

Operating Schedule and Management Strategy.

Unit 21 Upper, The Printworks, 27 Withy Grove, Manchester,
M4 2BS.

On behalf of Leisure Television Rights Ltd.

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1. Introduction.

- 1.1. A Full Planning Application has been prepared by Pegasus Group on behalf of Leisure Television Rights (hereinafter 'the Applicant') in relation to the following proposed development at Unit 21 Upper, The Printworks, 27 Withy Grove, Manchester, M4 2BS ('the application site'). The application is for the following proposed development:

"Change of use from a live escape rooms gaming experience (Class E) to an entertainment facility, serving food and drinks (mixed Class E / Sui Generis), plus associated rooftop flue."

- 1.2. The application site comprises the ground floor lobby area and first floorspace (650 sqm) of Unit 21, located in the north-eastern part of the Printworks. The Printworks is a modern commercial centre located within Manchester city centre which incorporates a number of entertainment, leisure and hospitality based occupants and operators, such as mini-golf, a cinema and tenpin bowling,
- 1.3. The application site was formerly occupied and operated as a live escape room gaming experience (Use Class E), but has been vacant since January 2022. As well as the ground floor stair and lift access off the Pump Yard throughfare, the unit benefits from access to the dedicated service and delivery area within the basement of The Printworks.
- 1.4. The site will be occupied by the applicant and will provide a social, interactive entertainment and leisure function, comprising of quiz booths ('Chase Bases') in the format of 'The Chase' television programme. The unit will also incorporate a kitchen on the new mezzanine and bar in order to serve hot food and drinks, including alcoholic drinks.

2. Statement Scope.

- 2.1. This Statement provides an overview of the operation of the proposed use and The Printworks as well as measures to prevent crime, disorder and anti-social behavior.
- 2.2. A strategy is outlined which includes details on the management of users of the proposed facilities at the application site.

3. Operating Schedule.

Opening Hours

- 3.1. The proposed opening hours of the facility are as follows:
- Monday – Friday: 10:00 – 02:30
 - Saturday: 10:00 – 02:30
 - Sunday / Bank Holiday: 10:00 – 00:30
- 3.2. The above opening hours are consistent with the existing licence in place at the application site, and the new premises licence will control the hours for the sale of alcohol and other operations.

Access, Servicing & Facilities

- 3.3. The primary access off the Pump Yard will be retained as is the stair core and lift access to the first floor.
- 3.4. The existing basement servicing and delivery arrangements will also be retained, and goods, refuse and recycling will be transport to and from the unit and basement via the internal service corridors. Full details are prescribed within the accompanying Waste Management Strategy.
- 3.5. The proposal includes the installation of 8 x two tier bicycle rack spaces (16 x bicycle spaces total) located in the ground floor lobby area.

Waste Management

- 3.6. The waste storage arrangement for the proposed use will be consistent with the existing site arrangements.
- 3.7. All tenant deliveries and waste are serviced by an internal ground floor loading bay located on the junction where Well Street meets Garden Street. Tenant deliveries are taken internally via the goods lift and internal service corridors.

4. Security & Disorder Measures.

- 4.1. The Printworks already benefits from a good level of security procedures and measures in order to prevent crime and disorder. The Printworks is manned by a dedicated in-house security team 24 hrs a day, 7 days a week. A Control Room is linked to Manchester City Council's CCTV room via radio, and an integrated system links all tenant fire alarms back to the Control room, which is monitored by a red care system.
- 4.2. The applicant will also be installing its own CCTV system and alarms within the unit which will be updated as necessary following any procedural or internal layout changes.
- 4.3. The entertainment use, in addition to the general areas to be utilised for the consumption of food and beverages will be supervised, and members of staff will be readily available to provide assistance when required.
- 4.4. The premises licence will control the dispersal and management of customers to and from the unit (including through utilising door staff). Smokers will be directed outside of The Printworks and patrons will be asked to disperse quietly, in line with the building's current procedure. Furthermore, the ground floor lobby has capacity to incorporate patrons without the need for waiting within the Pump Yard.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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