/ out of the new car park they have built beside Stevedore Place, reverse out of Tower Place or anywhere else they can find to park. There appears to be only two gangways available for use as emergency exits. Both are situated in the centre part of the ship one to either side. Seems to be no direct emergency exit near to the bedrooms. The use of the service gangway brings more noise and disturbance closer to the residential area. Parking spaces provided are also very close to residential properties and almost certainly will bring disturbance. Implications also an issue with extended hours during Christmas and Edinburgh Festival. Additional activities including request for short term extensions out with licensed hours for entertainment including recorded and amplified music and equipment e.g. Weddings, Birthdays. There may also be noise issues resulting from displays e.g. fireworks



**Requested amendment**

1. Restrict the opening hours in order to allow locals to get undisturbed sleep and retain an element of the quality of life that we currently enjoy.
2. License granted from 11.00am until 11.00pm Sunday to Thursday and Midnight on Friday and Saturday.
3. No alcohol to be consumed or playing of music outdoors on deck or in any temporary structure on the boat after 09.00pm and in any other part of the ship except the guest cabins, may also be problem in cabins with balconies, after 11.00pm Sunday to Thursday and after 00.00 midnight on Friday night/Saturday night.
4. Additional activities applying for extended hours to be restricted as there is a potential for these to be very frequent, particularly at weekends.

Yours sincerely



Jennifer Marlborough (Mrs)  
Secretary,  
LHNCC