

From: [REDACTED]
To: [M&CP - Licensing](#)
Cc: [Edwina Dunn](#)
Subject: Objection to Gopuff development at 172 Aldersgate Street, London EC1A 4HU
Date: 22 April 2022 07:22:17
Attachments: [F05A63901EA0419086C75CD1EE73BC7B.jpg](#)

THIS IS AN EXTERNAL EMAIL

To: licensing@cityoflondon.gov.uk

Dear City of London Corporation,

We are the owners of [REDACTED], London House, 172 Aldersgate Street, London [REDACTED].

We are writing to put on record our objection and concerns about the proposed use of part of the ground floor of this residential block (with c.80 flats) as a delivery/warehouse location with bikes, motor bikes and other vehicles congregating at a corner of a busy roundabout with the road safety, nuisance and other consequences.

We have no objection to Gopuff's operations as such – we wish them well and recognise that they provide a valuable service – but locating a delivery/warehouse facility at this location - where up to 31 people can congregate inside and many more outside - is both wrong and dangerous. There are alternative and better sites.

We understand that the Corporation of London must take into account four licensing objectives in deciding whether to grant the licence. The proposal fails on the basis of these criteria.

1. Public safety

There will be a congregation of bikes, motorbikes and other vehicles coming and going from this corner site during the day and night.

The site is on the corner of a very busy roundabout with traffic coming from various directions including a nearby hospital (St Barts) (e.g., *ambulances*) and arteries such as London Wall.

The couriers using Gopuff will naturally be moving at speed, mounting/dismounting quickly from the pavement, stopping quickly in traffic etc.

There will be deliveries by lorry and van of supplies for Gopuff's operations and these delivery vehicles will be stopping at the corner of a busy roundabout causing congestion and road safety issues for cyclists, pedestrians and motorists.

There are a lot of pedestrians on the footpath – it is a busy street but there is extra pedestrian traffic given, for example, the Barbican tube station is on the street, the Barbican is on the street (e.g., concert goes at night and residents at all times), the Museum of London is on the street, St Paul's is nearby and so on. Such a congregation of bikes, couriers etc around a corner on a narrow street is a danger to users of both the road and the footpath.

It would be wrong to permit the locating of such a facility in a residential block on the corner of a busy roundabout as is clear from the following map:



(2) The prevention of public nuisance

There is no doubt that there is a real risk of a public nuisance. This is a residential block. There is no space for the couriers to wait except on the footpath or on the road. There will be a nuisance. There are ample other sites which would be more suitable. Equally, the frequent delivery of supplies to the location will cause safety, noise and other issues. Given the frequency and intensity of use of this unsuitable site, it is inappropriate and should not be licensed.

(3) The prevention of crime and disorder

The congregation of bikes and other traffic at a busy intersection carries risk of crime (e.g., road traffic incidents) but also theft of alcohol from couriers etc.

(4) The protection of children from harm

There are children living and/or attending school/nursery nearby and the collection of couriers and bikes on a narrow footpath is clearly wrong and can now be avoided by you making the correct and proper decision.

More generally, you will see that if the application were successful, there would be a business operating 24/7 in a residential block where some of the following issues may occur:

- Sale of alcohol on a 24/7 basis resulting in anti-social behaviour below a residential building
- Drivers congregating outside London House 24/7, smoking, chatting which will cause disturbance to residents
- Bicycles being left outside London House on what is already a narrow pavement. The congregation of bikes and drivers will restrict access to pedestrians

- Trucks unloading deliveries 24/7 causing disturbance to residents. The road outside the unit is double yellow and therefore deliveries will be difficult. If trucks are parked outside the unit, they are on a blind corner for traffic coming off the roundabout
- There are rear doors to the unit next to the car lift entrance/exit, so potentially causing a nuisance to users of the car lift
- London House does not have a 24-hour concierge and a 24/7 business operating where there is a high staff turnover (drivers who are self-employed) can place a potential security risk to London House. In order to protect the security of London House, residents may need to have a 24-hour concierge, thereby increasing service charge for no good reason
- The extractor fans for the unit are located on the roof terrace of London House. These may be on 24/7 thereby causing disturbance (noise and smell) to residents
- A warehouse operation will result in an enormous amount of cardboard/plastic packaging to dispose of. The bin area is shared with London House and this area is not suitable for this volume of waste. This also creates a fire risk for London House
- London House has a wide range of residents, elderly people with mobility issues, people working from home, key workers on night shift who need to sleep during the day, babies in prams. So a 24/7 warehouse operation is far too disruptive in a residential building

We urge you not to permit this development at this location. There are ample other more suitable sites with parking, safe egress, safe access and so on. The residents, pedestrians, cyclists and users of Aldersgate Street deserve to be protected from this venture which involve road safety risks and nuisance and would not be permitted on any rational and reasonable reading of the criteria.

Many thanks for taking the time to read this email and if you have any questions, please do let us know.

Kind Regards

Vincent and Edwina Power

[REDACTED]

[REDACTED]

Sent from [Mail](#) for Windows