# OPERATIONAL MANAGEMENT STATEMENT

## LOOKERS | CUPRA CITY GARAGE, MANCHESTER

14-16 St. Ann Street, Manchester M2 7LP



CUPRA

Lookers

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| **Prepared for:** | Lookers PLC |
| **Prepared by:** | Northmill Associates Ltd. Chartered Architects<br>Clarence House<br>Clarence Street<br>Manchester<br>M2 4DW |
| **Date:** | May 2024 |
| **Document Ref:** | 2921_Cupra Manchester_Operational Management Statement |

NORTHMILL associates

arb Architects Registration Board

RIBA Chartered Practice

**Document Revision Sheet**

**Project Description:** CUPRA City Garage, 14-16 St. Ann Street, Manchester M2 7LP

**Project Reference:** 2921

| Version | Date of Issue | Title | Author | Checked |
|---|---|---|---|---|
| V1 | 14/06/2024 | Planning Issue | HD | GTC |
| V2 | 28/08/2024 | Revised Issue | HD | GTC |
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# 1 INTRODUCTION

## 1.1 PURPOSE OF REPORT

This Operational Management Statement has been written to accompany a full planning application for the change of use and refurbishment of the existing property at 14-16 St. Ann Street, Manchester (the 'Application Site'). It provides an outline of the key operational requirements for the site and the proposed management solutions intended to ensure its successful operation.

## 1.2 SCOPE OF DEVELOPMENT

The proposed development is intended to provide a new consumer experience, combining showroom space and hospitality provision in a city centre environment.

The scope of development is summarised as follows:

- CUPRA showroom space.
- Afterwork area and exhibition space.
- Customer and staff welfare facilities, including accessible WC provision.
- Hospitality provision, including café space at ground floor level and a bar at basement floor level.
- Seating and lounge areas.
- Outdoor seating areas (public highway) (Under separate cover – Pavement Licence).
- New lift provision.
- Relocation of 6no. Sheffield bicycle stands to allow for vehicle access to the showroom.

The development is intended to facilitate the following functions:

- Sale of cars.
- Display of cars (ICE/PHEV/EV).
- Sale of Merchandise.
- Sale of Clothing.
- Sale of Hot/Cold drinks.
- Sale of Hot/Cold food.
- Private Events – with the sale of alcohol.
- Private Events – meetings.
- Private Events – with loud music.

# 2 OPERATIONAL REQUIREMENTS

## 2.1 OPENING HOURS

The premises will operate during the following hours:

### 2.1.1 E(A) - DISPLAY/SALE OF GOODS OTHER THAN HOT FOOD & SUI GENERIS (RETAIL AND CAR SHOWROOM)

- Monday – Friday: 08.00am – 18.00pm
- Saturday: 08.00am – 18.00pm
- Sunday / Bank Holiday: 09.00am – 16.00pm

### 2.1.2 E(B) - SALE OF FOOD AND DRINK FOR CONSUMPTION MOSTLY ON THE PREMISES (CAFÉ AND BAR)

- Monday – Friday: 08.00am – 00.00am
- Saturday: 08.00am – 00.00am
- Sunday / Bank Holiday: 09.00am – 00.00am

## 2.2 TRANSPORT AND ACCESS

The Application Site is located in Manchester City Centre and is within easy walking distance of Manchester Piccadilly, Manchester Oxford Road, Manchester Victoria, and Salford Central train stations, with numerous bus and tram routes nearby.

The CUPRA City Garage will primarily be accessed by pedestrians, with showroom vehicles transported into the building via the main entrance doorway.

6no. public Sheffield stands have been relocated on the public highway adjacent to the Application Site.

## 2.3 DISPLAY CAR DELIVERY

The CUPRA City Showroom has capacity for displaying two vehicles at any one time. These cars will be changed 2-3 times per year only. Vehicles will be moved into the building out of hours through the vehicle access doors, as indicated on the diagram below.

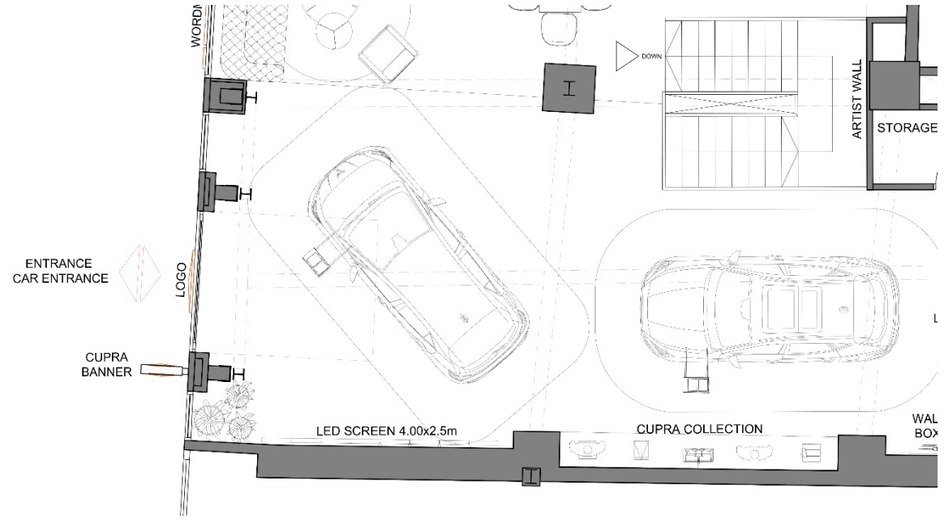



Figure 1: Vehicle access doors

### 2.3.1 SUPPORTING DOCUMENTATION

Please refer to the following drawings in relation to vehicular showroom access:

- 2921_P.L(01)101 - Proposed Ground Floor Plan_Rev B
- 2921_P.L(02)101 - Proposed Elevations_Rev B

## 2.1 OTHER DELIVERIES

Deliveries will be made to the premises approximately 3 – 4 times per week. Deliveries will be made out of hours and will be delivered through the main customer entrance door or vehicular access door as required. A designated loading bay is located opposite the premises, adjacent to Equitable Buildings.

## 2.2 WASTE COLLECTION

Waste will be stored within the premises and separated into the following categories: general waste; paper and recyclable waste. Following temporary storage in localised waste receptacles (small domestic scale bins), all waste will be stored within the indicated storage area to await daily collection. The passenger lift may be utilised for moving bagged waste between floor levels.

Waste will be put out (bags only) on to St. Ann Street (as per previously existing collection arrangements) for out of hours daily collection by a contracted waste management company.

### 2.2.1 VENTILATION

Storage of waste and ventilation is to be in accordance with Building Regulations, including but not limited to Approved Document B.

### 2.2.2 HYGIENE

Waste is to be collected and removed daily by a contracted waste removal company. A daily cleaning regime will be implemented to ensure the room remains clean and in a hygienic state. Areas intended for storing waste are to be finished in hardwearing, easy to clean surfaces.

## 2.3 INCLUSIVE ACCESS

The proposed showroom is intended as fully accessible, with level across the ground floor and lift access to basement floor level. Staff will be made available to assist anyone requiring additional help during their visit.

## 2.4 EXTERNAL SEATING AREAS

External Seating Areas are to be applied for under separate cover (Pavement Licence).

### 2.4.1 SUPPORTING DOCUMENTATION

Please refer to the following drawings in relation to external seating areas:

- 2921_P.L(00)101 – Proposed Site Plan_Rev D
- 2921_P.L(01)101 - Proposed Ground Floor Plan_Rev C
- 2921_P.L(02)101 - Proposed Elevations_Rev D
- 2921_P.L(90)101 – Proposed Street Furniture – Planters_Rev B

Ends.