

Anthony Hughes Architectural

Gable End Cottage
Tamworth Road
Nether Whitacre
North Warwickshire
B46 2DR

mob. 07802 736160
Email. anthony.hughes1949@gmail.com

INDIVIDUAL RESTAURANTS **86 CROSS STREET** **MANCHESTER** **M2 4LA**

MANAGEMENT STRATEGY DOCUMENT

‘FORBICI’ LICENSED PIZZA RESTAURANT

MAY 2024.

1.0 INTRODUCTION.

This Management Strategy Document is supplemental to and in support of the previously Approved Full Town Planning and Listed Buildings Application No. 117966/FO/2017.

The proposals are for the operation of a licensed pizza restaurant at both ground and basement floor levels.

The production of this Document follows pre-application consultations with the City of Manchester Town Planning and Conservation Departments.

2.0 MAINTENANCE/REPAIRS.

The building is managed by a management agent, Manchester Residential Management Limited (MRM), engaged direct by the building Landlord.

MRM will make regular inspection visits to the building to check on the condition of the building and ensure that the building is maintained to a high standard.

MRM will utilise their panel of contractors to deal with day to day maintenance of the building following reports made by the occupiers or the cleaning contractor, of any maintenance issues that need to be addressed.

3.0 SECURITY.

The building will be equipped with a CCTV security system covering the internal space at both ground and basement floor levels, and the main entrance door. The CCTV security system will have remote access with images retained for 14 days.

The building will benefit from a fob entry access system to control entry to the rear Four Yards access door, together with key operated 5 lever deadlock security to the Cross Street main entrance door.

The building will be equipped with a fully integrated and remotely monitored intruder alarm system, at both ground and basement floor levels, with activation contact pads to all external doors and window opening lights.

4.0 OPERATING/TRADING HOURS.

Monday to Thursday – 11.00am to 11.00pm.

Friday and Saturday – 10.00am to 12 Midnight.

Sunday – 10.00am to 11.00pm.

5.0 JANITORIAL SERVICES.

MRM will utilise a cleaning contractor with the relevant expertise to provide the janitorial services required for the building, which will cover the internal common areas and external areas of the building.

6.0 CLEANING OF INTERNAL AREAS AND WINDOW CLEANING.

The internal space at both ground and basement floor levels will be cleaned on a daily basis, and if required extra cleaning will be carried out to address any issues.

The windows will be cleaned on a weekly basis.

7.0 WASTE DISPOSAL.

Rubbish/refuse will be bagged everyday and held in the Basement Refuse Holding Room, until the end of each trading day. At which time it will all be transferred and disposed of into the shared refuse bins at the rear of Piccolino Café Grande in Bow Lane adjacent.

Under no circumstances will rubbish be allowed to be left or stored externally around the building.

8.0 RECEIVING DELIVERIES.

Postage. The postman will make deliveries direct to the main entrance door of the restaurant. Any parcels, packages and the like that cannot be placed through the letterbox, will be taken away by the postman, leaving an 'Unable To Deliver' note (or similar) in the letterbox.

Under no circumstances will delivery items be left outside of the building.

Goods And Produce. Vehicle deliveries will be made via Four Yards access road, and taken directly down to the Basement Preparation, Chiller Room and Storage areas.

Delivery Hours:-

Monday to Saturday – 07.30am to 08.00pm.

Sundays/Bank Holidays – 10.00am to 06.00pm.

Under no circumstances will deliveries be taken into the restaurant via the main entrance.

9.00 CONTROL OF SMOKERS.

The restaurant will be non-smoking throughout, and there will be no provision for outside dining or drinking and, therefore, no smoking externally.

10.00 CONTROL OF MUSIC AND NOISE.

The restaurant will incorporate low volume background music only, and will be under the direct control of the management team at all times.

Strict control of both music volume and customer noise levels will be maintained at all times.

Under no circumstances will music be played externally.

11.00 ENERGY MANAGEMENT.

Procedures will be implemented to ensure a policy of proactive and systematic monitoring, control and optimization of energy consumption is operated at all times, to conserve use and decrease energy costs. This will include the monitoring of energy bills, use of LED light fittings, and other energy saving equipment, wherever suitable and appropriate.

Dated. May 2024.