M. Coffee Limited (Company number 166956119)

Moor Coffee

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Planning Department

Manchester City Council,

Growth & Development Directorate,

Planning, Building Control & Licensing,

PO Box 532, Town Hall,

Manchester, M60 2LA

RE: Application for Variation of Condition 4 of Planning Permission [Conditional Planning Consent Reference: 091123/FU/2009/S1] to Amend Opening Hours

Dear Planning Officer,

I am writing to formally submit an application under Section 73 of the Town and Country Planning Act 1990. This application seeks to vary Condition [Condition4] of the planning permission [091123/FU/2009/S1] to allow our coffee shop, located at M21 8AD, to extend its operating hours.

Currently, the permitted opening hours are from 10:00 AM to 11:00 PM. We are requesting approval to open two hours earlier, making the new permitted hours 08:00 AM to 11:00 PM.

The primary purpose of this adjustment is to meet the growing demand from the local Chorlton community. Following our first two months of trading, we have observed a consistent demand from early-morning commuters and local residents who wish to grab coffee and breakfast on their way to work or school.

We are fully committed to protecting the residential amenity of the surrounding

area. To ensure that the extended hours do not cause any disturbance to our neighbors, we have put the following measures in place:

Low-Impact Kitchen Operations: Our trading data from the past months show that morning customers overwhelmingly prefer simple, grab-and-go options such as sandwiches and light pastries. As these items require minimal preparation and no heavy cooking, the kitchen will generate negligible noise or extraction activity between 08:00 AM and 10:00 AM.

Noise Management: No heavy commercial deliveries or waste disposal will take place before 09:00 AM.

Quiet Equipment: All coffee grinders and espresso machines are modern, low-noise models situated away from party walls shared with adjoining premises.

We believe that this minor adjustment will contribute positively to the vibrant local economy of Chorlton and better serve our community without compromising the quality of life for nearby residents.

Thank you for considering our application. Please do not hesitate to contact me if you require any further information or wish to discuss this matter in more detail.

Yours sincerely,

Kali Lam

Owner

Moor Coffee