ST MICHAEL'S

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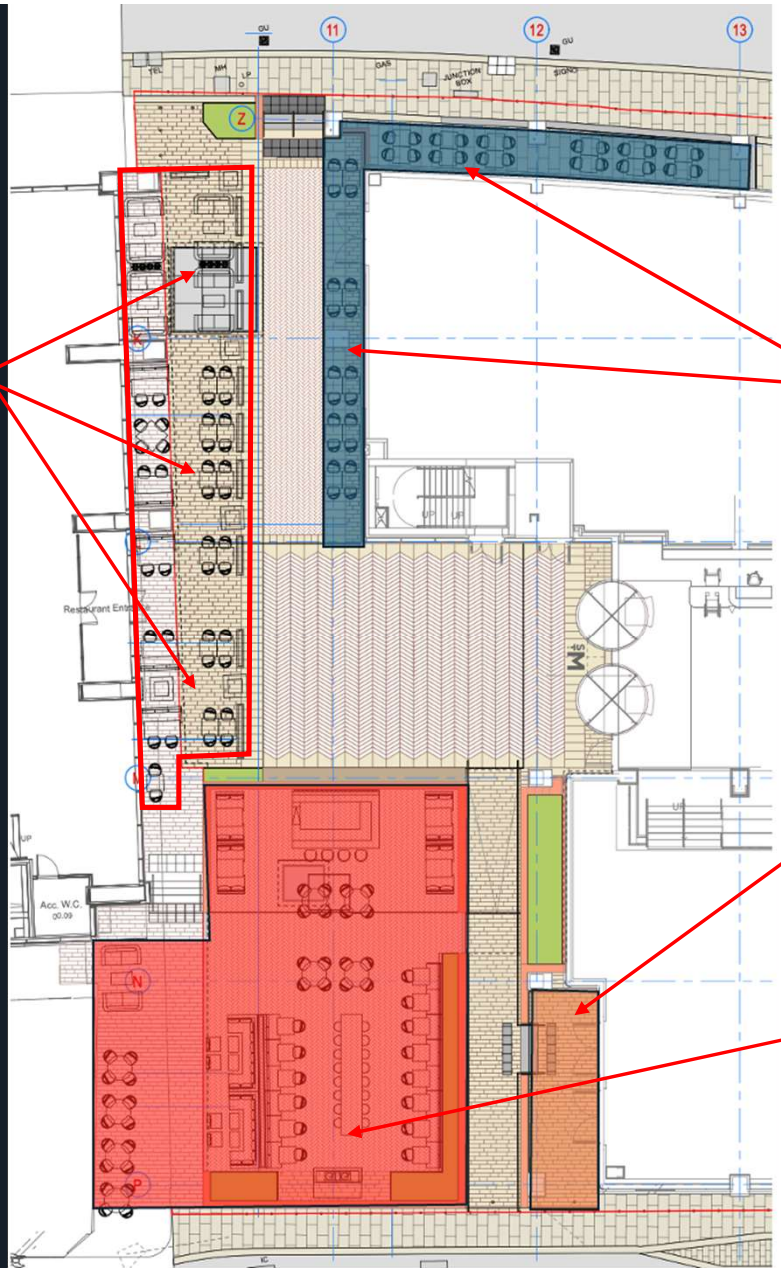
MANCHESTER

Condition 18 – External Seating

St Michael's Office Development (referred to as Phase 2 under the planning approvals)

RESTAURANT EXTERNAL SEATING PLAN

Indicative seating to follow in next phase of development (Phase 3). Not applicable to this application.



External Seating Area 1 - Jackson's Row Restaurant Unit (Unit 5) External Seating Demarcation

External Seating Area 2 - Bootle Street Restaurant/Coffee Shop Unit (Unit 3)External Seating Demarcation.

External Seating Area 3 - Abercromby Public House External Seating Demarcation

1.0 External Seating – General Points

- External Seating Items - The external seating areas outside the restaurants will typically consist of loose furniture supplied by the restaurant operators.
- Restaurant Feature Lighting – The restaurant operators will be permitted to install their own feature lighting to suit their external seating areas indicated on the above plan.
- External Lighting - The Developer will install integrated linear LED lighting in the Building soffits and small LED lighting on the external columns, combined with uplighting and downlighting on the external Building Columns. This external lighting will provide the minimum lux levels required for external walkways. Further details have been submitted under Planning Condition 43 relating to the Lighting Scheme.
- Security – The Building Management will operate the premises with 2nr manned security staff on a 24 hour each day of the week with regular internal and external patrols. The premises will also include a security surveillance system, which will cover both the external and internal parts of the premises and will be monitored from the Building Management Office.
- **ALL FURNITURE WILL BE TAKEN INDOORS WHEN THE RESTAURANTS ARE NOT OPEN AND SET BACK OUT WHEN THE RESTAURANT RE-OPENS.**

2.0 External Seating Area 1 (Jacksons Row Restaurant Unit (Unit UG3))

- The external seating area will be limited to the area highlighted in red on the above plan. This is in accordance with the Lease Agreement with the Restaurant Operator, and the Operator will install high-quality loose external seating, which will be secured out of hours.
- The seating area will also be demarcated with a branded removal barrier provided by the Operator.
- The external seating will only be permitted for outside dining between the following hours.

Monday:	8:00am – 11:00pm
Tuesday:	7.30am – 11:00pm
Wednesday:	7:30am – 11:00pm
Thursday:	7:30am – 11:00pm
Friday:	7:30am – 11:00pm
Saturday:	9:00am – 11:00pm
Sunday:	9:00am – 10.00pm

3.0 External Seating Area 2 (Bootle Street Coffee Shop/Restaurant Unit (Unit UG5))

- The external seating area will be limited to the area highlighted in Orange on the above plan. This is in accordance with the Lease Agreement with the Restaurant Operator, and the Operator will install high-quality loose external seating, which will be secured out of hours.
- The seating area will also be demarcated with an edge protection to the raised seating area installed by the Developer.
- The external seating will only be permitted for outside dining between the following hours.

Monday:	8:00am – 11:00pm
Tuesday:	7.30am – 11:00pm
Wednesday:	7:30am – 11:00pm
Thursday:	7:30am – 11:00pm
Friday:	7:30am – 11:00pm
Saturday:	8:00am – 11:00pm
Sunday:	8:00am – 10.00pm

4.0 External Seating Area 3 (Abercromby Pub)

- The external seating area will be limited to the area highlighted in red on the above plan. The Operator will install high-quality loose external seating, which will be secured out of hours.
- The seating area will also be demarcated with edge protection, as indicated in the above plan, which typically consists of integrated raised planters.
- The external seating will only be permitted for outside use between the following hours.

Monday:	8:00am – 11:00pm
Tuesday:	7.30am – 11:00pm
Wednesday:	7:30am – 11:00pm
Thursday:	7:30am – 11:00pm
Friday:	7:30am – 11:00pm
Saturday:	8:00am – 11:00pm
Sunday:	8:00am – 10.30pm

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