



SUPPORTING STATEMENT- 03/06/25

Subject- Grant of Premises License for Caprinos Pizza Newcastle-under-Lyme, 131 Liverpool Road, ST5 9HD

Further to the response received from Environmental Health (dated 2nd June 2025) in relation to our premises license we would like to provide some further evidence to support our request for the extension of operational hours as submitted.

We note that the EH team refer to the hot food takeaway SPG (1996) however this is the same document that would have been taken into account when determining other nearby late night refreshment licenses that have been granted for later hours and also our own current license which we hold.

The EH team have not commented any further on the below examples (noted in Appendix) which we have provided in relation to their distances to the nearby residential premises and we feel that our business is being singled out a little as a result of this. We understand that the noise element seems to be the main 'public nuisance' however to date we have not had any noise related complaints during operational hours and also any request for a formal acoustic impact assessment to be carried out. It is therefore our assumption with the lack of further evidence provided by EH that none of the other approved late night licenses of similar hours that we propose did in fact provide such acoustic reports at the time.

The EH team have also not provided any further actual noise related data/readings from the area to confirm the Caprinos Pizza would in fact be making a detrimental impact on the local residents as a result of the extended hours being proposed.



In order to promote the licensing objectives we are happy to install noise monitoring equipment and keep a log of the noise levels after standard business hours so these can determine whether the premises does generate a lot of noise and cause nuisance. Details provided in the appendix of the Minut system which many businesses use to assist with live noise monitoring. We feel this is a reasonable approach as are unable to provide a full noise impact assessment considering the response from EH requesting this was received on 03/06/25.

As a summary we have also provided some further clarification to the points EH have raised in their recent response.

1. Noise from Delivery Vehicles and Drivers

Our delivery operation is modest, involving a maximum of 2 drivers at night, occasionally rising maximum up to 3 in brief peak periods.

Drivers use small, fuel-efficient vehicles, including a hybrid electric vehicle, which produces near-silent engine noise.

All drivers receive formal training to reduce noise disruption. They are instructed:

Never to use horns

Not to play music or radios while arriving or waiting

To be respectful and quiet in and around the premises

Drivers enter and exit exclusively via the A34 and are prohibited from using Wilton Street after 12:00 AM (midnight). We are happy for this to be a formal condition of the licence.

2. Customer Collections After 1:00 AM

We are fully willing to accept a licence condition preventing customer collection after 1:00 AM.

After this time, Caprinos will operate as a delivery-only service, eliminating late-night footfall and reducing external noise.



3. Ventilation Fan and Kitchen Noise

The kitchen operates a single-motor ventilation system and does not use any fryers or high-noise appliances.

The main oven in use is an XLT conveyor oven, widely recognised for its low-noise operation.

The only other machinery is a quiet make line, and only one staff member works during late hours, significantly reducing activity.

If required, we are willing to install a silencer on the fan, and/or introduce noise monitoring equipment to demonstrate compliance with acceptable levels.

Importantly, when the current licence was granted to the previous owner for 131 Liverpool Road, no concerns were raised about the fan or noise emissions, either by the council or through public representation. We would respectfully ask why these concerns are now being raised when there have been no material changes to the premises or equipment.

4. Noise Through Party Wall

Late-night operations are minimal, with no loud equipment, no heavy foot traffic, and only one staff member present.

Nevertheless, we are willing to commission an acoustic assessment of the party wall and implement any reasonable soundproofing or mitigation measures recommended but to our understanding the walls would have been acoustically lined during the refurbishment process as no complaints have been raised to date in relation to noise transfer between properties.

5. Use of Wilton Street

There is adequate parking at the front of the premises, and drivers have no need to use Wilton Street. To further address concerns, we agree to a condition that no access or parking shall take place on Wilton Street after midnight by staff or delivery drivers.

6. Surrounding Properties and Consultation

The neighbouring property at 133 Liverpool Road is a takeaway, with no known residential use above (see appendix with valuation rating list as internal store to 1st floor).

The adjoining property to the other side is a business name Evolving care which provide care home services, also non-residential. and they close 6pm

During the 28-day public consultation, no objections were received from neighbouring residents, which we believe reflects responsible and considerate operations to date.



7. Comparable Licensed Premises – Burslem Branch

We currently operate a Caprinos branch in Burslem under Stoke-on-Trent Council, licensed to operate until 4:00 AM.

This premises is under the same ownership as the 131 Liverpool Road branch.

That site is also adjacent to residential properties and uses the same equipment and operational model.

Since the licence was granted in August 2022, there have been no complaints or enforcement issues, which we believe demonstrates our commitment to good practice and effective mitigation.

8. Willingness to Accept Conditions

To support our application and show good faith, we are willing to accept the following conditions:

No customer collection permitted after 1:00 AM

Maximum upto 3 delivery drivers

Drivers to use only the A34 for arrival/departure

No use of Wilton Street after midnight

No horns, radio/music, or engine idling outside

Silencer to be installed on the ventilation fan if required

Noise monitoring system, if appropriate

Acoustic assessment of party wall with mitigation if necessary

Kind Regards

Caprinos Pizza Newcastle

APPENDIX

Best Kebab House 41 George Street, Newcastle Under Lyme, Staffordshire, ST5 1JU

Sun-thurs, 2.30am

Fri-Sat- 3.00am

Nearest distance to residential dwelling- 32m



Chickoz, 83 Knutton Lane, Newcastle Under Lyme, Staffordshire, ST5 6ET

7days, 2.30am

Nearest distance to residential dwelling - 36m



Mcdonalds Restaurant, Dimsdale Parade West, Newcastle Under Lyme, Staffordshire, ST5 8HS

Nearest distance to residential dwelling 21m - Until 5am 7days week (24hrs)



8 Berkeley Court, Borough Road, Newcastle Under Lyme, Staffordshire, ST5 1TT

Mon-Thur; 3am

Fri-Sat- 3.30am

Sun- 2am

Nearest distance to residential dwelling 31m





Tigerbite Kidsgrove 4 Market Street Kidsgrove Staffordshire ST7 4AB

3am 7 days week

(Similar Franchise Pizza chain like our business model)

Dominoes, Unit 3, Barracks Road, Newcastle under Lyme, Staffordshire, ST5 1AW

2am 7 days a week

133, Liverpool Road, Newcastle,
Staffs, ST5 9HD

[Valuation](#)[Help with current valuation](#)[Compare properties](#)

Valuation

Current rateable value (1 April 2023 to present)

£4,100

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate your business rates bill \(opens in new tab\)](#)

Valuations for this property

Valuations	Effective date	Rateable value
CURRENT 1 April 2023 to present	1 April 2023	£4,100
PREVIOUS 1 April 2017 to 31 March 2023	1 April 2017	£3,550

[Show all sections](#)

Valuation details

[Show](#)

How the rateable value is calculated

[Hide](#)

The Valuation Office Agency (VOA) uses a 'rental' method to value high street businesses like shops, hairdressers, betting shops and banks.

The VOA gathers information about rents paid for shops and businesses. It analyses the information and works out a price per square metre. It also considers local conditions and things like unusual shops shapes, split levels and sales areas hidden by pillars.

Zoning is used to apply the price per square metre to the property and get the rateable value. Each zone covers the width of the shop and usually has a depth of 6.1 metres. Zone A starts at the shop window. As you move further into the shop, each zone is half the value of the one before it. Spaces like store rooms or upstairs offices are valued but not as a zone.

Features such as air conditioning and lifts may be shown separately in the valuation.

This property is part of [valuation scheme 629739](#) which groups comparable properties together.

[More about how business properties are valued](#)


Shop floor areas

Description	Area m ² /unit	£ per m ² /unit	Value
Ground floor retail zone a	19.8	£185.00	£3,663
Ground floor internal storage	5.4	£18.50	£100
Ground floor internal storage	6.5	£18.50	£120
First floor internal storage	12.24	£9.25	£113
First floor internal storage	11.41	£9.25	£106
First floor internal storage	4.46	£9.25	£41
Total	59.81		£4,143


Noise Monitoring System- [Outdoor noise monitoring | Minut](#)

MÎNUT


Inside the box




Minut




Charging cable
(USB-C)



Magnetic
mounting plate




Plug & screw
Used with mounting plate
when surface is rough




Security sticker

Get started



1. Set up Minut from your phone

Download the app from [app.minut.com](#) and follow the instructions inside the app to install Minut before mounting Minut to the ceiling.



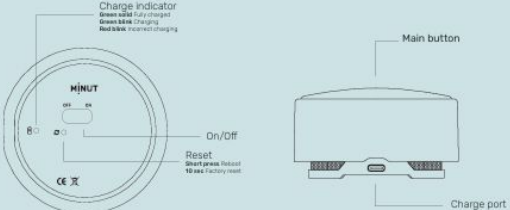
2. Mount Minut to the ceiling

Remove tape and attach the magnetic mounting plate to the ceiling. Use the wall plug and screw if your ceiling has a rough texture.

Minut detects movement below its mounting position. It's recommended to mount Minut where people frequently move, for example in the hallway.

Manual / Manuel / Handbuch /
manuaalinen / Met de hand /
podręcznik / brugervejledning /
マニュアル

[minut.com/manual](#)



Charge indicator
Green LED: fully charged
Green LED: charging
Red LED: no power charging

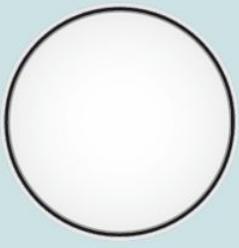
Main button

On/Off

Reset
Short press: Reset
10 sec: Factory reset

Charge port

Follow our facebook page
'Minuthq' to discuss Minut!



Got a question?

minut.com/support

Charging your Minut

A normal charge takes between 4-6 hours.

Minut needs to be recharged approximately twice a year, depending on the environment and with connectivity where it's installed.

Technical Specifications

Dimensions Diameter: 85 mm (3.3"), height: 46 mm (1.8")

Weight 180 gram (6.3 oz)

Battery Up to 6 months (rechargeable, non-replaceable)

Connectivity Wi-Fi (2.4GHz), Bluetooth

Sound frequency 0-24kHz

Sensors Sound, temperature, humidity, tapper, barometric pressure, ambient light and motion.

Indoor use only

General maintenance

Only clean Minut with a dry cloth. Do not wash or submerge the Minut under water. Use indoors only (0 to 40°C/32 to 104°F) and avoid exposure to direct sunlight for prolonged periods of time. Exposure to prolonged high humidity may have negative effects on sensors. Low temperature may affect battery performance negatively. Condensation may damage the device. Do not tamper, disassemble, puncture, hammer, or drop the Minut as this may degrade performance or render Minut inoperable, void the warranty and the user's authority to operate this equipment.

Minut contains a built-in, non-replaceable, lithium-ion battery. The WEEE symbol means that your Minut must be disposed of separately from general household waste. When Minut reaches its end of life, take it to a designated waste collection point in your area for safe disposal or recycling. By doing this, you'll conserve natural resources, protect human health and help the environment.

Minut contains strong magnets used to attach the device to the ceiling. Avoid direct contact with objects sensitive to magnetic fields, such as hard drives (including laptops), credit cards, etc.

Estimated battery life is dependent on the Wi-Fi signal strength, interference from walls, other electrical equipment, and Wi-Fi networks may reduce Minut's estimated battery life.

Charging your Minut

A normal charge takes between 4-6 hours.

Minut needs to be recharged approximately twice a year, depending on the environment and with connectivity where it's installed.

Regulatory

Important Disclaimer: Because the Minut's primary purpose is not to be a fire or smoke alarm, the Minut DOES NOT conform to the regulatory requirements mandated for fire or smoke alarms, such as UL 217, EN 14684 or any other regulatory requirements. To properly protect your home, please purchase and install fire and/or smoke alarms that comply with regulatory requirements.

EU Declaration of Conformity

Minut, Inc. declares that the Minut Connected Home Alarm, model MTFP2, is in compliance with the Directive 2014/53/EU. The full text of the EU declaration of conformity is available at the following Internet address: [https://minut.com/dec](#).

FCC

Federal Communications Commission Interference Statement

FCC ID: 2AF303-P2-01, 15.247

This equipment has been tested and found to comply with the limits for a Class B digital device, pursuant to Part 15.2 of the FCC Rules. These limits are designed to provide reasonable protection against harmful interference in a residential installation. This equipment generates noise and can radiate radio frequency energy and, if not installed and used in accordance with the instructions, may cause harmful interference to radio communications. However, there is no guarantee that interference will not occur in a particular installation. If this equipment does cause harmful interference to radio or television reception, which can be determined by turning the equipment off and on, the user is encouraged to try to correct the interference by one of the following measures:

- Reorient or relocate the receiving antenna.
- Increase the separation between the equipment and receiver.
- Connect the equipment into an outlet on a circuit different from that to which the receiver is connected.
- Consult the dealer or an experienced radio/TV technician for help.

This device complies with Part 15 of the FCC Rules. Operation is subject to the following two conditions:

- (1) This device may not cause harmful interference, and
- (2) this device must accept any interference received, including interference that may cause unintended operation.

FCC CAUTION: Any changes or modifications not expressly approved by the party responsible for compliance could void the user's authority to operate this equipment.

Compliance Notice

EC 21212: P201

This device contains license-exempt transmitter(s)/receiver(s) that comply with FCC Part 15.247, Subpart C, of the FCC Rules. This device complies with the requirements of the Canadian Radio-television and Telecommunications Commission (CRTC) for license-exempt radio equipment.

Operation is subject to the following two conditions:

1. This device may not cause interference.
2. This device must accept any interference, including interference that may cause unintended operation of the device.

L'ensemble/bien/bien/bien de la licence contient des émetteurs/récepteurs sans licence qui sont conformes aux normes de la Commission des communications radio-télévisées (CRTC) du Canada.

L'exploitation est soumise aux deux conditions suivantes :

1. L'appareil ne doit pas produire de brouillage.
2. L'appareil doit accepter tout brouillage radioélectrique subi, même si le brouillage est susceptible d'en compromettre le fonctionnement.

RF Exposure Compliance Information:

This equipment complies with FCC RF radiation exposure limits set forth for an uncontrolled environment. This equipment should be installed and operated with minimum distance 20 cm between the radiator and your body.

Cet équipement est conforme aux limites d'exposition aux rayonnements électromagnétiques pour un environnement non contrôlé. Cet équipement doit être installé et utilisé avec une distance minimale de 20 cm entre la radiation et votre corps.

CALIFORNIA PROPOSITION 65 WARNING: This product may contain chemicals known to the State of California to cause birth defects or other reproductive harm.

Legal

Your use of Minut is subject to the Terms of Service, available in full at [https://minut.com/terms](#), and the Privacy Policy, available in full at [https://minut.com/privacy](#).

Limited Liability

Please see the Terms of Service, available in full at [https://minut.com/terms](#).

Warranty and Warranty Disclaimers

Please see the Terms of Service, available in full at [https://minut.com/terms](#).

Trademarks

Minut and the Minut logo are trademarks and/or registered trademarks of Minut, Inc. in the USA and other countries. Apple and the Apple logo are trademarks of Apple Inc., registered in the USA and other countries. App Store is a service mark of Apple Inc. Google Play is a trademark of Google Inc. Bluetooth and the Bluetooth logo are trademarks owned by Bluetooth SIG, Inc. in the USA. Wi-Fi is a registered trademark of Wi-Fi Alliance.

Open source compliance

Minut made on the shoulders of giants. It is built using open source code and tools. Minut is forever grateful to the respective authors. For a full list of open source software used in Minut, please see [https://minut.com/open-source](#).

© Minut, Inc. 2018. All rights reserved.

Minut AB
Bredgård 4
211 90 Minut
Sweden.

MÎNUT

10098/A