PROPOSED OPERATING HOURS

Partial Discharge of Condition 18 – Pre-Occupation

Planning Permission	132489/FO/2021
Site	Retail Unit 1, 82 Port Street, Manchester, M1 2EG
Premises	OSMA Restaurant & Boutikk
Condition	18 – Operating Hours
Use	OSMA Restaurant – Class E(b); Boutikk – Class E(a)

Introduction

This document has been prepared in support of the partial discharge of Condition 18 of planning permission 132489/FO/2021, in so far as the condition relates to Retail Unit 1, 82 Port Street, Manchester, M1 2EG.
The ground-floor commercial premises comprise two complementary uses:

- Boutikk – Class E(a) retail/shop use; and
- OSMA Restaurant – Class E(b) restaurant use.

Approval is sought for the operating hours set out below.

Proposed Operating Hours

Use	Proposed Operating Hours
Boutikk – Class E(a) Retail/Shop	07:00 – 21:00 daily
OSMA Restaurant – Class E(b) Restaurant	09:00 – 01:00 daily

The proposed hours would apply Monday to Sunday, including Bank Holidays.

The proposed hours are intended to provide an appropriate operational envelope for the respective uses. Actual trading hours may be shorter and may vary according to operational requirements.

OSMA will operate principally as a restaurant. The proposed operating hours provide flexibility for breakfast, brunch, lunch and evening restaurant service, together with occasional private dining, private hire and events.

The later operating period is sought principally to provide flexibility for evening restaurant service and occasional private functions, allowing sufficient time for the orderly conclusion of service and managed dispersal of customers.

Operational and Residential Amenity Considerations

The proposed hours reflect the different nature and operational requirements of the two uses.
Boutikk is a retail use. The proposed opening time of 07:00 provides flexibility for morning retail trading, with the retail use ceasing by 21:00.

OSMA is a restaurant use operating principally during daytime and evening periods. The proposed hours provide flexibility for the restaurant's normal operation as well as occasional private dining, private hire and events.

Particular consideration has been given to the residential accommodation situated directly above the premises.

A separate Building Management Strategy is submitted pursuant to Condition 37, which sets out specific measures for the prevention of public nuisance, management of smokers and external areas, customer dispersal and management of external doors during evening operation.

In particular:

- There are no openable external windows serving the premises.
- External doors used for normal customer and staff access/egress are fitted with self-closing mechanisms and will remain closed when not actively in use after 21:00.
- The two designated fire escape doors will not be used for routine customer or staff access/egress.
- Customers will not be permitted to take drinks outside the premises.
- There is no designated external customer or smoking area.
- Customers will be discouraged from congregating immediately outside the premises.
- Customers temporarily leaving the premises to smoke will be requested to keep noise to a minimum and to return inside promptly.
- Customers waiting for taxis, private-hire vehicles or app-based transport services will be encouraged to remain inside until their vehicle has arrived.
- Management will oversee the orderly dispersal of customers at the end of the evening.

These measures are intended to minimise noise breakout and disturbance associated with customers entering, leaving or congregating outside the premises, particularly during the later evening period.

Conclusion

Approval is sought under Condition 18 for the following operating hours:

Boutikk – Class E(a) Retail/Shop: 07:00 – 21:00 daily
OSMA Restaurant – Class E(b) Restaurant: 09:00 – 01:00 daily

The proposed hours provide appropriate operational flexibility for the respective uses, including occasional private dining and events at OSMA, while the detailed management measures submitted pursuant to Condition 37 provide safeguards for the amenity of residential occupiers above and neighboring premises.

Approval is therefore sought for the partial discharge of Condition 18, insofar as it relates to Retail Unit 1, 82 Port Street.