

Diecast Beerhalle and Night
Market, Store Street,
Manchester
Statement of Consultation

1. Introduction

1.1 Overview

This Statement of Consultation has been prepared by Counter Context Ltd on behalf of A Very Inc (who are partnered with Diecast Limited), hereby referred to as 'the Applicant'. It provides:

- An account of the pre-application consultation undertaken with local residents, local community groups, local councillors and other key stakeholders about the proposals.
- A summary of the feedback received from these consultees.
- Evidence that this feedback has been considered in the development of the proposals.

The pre-application community consultation strategy was designed to reflect guidance within Manchester City Council's adopted Statement of Community Involvement (2018) and the National Planning Policy Framework (NPPF) (2021).

1.2 Site Location and Overview of Proposed Development

The site of the proposed development is the former Presbar Diecasting Foundry, located in between Store Street and Ducie Street, within Piccadilly Ward. The 1.6 ha site comprises the original foundry building, a more modern twentieth century warehouse and offices, alongside outdoor space including a car park and yard.

The proposal is to transform and refurbish the currently vacant site to create a beer hall and night market, tech/business hub and a range of other amenities, providing a resource for local residents and visitors to Manchester.

1.3 Policy Requirements

Conducting an early and transparent pre-application consultation is consistent with the guidance within the National Planning Policy Framework (NPPF) (2021).

Paragraph 39 of the NPPF states that:

Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and outcomes for the community.¹

The NPPF goes on to state that:

[Local Authorities] should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.²

...

Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.³

¹ Secretary of State for Ministry of Housing, Communities and Local Government, National Planning Policy Framework, July 2021, paragraph 39.

² *Ibid.*

³ Secretary of State for Ministry of Housing, Communities and Local Government, National Planning Policy Framework, July 2021, paragraph 132.

This Statement of Consultation also fulfils a formal recommendation of the Local Planning Authority to provide people with an opportunity to feed into the design process of a scheme at an early stage.

Manchester City Council's adopted Statement of Community Involvement (2018) sets out 'how developers can ensure that there is an effective opportunity for people to comment and steer development'⁴.

In providing guidance to developers on how they should carry out pre-application consultation, Manchester City Council's Statement of Community Involvement provides recommendations on the types of methods that developers can adopt as part of their pre-application consultation strategy.

Pre-application consultation is beneficial to both the community and the developer as it allows the developer to design a proposal which takes on board the opinions of the community...

...The format of the consultation that the developer uses is likely to be discussed with us as part of pre-application discussions, to help ensure that there is an effective opportunity for people to comment and steer development. The following methods are likely to be suitable and should be used as appropriate:

- *Letters sent to residents and businesses in nearby streets telling them what is proposed, how they can get more information and how they can give the developer their views*
- *Public exhibition in an accessible location close to the development (e.g. library or supermarket) which tells the public about what is happening and gives them an opportunity to make comments*
- *A website set up by the developer*
- *Leaflets distributed to nearby streets and placed in facilities near the proposed developments which have a tear off slip for comments*
- *Social media used by the developer to advertise the development and associated consultation events...*

...We can't require developers to carry out pre-application consultation using the methods set out above, but it is encouraged. Where developers have not engaged with local residents and businesses, it is possible that an application could generate more objections once submitted. This could result in the developer having to amend their application to address the objections which could delay the decision-making process.⁵

This Statement of Consultation reports on the pre-application community consultation undertaken with site neighbours as well as with key local civic organisations and the wider community. There has been extensive and detailed engagement with a range of statutory and other organisations relating to technical issues during the development of the scheme. This engagement is described within the relevant planning application documents and not within this Statement of Consultation.

⁴ Manchester City Council's Planning and Development Statement of Community Involvement, June 2018, page 33.

⁵ Manchester City Council's Planning and Development Statement of Community Involvement, June 2018, pages 33-34.

2. Pre-application Public Consultation Activities

2.1 Introduction

This section sets out the range of activities undertaken as part of the pre-application consultation with local councillors, residents and businesses. The pre-application public consultation period ran from 11 to 28 February 2022.

The key aspects of the consultation activity plan are outlined below.

2.2 Engagement with Ward Councillors

An introductory meeting was held with Councillor Sam Wheeler (Piccadilly Ward) on 9 February 2022. The meeting was held on site, which provided an opportunity to look around the site as well as to introduce Councillor Wheeler to the proposals and the plans for consultation.

2.3 Publicising the Consultation

2.3.1 Consultation Postcard

A consultation postcard was distributed on 10 February 2022 to all residential and business addresses located within an agreed distribution area of approximately 914 addresses (see map below).

The A5 sized postcard introduced the proposals and directed recipients towards the consultation website to find out more and provide their feedback, via the dedicated online feedback form or by email. The postcard promoted the in-person consultation event being held on 17 February 2022.

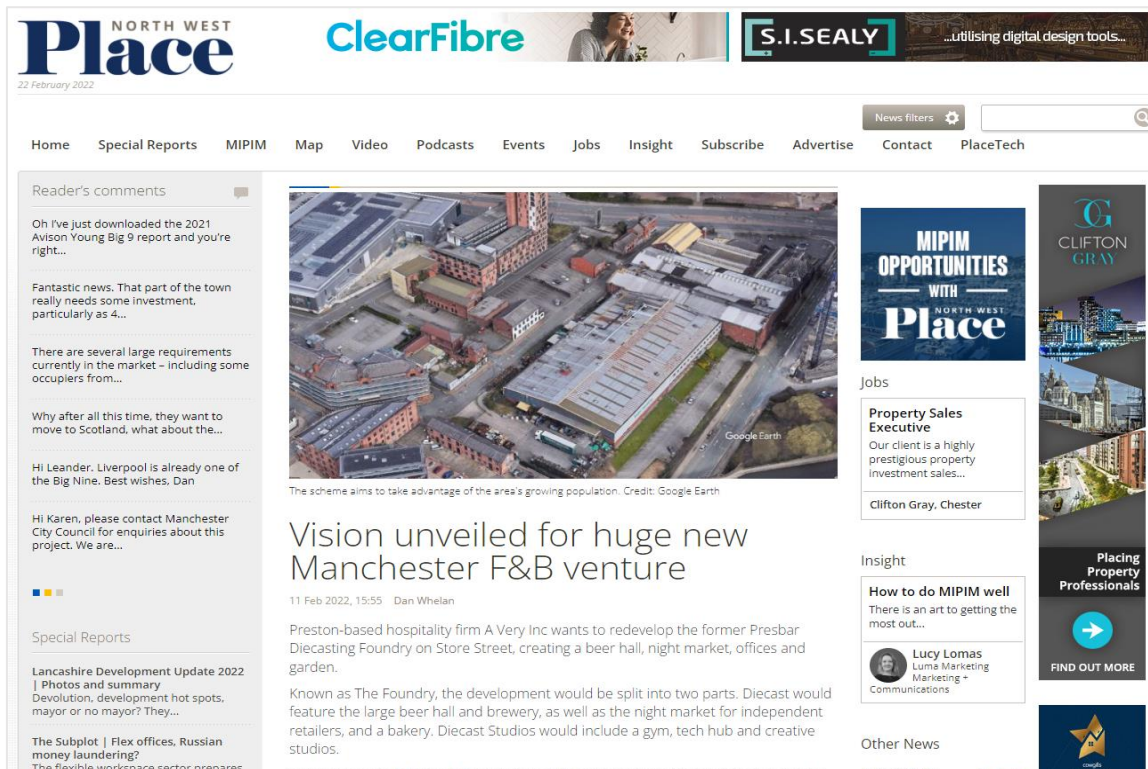
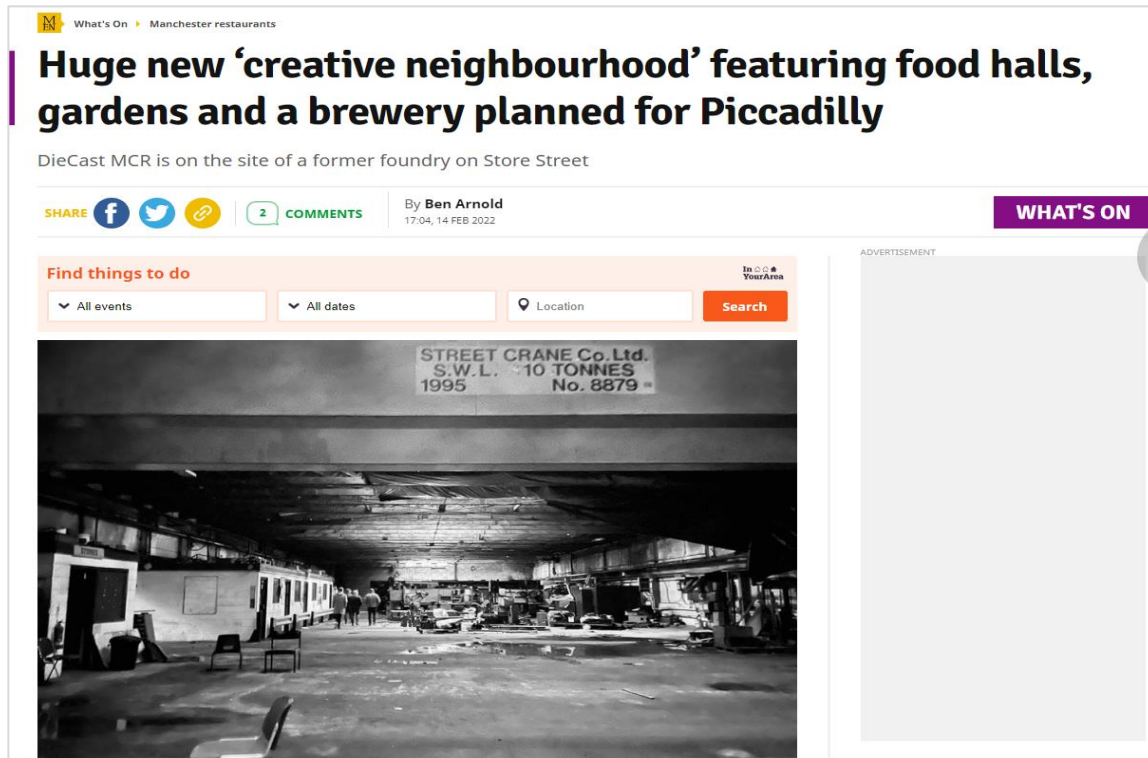
The consultation postcard is provided as Appendix 1.



Consultation postcard distribution area.

2.3.2 Media Coverage

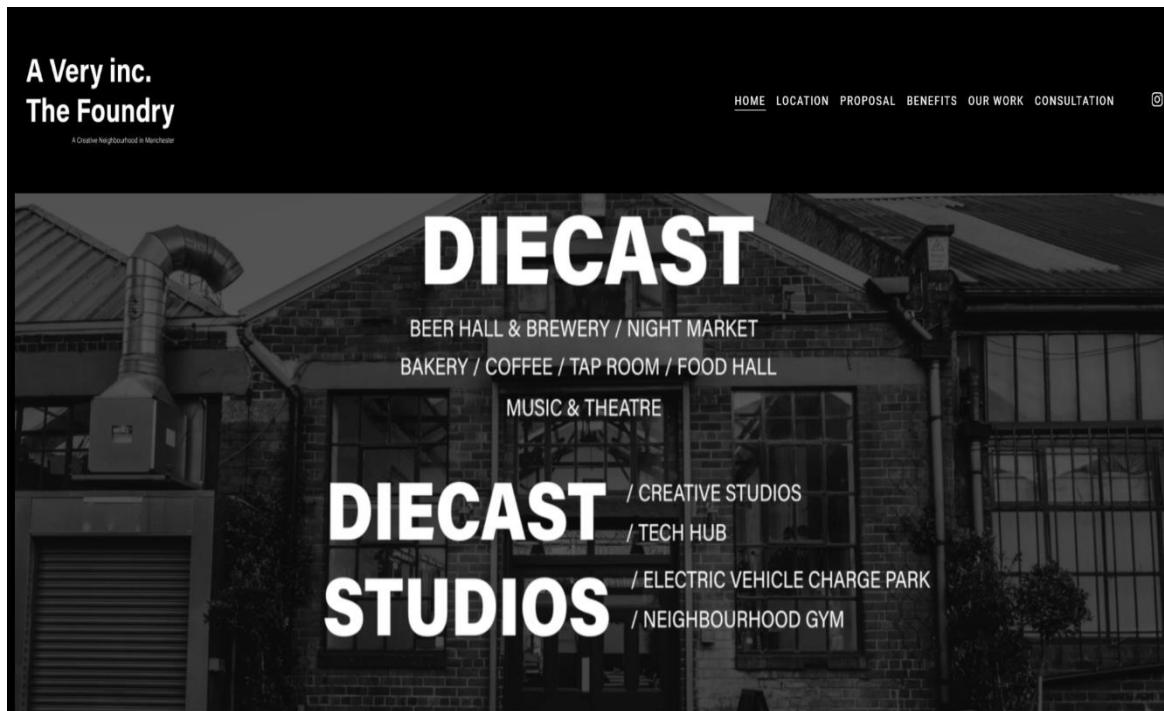
Articles about the consultation appeared in Manchester Evening News, Place North West, Manchester Wire, About Manchester, The Grocer, The Manc, Drinks Business, Manchester's Finest, and Confidentials.



Screenshots of articles by Manchester Evening News and Place North West.

2.4 Consultation Website

A dedicated consultation website went live on 11 February 2022. The website (<https://www.foundry-storestreet.co.uk>) provided detail of the proposals and vision for the development. The website also included links to an online feedback form and the project email address.



PEOPLE

HOSPITALITY JOBS, ARTS, ASSOCIATED INDUSTRIES

RAMONA & THE FIREHOUSE:

110 EMPLOYEES
49 FULL TIME
61 PART TIME

DIECAST:

1000 EMPLOYEES
300 FULL TIME
700 PART TIME

REAL LIVING WAGE EMPLOYER / SERVICE CHARGE / APPRENTICE SCHEME / PROFESSIONAL DEVELOPMENT PROGRAM

MUSIC & ARTS

RAMONA & THE FIREHOUSE: £520K/YR ARTIST BUDGET
DIECAST: £2M/YR ARTIST BUDGET
PLUS ASSOCIATED PRODUCTION & SUPPORT INDUSTRIES

FOOD & DRINK SUPPLIERS

RAMONA & THE FIREHOUSE: £2M/YR
DIECAST: £5M/YR many of these local business

PLUS OTHER SUPPLIERS
ASSOCIATED SERVICE INDUSTRIES
PROFESSIONAL SERVICES






Screenshots of the consultation website.

During the consultation period there were a total of 1874 visits to the consultation website.

2.5 Consultation drop-in session

As part of the consultation process, a drop-in event was held on 17 February 2022. The event took place on site and was open to the public between 5pm and 7:30pm. Eight information boards presented information about the proposals and representatives from A Very Inc., Deloitte, FGH Security (experts in event management) and Counter Context were on hand to talk to event visitors and answer questions. The consultation event boards are provided as Appendix 2.



Photos from the in-person consultation event.

2.6 Methods for Receiving Feedback

2.6.1 Email Address

The project email address (info@foundry-storestreet.co.uk) was publicised on all consultation materials, including the website and the consultation postcard, allowing people to submit feedback or ask additional questions.

2.6.2 Online Feedback Form

An online feedback form was set up to provide a quick and easy way for people to provide their feedback. The online feedback form was available on the consultation website.

3. Pre-Application Consultation Feedback

3.1 Summary of Feedback Received

In total, 43 responses to the pre-application consultation were received, via the following channels:

Response Type	Number
Online feedback form	31
Email	12
Total	43

All of the responses received during the pre-application consultation period have been logged and comments have been considered by the Applicant ahead of the submission of the planning application.

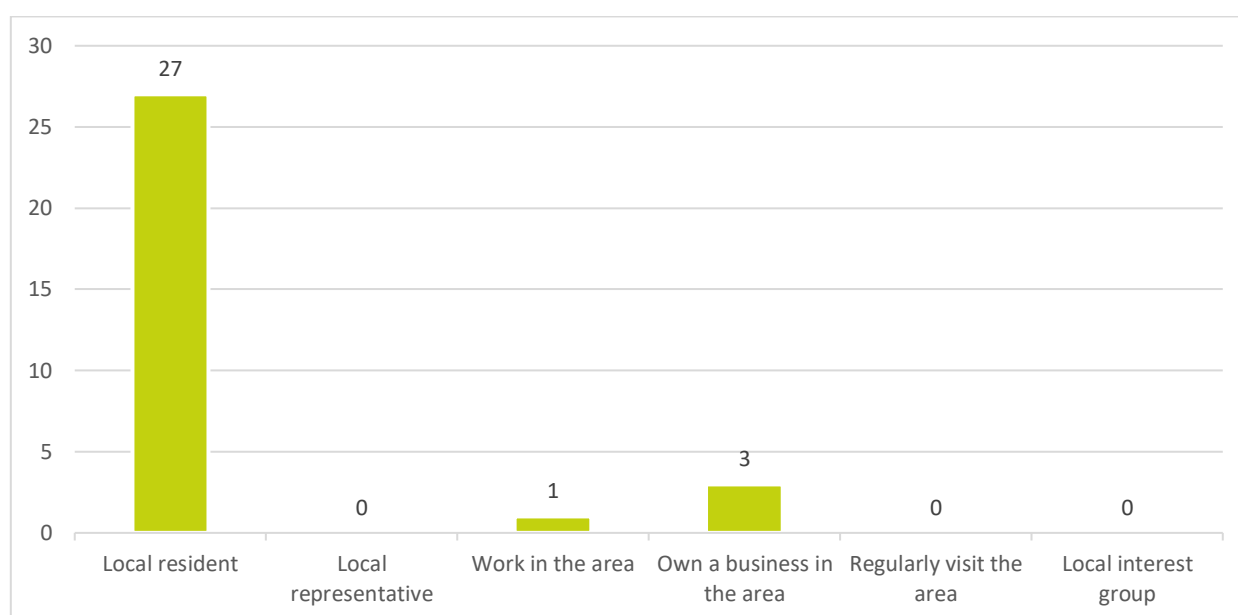
3.2 Analysis of Feedback Forms

The feedback forms included a series of multiple-choice questions and open questions about the proposals. Here follows a summary of the answers received through the multiple-choice questions asked as part of the online feedback forms.

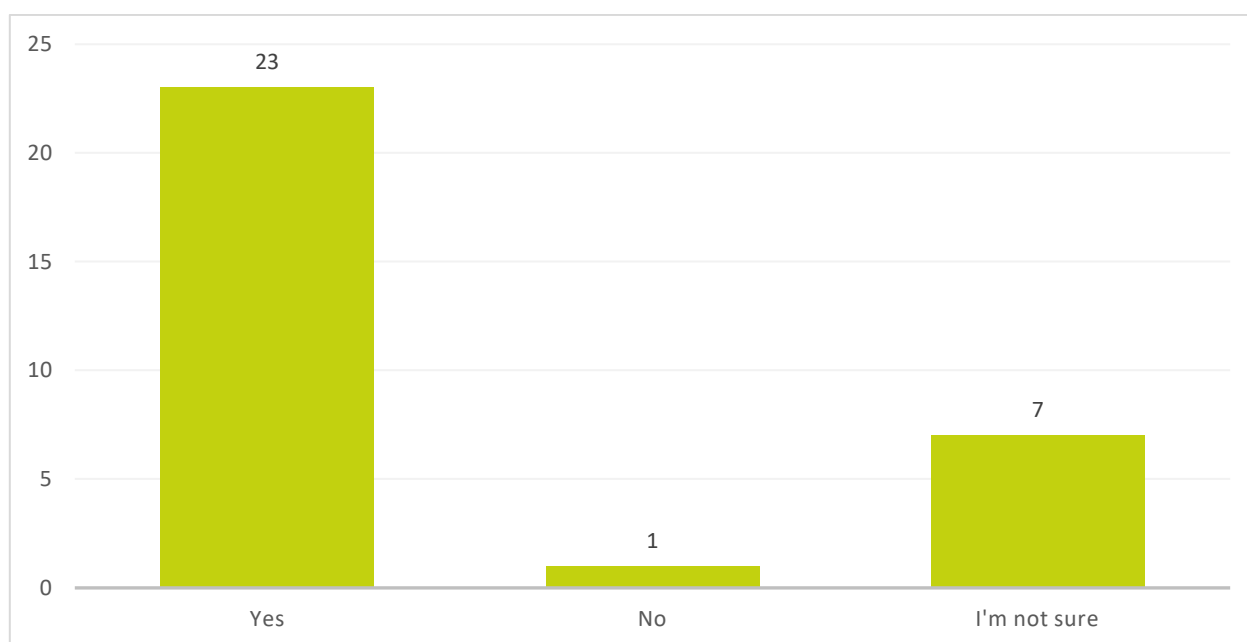
Comments received through open questions in the feedback forms and by email are summarised and addressed in the table in Section 3.3.

3.2.1 Responses to Closed Questions

How would you describe your interest in proposals for The Foundry?



Do you support the intention to transform the former Presbar Diecasting Foundry on Store Street into a new creative destination?



3.3 Response to Issues Raised during the Consultation

An extensive summary of the issues raised by respondents through the open response field questions within the feedback form, alongside an account of how they have been considered and responded to, is provided in the following table.

Topic	Applicant Response
Regeneration benefits	
- Several comments expressing support for bringing a currently unused building back into active use. - Several comments expressing support for the proposed mix of uses – especially the provision of neighbourhood amenities (with several comments that the immediate area is currently lacking in this regard) and the provision of work space for small and start-up businesses.	The Applicant welcomes comments which acknowledge the regeneration benefits which are brought about by the scheme. The concept development process has been undertaken over an extensive period to ensure that it brings vitality to the area and caters to the existing community. The Applicant looks forward to welcoming new local businesses, start-ups and visitors to the Site, as well as retaining those currently occupying the building.
Noise	
- The most frequently raised concern pertained to noise coming from the venue. In particular, a number of respondents expressed reservations about the residential setting of the venue. - Several comments expressing support for the intention to locate the venue's entrances and exits on Ducie Street to help remediate any noise issues. - A comment emphasising the importance of keeping noise to an absolute minimum during the night.	The Applicant is committed to liaising with the local community and being an active and engaging neighbour. The scheme has been designed to reduce noise as far as possible. The use of Ducie Street for pedestrian entrance and exit was designed due to the fewer existing sensitive receptors compared to Store Street. The arrival and exit of patrons will be throughout the operating hours, as opposed to an event where there is a large arrival/egress at once. The on-site crowd management team have extensive experience in

A comment expressing reservations with regards to whether sound proofing the building would be effective.	ensuring patrons are dispersed quickly and minimise any noise. The Garden Terrace will also be closed earlier than the rest of the venue to reduce the potential for patron noise. To further mitigate any noise, the Applicant has engaged an acoustician and engineers to mitigate noise leakage. The sound proofing of the building will be done to the highest industry standard. The sound proofing will include: - The sealing of holes and defunct wall-mounted ventilation fans; - Replacing roller shutter doors with acoustically treated alternatives; - The installation of a spacer system to the outside of the existing roof to be filled with mineral fibre insulation; - Overcladding the existing roof with outer steel / mass sheeting (0.7mm steel cladding). In addition, see below in relation to additional management measures to mitigate any concerns.
Opening times	
- A number of people suggested that a 1am closing time was too late, with particular requests for earlier closing on Thursdays and Sundays. - A comment suggesting that 12am was a more appropriate closing time. - A comment suggesting that the venue should be open every night of the week to improve the vibrancy of the area.	The Applicant acknowledges the concern of residents and welcomes their comments. On weekends, stewards and security will be utilised to direct patrons in various directions in order disperse noise. A phone line will be opened to allow residents direct access to the manager on shift. Here they can highlight any concerns, including with any noise levels. This will be provided to local residents in a newsletter. The shops, bakery, tap room and offices will be open 7 days a week and will contribute to the vibrancy of the area. The operational hours of the Beerhalle and Night Market is 16:00 until 1am (Thursday – Friday) and midday until 1am (Friday – Sunday) which has worked successfully elsewhere in the City and with no nearby residents being impacted. As noted above, the applicant has extensive experience with these type of venues and are supported by their crowd management team to ensure any egress is undertaken quickly and smoothly.
Transport and parking	

• A comment expressing concern over the potential for the proposals to exacerbate the already challenging parking situation that residents already face in the area. • A comment expressing concern over the prospect of the proposals exacerbating traffic in the area. • A suggestion to introduce a loading bay/taxi rank on Ducie Street. • A suggestion that the redundant vehicle access points that are no longer required should be restored as footways. • A suggestion that the Council introduce pay-and-display parking where vehicle access is no longer required around the site. • A comment suggesting that there should be more Electric Vehicle charging points.	A detailed Transport Assessment has been undertaken to support the application. The Site benefits from various public transport hubs, for example Piccadilly train station and Metrolink station, as well as New Islington tram stop. As part of the proposals, the number of trips generated to the car park will be reduced (with the car park capacity reducing from 50 bays to 29 bays). Vehicle entrances around the site are being utilised as servicing bays for deliveries and waste collection. It is not within the Applicant's scope to comment on the Council's ambitions for the area in respect of pay and display provision. During busy evenings, the loading bays off Ducie Street will be utilised as taxi ranks.
Garden and outdoor spaces	
• One request that the seating plan for the garden is diversified for accessibility and neurodiverse needs. • A comment requesting that green space be maximised in and around the venue. • One comment requesting that as many plants and trees are planted around the site. • A suggestion that external seating be places on Ducie Street and Store Street. • A suggestion to include a small children's play area in the proposals.	The Applicant aims to create a welcoming environment for all visitors and intend to make the garden accessible to all. Raised planting beds will be utilised in the garden to increase biodiversity and greenery. Trees on site will be retained and pruned to increase their visual amenity.
Design and heritage	
• A request for the design of the venue to reflect its existing surrounding. • A request that the current Presbar offices be improved due to their unattractive appearance. • A comment stating that the former Presbar Diecasting site deserves good interpretation.	At this stage, with the exception of a small number of new doors, no external design changes are anticipated for the scheme. There are internal works to facilitate the proposed uses, but the intention is the building will retain its industrial heritage including with retained machinery and elements of the diecasting process. The internal offices will be refurbished to a high, industry standard. As above, there is currently no intention to carry out extensive external works.
Occupiers and commercial offering	
• A comment stating that the area would benefit from some 'old-school' shops, such as a deli, green grocer, fish monger, and a butcher. • A comment expressing enthusiasm for the prospect of the venue hosting gigs, although other comments requesting that gigs should not be held. • A comment suggesting that local residents should receive some sort of a discount at the venue. • A question regarding whether businesses will be invited to be a part of the new complex or whether they will have to apply.	The ethos of the scheme is to provide a range of services and utilities otherwise not located in the Piccadilly area. The Applicant look forward to receiving interest from a range of operators and retailers. The Applicant intends to build the relationship with their neighbours, with discount and rewards an idea currently being considered.

A question regarding the price point of the venue's shops, eateries, bars etc.	
Security/safety	
- A suggestion that highly visible cameras be placed on Store Street to improve the security of both the venue and passers-by. - A suggestion to enhance Paradise Walk.	In early 2022 high-specification CCTV was installed throughout the site and which is uploaded to the Cloud for retention. The site will be secured and monitored 24 hours a day. The Applicant intends to improve Paradise Walk, in order to allow Store Street residents access to the Ducie Street entrance.

4. Influence of Consultation on the Proposals

The pre-application consultation which has been undertaken is in accordance with both the National Planning Policy Framework (NPPF) (2021) and with Manchester City Council's adopted Statement of Community Involvement (2018). This document fulfils the requirement for a consultation supporting statement that summarises the methods used, the representations received, and the changes made to the proposals as a result of feedback submitted.

The comments received during the pre-application consultation have been considered by the Applicant's team on an ongoing basis to ensure that the issues raised could be addressed during the development of the proposals.

The consultation demonstrated considerable support for the proposals, with local residents commenting positively on the regeneration of the site and the provision of new amenities in this part of the city centre.

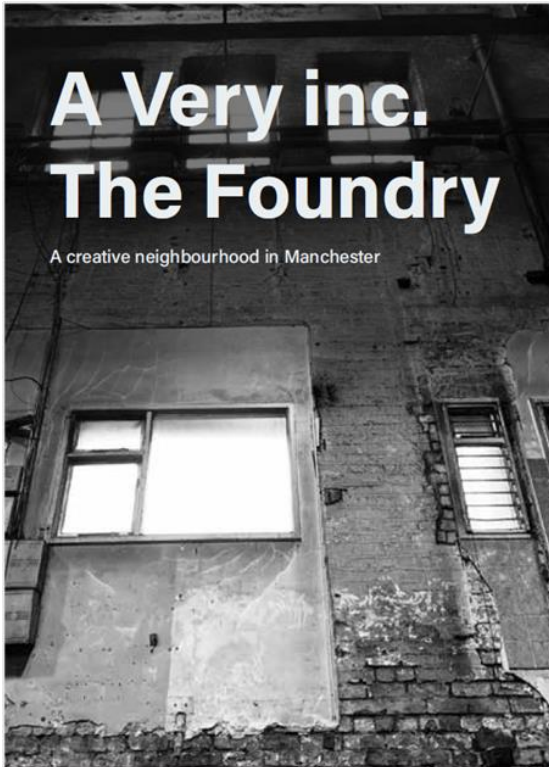
The well-attended consultation event was an opportunity for the Applicant to explain their extensive experience of running venues of a comparable size in Manchester city centre, and the high quality and experienced team they employ to manage operational arrangements.

In response to questions around potential operational impacts, the Applicant was able to explain how the scheme has been designed to reduce noise as much as possible, by locating the main entrances and exits on the Ducie Street side of the site, as well as committing to close the Garden Terrace earlier than the rest of the venue, in order to minimise night-time noise generation.

The Applicant would like to thank the local residents, businesses, and other consultees who have provided their feedback during the pre-application consultation and looks forward to further constructive dialogue throughout the development process.

Appendices

Appendix 1: Consultation postcard



**A Very inc.
The Foundry**

A creative neighbourhood in Manchester

WE WANT TO HEAR YOUR VIEWS

On our plans for the former
Presbar Diecastings
Foundry on Store Street.

A Very Inc. is an independent business that has **20 years' experience** reimagining, reusing and breathing life into historic, derelict buildings and neighbourhoods in Manchester.

We are the people behind some of the city's most popular food, drink and entertainment venues. Our current sites are Ramona & The Firehouse. We previously brought you The Albert Hall, Albert Schloss, Deaf Institute, Trof, and Gorilla amongst others.

We're excited to introduce proposals to transform the former Presbar Diecasting Foundry on Store Street into a **Beer Hall and Night Market / Creative & Tech Hub**, with a Bakery & Juice Bar, Coffee Bar, Tap Room, Barber, Nail Bar, Neighbourhood Gym and small independent shops.

We aim to provide a creative neighbourhood and community in the heart of Manchester that can be enjoyed by both local residents and visitors to the city.

Store Street, Piccadilly East, Manchester

WE WANT TO HEAR FROM YOU

At our venues we take pride in the positive relationships that we have with our neighbours.

As a first step, we want to invite you to come along to our neighbourhood drop-in event where you can talk to us and find out more about our plans.

Date: **17 February 2022**

Time: **17:00 - 19:30**

Location: **The Foundry, 53 Store Street, Manchester (please use the Ducie Street entrance)**



Courtesy of Google Maps

You can also view our plans on our consultation website **www.foundry-storestreet.co.uk**

We're requesting any feedback on our plans by **28 February 2022**. After this, we aim to finalise our proposals and submit a planning application to Manchester City Council.

Appendix 2: Consultation event boards

Introducing A Very Inc.

We are the people behind some of Manchester's most popular food, drink & entertainment venues.

Our passion is for reimagining, reusing & breathing life into historic, derelict buildings & neighbourhoods in this amazing city.

OUR SITES

RAMONA - Detroit style pizzeria, beer garden, with live music. Located in an old MOT station, tip, shipping containers & walled garden. Ramona is a unique, mostly outdoor venue.

THE FIREHOUSE - A California inspired restaurant, bar & stage in an airy warehouse building with outside terrace for alfresco dining. Wood grill, wild spirits, live entertainment.

YEARS OF
AWARD WINNING
VENUES IN
MANCHESTER

RAMONA, opened Jan 2021



THE FIREHOUSE, opened Aug 2021



PREVIOUS SITES

ALBERT HALL - A unique grade II listed former Wesleyan chapel, restored and reconnected into a unique international live music & events venue, catering for up to 3,000 people.

ALBERT'S SCHLOSS - Located on the ground floor of the Albert Hall - a unique food, drink & live entertainment offer. Albert's Schloss draws inspiration from Bavarian beer halls, Alpine lodges, and the great schlosses of Europe. An upmarket addition to the Manchester bar / restaurant scene.

GORILLA - Located beneath the train tracks. Manchester's busiest live music venue. Opened 2012. Bar, restaurant, live music and club venue.

DEAF INSTITUTE - Located near to Manchester University. Opened 2008. An independent bar, club and live music venue.

TROF - In the Northern Quarter Manchester. Opened 2007. Three floor neighbourhood bar and restaurant 300 cap, including a small outside terrace at first floor level.

RUDY'S PIZZA - Rudy's is a Neapolitan pizzeria, now with 9 sites, across Manchester, Liverpool, London, Birmingham and Leeds.

A VERY DESIGN CO.
THE FOUNDRY.

Introducing The Foundry.

Piccadilly East is the area adjacent to Piccadilly train station, and borders the Northern Quarter and Ancoats.

The area is comprised of warehouses, light industrial buildings, and residential blocks of apartments in old mills & new builds, with very little leisure provision.

The Foundry occupies a large warehouse building on a 200,000 sqft plot. Bordered by Ducie Street, Store Street and the ring road.



DIECAST FOUNDRY.

Dating from 1870. Originally an aluminium diecast factory & distribution centre with offices. Vacated in 2021. The older original section has brick walls, timber trusses & roof lights.

MODERN WAREHOUSE.

Built 1983. Corrugated steel, roof, block walls, modern warehouse construction. High ceiling, large roller shutters. Floor concrete terrace throughout.

OFFICE BLOCK.

Two floors of offices, with car park adjacent.



Introducing Our Vision.

DIECAST BEER HALL & BREWERY

Large visible stainless steel brewing vessels. Large beer taps selection & long bar. Long communal tables, heritage & craft beer, small batch local spirits.

OPEN KITCHEN & FOOD HALL

Live Fire & Smoke. Brick cook line. Atmospheric street food servery style. Modern day eating. Simple, rustic. Barbecue. Blackened vegetables. Pickles. Fresh flat breads. Pizzette to order. Open kitchen. Fire pit / Grill along counter. Order at counter. Food served on trays. Rapid service. Light & action visible through out.

NIGHT MARKET

Immersive night world, stalls, small traders, performers in character, lanterns, lights, atmosphere.

MUSIC & THEATRE

High level walkways & gantry, multi level stage. World class performance. Immersive experience. Creative theatre, performance, dance, music, circus and arts. In-house rehearsal rooms & workshops, costume makers & prop studios. Close relationship with local dance schools & arts community. Live music. In-house recording studio.



Introducing Our Vision.

CREATIVE / TECH OFFICES DIECAST STUDIOS

Where Art & Technology intersect. Small, affordable short flexible term spaces / workshops, studios, with meeting rooms. For creatives, designers, innovators, inventors, tech entrepreneurs.

CYCLE PARK / ELECTRIC VEHICLE CHARGE POINTS

Large capacity cycle park & workshop. Linking into sustainable transport Manchester biking scheme - aiming to make cycling more attractive, more visible, and more viable. Four high speed CSS Electric vehicle charge points (15 minute charge time).

GYM

Neighbourhood gym. Community membership. Classic old-school gym. Free weights, boxing bags, CrossFit sessions, boot camp, bodyweight work, personal training, classes & less machines. Moody & energising lighting.



counter
context

2022 ©

Introducing Our Vision.

COFFEE / BAKERY / TAPROOM

Daytime vibes on the Store Street corner of the building. Artisan bakery, coffee and juice bar. The heart of the site, open 7 days a week. Buzzy, neighbourhood feel, open to all.

GARDEN

Long tables. Outdoor bakery seating. Beer garden. Trees with lights across the yard. Sunshine through the leaves. Fresh air. Herb garden. Beehives. A city centre place to sit in nature.



INDEPENDENT SHOPS

Local partners. House plants. Theatrical. Fully laden. Visual. Fresh. Barber & Grooming. Traditional old school barbers' salon chairs. Moody. Vibey. Nail bar. Vibey. Energetic. Up. Costume shop. Records. Lifestyle. Independent access for general public, as well as guests from inside the night market & beer hall.

Introducing Our Investment In The Local Area.

- Populating a large, empty city centre plot.
- Providing help to small businesses to support Manchester as a thriving creativity & innovation hub.
- A living wage employer, running apprentice & professional training programmes within our own company.
- 3% of turnover from this site will be donated to charity.
- Creating a city centre garden, planting trees and providing space for wildlife.
- CHP means the whole site will be off grid. EV charging points.
- Directly supporting local musicians & performers, as well as supporting associated production & technical professionals and companies.

An engine for positive social impact.

Introducing Our People.



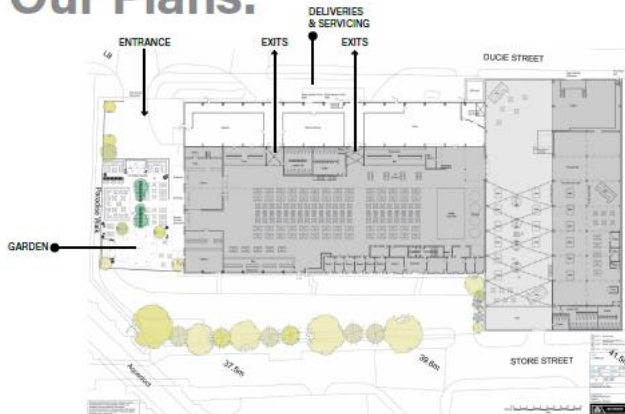
MUSIC & ARTS:
Ramona & the Firehouse:
£520k/yr artist budget.
Diecast: £2m/yr artist budget. Plus associated production & support industries.

FOOD & DRINK SUPPLIERS:
Ramona & the Firehouse: £2m/yr
Diecast: £5m/yr many of these local businesses.

RAMONA & THE FIREHOUSE:
110 employees
49 full time
61 part time

DIECAST:
1000 employees
300 full time
700 part time

Introducing Our Plans.



NIGHT MARKET

BEER HALL & BREWERY / NIGHT MARKET
BAKERY / COFFEE
TAPROOM /
FOOD HALL /
MUSIC & THEATRE /

DIECAST STUDIOS

CREATIVE STUDIOS /
TECH HUB /
ELECTRIC VEHICLE CHARGE PARK /
NEIGHBOURHOOD GYM /

THE FOUNDRY.

Introducing Operational Considerations.

FILL OUT OUR SURVEY.



We understand the importance of working closely with our neighbours.

We employ a professional & conscientious team to manage our operations & our venue security, with the overall aim of making sure visitors to our venues feel welcome & are safe, as well as ensuring our operations do not adversely impact people living & working in the local area.

We plan to open the main beer hall space on **Thursday & Friday evenings, and Saturday & Sunday** from 12pm, with a closing time no later than 1am. To manage noise within the venue, the roof will be acoustically treated with a secondary roof being constructed for sound attenuation. All walls will be acoustically treated & all doors will have a sound lobby.



OPERATIONAL STRATEGY

An hours of operation strategy which aims to ensure a steady flow of arrivals & departures during the defined opening hours.



DELIVERIES & SERVICING

A deliveries & servicing plan to ensure that we minimise our impact on the local road network. All deliveries will pull off the public highway to make deliveries via a lay-by on the Ducie Street side of the building. Waste will be collected from this point too. Deliveries & waste collection will take place after 8am & before 9pm.



ARRIVALS & DEPARTURES

An arrivals & departures strategy with carefully positioned entrances & exits on Ducie Street, to minimise noise impacts from people arriving & departing and reduce the potential of antisocial behaviour in the local area. This would involve the provision of stewards to provide guidance & reassurance.

TO KEEP UP TO DATE WITH OUR PROGRESS FOLLOW US ON
@DIECASTMCR WWW.DIECASTMCR.COM

THE FOUNDRY.

counter
context