

## **Proposal for the Use of the Front Roof Terrace Beer Garden, Back Roof Terrace Beer Garden, and Back Bar Beer Garden at Lavery's, Belfast, for Regulated Entertainment**

**To:** Quintin Thompson  
Senior Building Control Surveyor  
Belfast City Council Building Control Service

**Re:** Application for the Use of the Front Roof Terrace Beer Garden, Back Roof Terrace Beer Garden, and Back Bar Beer Garden for Entertainment Purposes

Hi Quintin,

We wish to seek approval for the use of the external Front Roof Terrace Beer Garden, Back Roof Terrace Beer Garden, and Back Bar Beer Garden at Lavery's, 12–18 Bradbury Place, Belfast, as a regulated entertainment space.

Lavery's has operated as a licensed premises and entertainment venue for many years and has an established track record of delivering live music, DJ events and large-scale entertainment safely and responsibly. The proposed use of the Front Roof Terrace Beer Garden, Back Roof Terrace Beer Garden, and Back Bar Beer Garden would allow us to enhance our customer offering while maintaining appropriate controls to minimise any impact on neighbouring properties and the wider community.

### **Proposed Entertainment Use**

#### **Live Music**

- Primarily acoustic and small-scale amplified performances.
- Scheduled predominantly on Friday and Saturday evenings.
- Entertainment to conclude no later than 11.00pm.

#### **DJ Entertainment**

- Limited to key annual events and other significant occasions, including:
  - St Patrick's Day celebrations
  - Halloween events
  - New Year's Eve celebrations
- Major sporting events and other significant promotional occasions
- Entertainment to conclude no later than 1.00am on these specific event dates.

#### **Management and Control Measures**

- All entertainment activities will be managed by experienced venue management personnel.
- Sound levels will be monitored and controlled throughout events.
- Speakers and performance areas will be positioned and managed to minimise sound breakout from the premises.
- A dedicated management presence will be maintained during entertainment periods.
- Security staff will be deployed where appropriate to manage customer behaviour and dispersal.
- Customer movement and egress at the conclusion of events will be actively supervised to minimise disturbance.
- The premises will continue to operate in accordance with all relevant licensing, health and safety, and entertainment licence requirements.

#### **Rationale**

The Front Roof Terrace Beer Garden, Back Roof Terrace Beer Garden, and Back Bar Beer Garden have become an important social space within the venue and presents an opportunity to provide customers with a high-quality entertainment experience in a controlled and professionally managed environment.

The proposed entertainment programme will support Belfast's hospitality, tourism and night-time economy, while further enhancing the cultural and social offering available within the city centre. It will also allow us to make better use of an existing customer space that has proven increasingly popular with patrons throughout the year.

The proposed operating hours represent a balanced and proportionate approach. Live music would generally conclude by 11.00pm, with later entertainment requested only for a limited number of significant annual events where customer demand is traditionally highest.

Lavery's has a long-standing history of working constructively with Belfast City Council and other statutory agencies to ensure that entertainment is delivered safely, responsibly and with due consideration for neighbouring properties. We are committed to continuing that approach in relation to the proposed use of the beer garden.

We believe this proposal represents a reasonable and well-managed use of the space and would welcome the opportunity to discuss any specific concerns or operational requirements that Building Control may wish to consider.

Many thanks,

Bernard Lavery  
Lavery's Bar  
12–18 Bradbury Place  
Belfast