

Opening Hours - Kampus

Executive Summary

This document is submitted with reference to Planning Condition 26 of application number 115570/FO/2017 known as Kampus, Aytoun Street, Manchester.

This document details the specified opening hours for the occupied commercial units, as well as maximum opening hours for the unoccupied units which will be written into lease when those tenants are confirmed.

Planning Condition 26

Before any use hereby approved commences, within each of the lower and upper ground floor units details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall not be operated outside the hours approved in discharge of this condition.

Reason – In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Scope

This document addresses planning condition 26 above and sets out the agreed opening hours for commercial occupiers, all of which are written into the individual commercial leases.

Kampus is a mixed use residential led development. The apartments are operated as Build to Rent and the operator, Native, have a 24/7 presence on site and are also responsible for estate management which includes enforcing the terms of individual commercial leases.

The opening hours for each commercial unit lease are detailed in the table overleaf.

It should be noted that the terms of each commercial lease allow the landlord to vary the opening hours for each commercial unit in the interests of good estate management. Whilst no problems have arisen to date, this mechanism provides the landlord with a mechanism to manage any issues which might arise in future in order to protect residential amenity.

Whilst not required as part of this planning condition, details of the opening hours for the commercial units across the wider estate (application reference 112034/FO/2016/C2) have also been included, both for transparency and to demonstrate that there is a considered and coordinated estate management plan in place for Kampus.

Kampus
Commercial Units

				Lease opening hours			
Building	Unit lease / AFL ref	Tenant	Use	Day	Hours	Min/Max	Clause
Minto & Turner	G1/F1	TBC	TBC - expect F&B	Sunday - Thursday	8am to 12 midnight	Maximum	or such other opening hours as the Landlord (acting reasonably) shall from time to time designate,
				Friday and Saturday	8am to 1am	Maximum	having regard to the principles of good estate management
	G2/F2	TBC	TBC - expect F&B	Sunday - Thursday	8am to 12 midnight	Maximum	or such other opening hours as the Landlord (acting reasonably) shall from time to time designate,
				Friday and Saturday	8am to 1am	Maximum	having regard to the principles of good estate management
Minshull House	G4.1B	Barkside	Dog grooming	Monday to Saturday	11am to 5pm	Minimum	except for statutory bank, local or public holidays or such other opening hours as the Landlord (acting reasonably) shall from time to time designate, having regard to the principles of good estate
	G4.1A	Great North Pie Co.	Artisan pies	Monday to Saturday	35 hours per week	Minimum	except for statutory bank, local or public holidays
	G4.2	Red Light	Speakeasy / cocktail bar	6 days per week	7 hours per day	Minimum	except for statutory bank, local or public holidays or such other opening hours as the Landlord (acting reasonably) shall from time to time designate, having regard to the principles of good estate
				Sunday to Thursday	12pm to midnight	Maximum	management
				Friday and Saturday	12pm to 1am	Maximum	
	G3	Madre	Mexican restaurant / bar	6 days per week	6 hours per day	Minimum	or such other opening hours as the Landlord (acting reasonably) shall from time to time designate,
				Sunday to Thursday	8am to midnight	Maximum	having regard to the principles of good estate management
				Friday and Saturday	8am to 1am	Maximum	
	G5	TBC	TBC - expect F&B	Sunday - Thursday	8am to 12 midnight	Maximum	or such other opening hours as the Landlord (acting reasonably) shall from time to time designate,
				Friday and Saturday	8am to 1am	Maximum	having regard to the principles of good estate management

Kampus
Commercial units - New Build

				Lease opening hours			
Building	Unit lease / AFL ref	Tenant	Use	Day	Hours	Min/Max	Clause
North Block / C	1a & 2a	Neil's	Bar / NY pizza	Sunday - Thursday	8am to 12 midnight	Maximum	or such other opening hours as the Landlord (acting reasonably) shall from time to time designate, having regard to the principles of good estate management
				Friday and Saturday	8am to 1am	Maximum	
	2b	Beeswing	Wine bar, small plates	Tuesday to Saturday	12-9pm		except for statutory bank, local or public holidays
	1b	Yum Cha	Chinese restaurant / dim sum	Monday to Sunday	12 noon to 10pm	Minimum	except for statutory bank, local or public holidays or such other opening hours as the Landlord (acting reasonably) shall from time to time designate, having regard to the principles of good estate management
	3a.1, 3a.2, 3b	Maker's Quarter	Craft / makers venue and studios	Monday to Sunday	9am to 6pm	Minimum	
				Sunday to Thursday	8am to midnight	Maximum	
				Friday and Saturday	8am to 1am	Maximum	
South Block / F	5 & 6	Kampus General Store	Independent grocery	Monday to Saturday	8am to 8pm	Minimum	except for statutory bank, local or public holidays or such other opening hours as the Landlord (acting reasonably) shall from time to time designate, having regard to the principles of good estate management
				Sunday	10am to 5pm	Minimum	
				Sunday to Thursday	6am to midnight	Maximum	
				Friday and Saturday	8am to 1am	Maximum	
	7	Bondi Bowls	Health food / clean eating	5 days per week	6 hours per day	Minimum	except for statutory bank, local or public holidays or such other opening hours as the Landlord (acting reasonably) shall from time to time designate, having regard to the principles of good estate management
				Sunday to Thursday	8am to midnight	Maximum	
				Friday and Saturday	8am to 1am	Maximum	
	8	David Rozman Hair	Hair and beauty	Monday to Saturday	9am to 6pm		except for statutory bank, local or public holidays
				Sunday to Thursday	8am to midnight	Maximum	
				Friday and Saturday	8am to 1am	Maximum	
The Stack / E	4a	Pollen	Bakery and eatery	Wednesday to Sunday	8am to 4pm		except for statutory bank, local or public holidays or such other opening hours as the Landlord (acting reasonably) shall from time to time designate, having regard to the principles of good estate management