

James Bridgman

From: [REDACTED]
Sent: 17 May 2025 10:28
To: Meena Shah
Cc: [REDACTED]
Subject: Re: Diecast planning objection

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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Hi [REDACTED] just following up to see if you have received the videos and personal testimonies of how our lives at home are now not our own.

Sent from MetroMail

On Thu, 8 May 2025 at 9:59 PM, [REDACTED] wrote:

Thanks [REDACTED]. Heartbreaking some of the issues you raise. Here is my contribution:

I would like to say that our lives have been turned upside down since this venue arrived. No rest at weekends or some weekdays. Sleepless nights leading to visits to our GP for mental strain. Our homes a prison with closed windows and unable to enjoy outside space in the summer due to crowd noise.

Noise officers never getting the idea this is not once or twice in a month but every weekend and never considering cumulative affect. They were even unaware of planning breaches regarding noise which they did not bother to report to their planning colleagues. Without ever measuring telling us it's not a statutory nuisance based on their experience. So much evidence of antisocial behaviour & noise not accepted as real. Council's response is 'take us to the ombudsman'.

Letters to planning on planning breaches ignored. People told 'no one else' has complained which is reminiscent of the post office executive actions. There are parallels to that scandal here. Ineffective council directors. People treated as if they are the problem.

The question to council officials 'could you live with this on your street?' ignored.

I have to say we just cannot cope anymore with this mental strain every week and we should not have to. The council has a duty of care to residents and unfortunately has not taken that seriously. Not one local politician nor council director has visited us during these times of

disruption to experience for themselves, despite so many invitations The venue owner barging his way on to our balcony to do a noise test by saying the council were on his side which he then refused to share with us. Despite the council agreeing our sound consultant could be there so noise levels could be agreed they did not live up to that agreement.

The worst part is that we were never told in the first consultation that this would be a night club. When we reported that it was operating as a night club in the beginning a licensing officer told us it only operating as a 'foodhall'. The correspondence is available so it felt has if residents were being hoodwinked.

The club may bring in lots of revenue for the council but that has to be balanced making sure the impact on longstanding and new residents is minimal. The council has failed to do this.

I urge you to start being responsible and watch the videos properly and meet with residents before the club is just given a green light.

Now is the time that planning acts with integrity, high levels of competence and just as they meet with the venue regularly meet with residents. This cannot go on and, can I urge Tom Stannard to look at this and make sure that council departments demonstrate a higher standard of care and competence and a holistic approach when dealing with these matters. Your predecessor did not provide us with an honest broker which we requested. This has huge implications for what kind of city centre is created. This is certainly not a world class venue so far.

Sorry for the long response with some underlying anger. Many of us are struggling with difficult jobs, building safety issues with escalating costs, serious illnesses and to not have a calm living space or street has made life intolerable.

Something I noticed. They want to cut down trees for security reasons. That tells you all you need to know about how unsafe the area has become. We were told a woman had been found near that area passed out. We cannot let trees be cut down when the council is busy spending in planting more . Another example of how the venue has overwhelmed and overtaken the area rather than integrating well in consideration of the community. No bakery, no workspaces. It is not a 'creative' community. It's a nightclub with all the problems that can ensue. Who on earth thought that a nightclub next to established residents could open without proper arrangements to minimise negative impacts and not consult with residents? Drug dealing becoming an issue. Would you like that on your street?

We expect more and it's not hard to achieve. We have sent viable solutions for the venue to exist without so much disruption to residents but again ignored with the venue paying lip service to residents concerns and planning not considering them. Their focus is profit not people supported by a Labour Council who should, we would have thought, have had different values.

What do I want?

All our concerns to be addressed properly by a council team and the CEO and a full explanation of how this happened on their watch.

For residents to be treated with respect and given solutions to those concerns and proper communications and hold Diecast to the same level of proof and evidence for the figures and reports they provide as they seem to hold us to. They seem take their word for what's happening but ours.

For councillors and MP to take this seriously as they promised in a newsletter and support residents through this by holding the council accountable.

For planning to make sure that the negative impacts of the venue on residents are dealt with and quickly.

Calculations of value of surrounding properties before the club arrived and after and compensate residents accordingly if this is to continue in current state as the community and our properties have been devalued.

I am copying in Angela Rayner to show her how planning has not worked for residents in our area.

Kind regards

[REDACTED]

Sent from my iPhone

On 8 May 2025, at 21:14, [REDACTED] wrote:

Hello

I would also happily contribute to the points being raised. The story is very much the same! Complaints to the Council were dismissed and in fact the Council simply stopped responding when new nuisance noise issues arose that led to complaint. I still just cannot believe the way the Council has ignored the issues facing local residents. I also agree with Daniel, we initially had a positive response from elected officials, but this also went silent. I feel utterly paranoid about the whole situation and objecting to the latest planning application has actually made me feel fearful - there is clearly a great deal of financial and political interest in seeing the site continue - and no interest at all in the welfare of local residents.

Last week, I had my [REDACTED] to stay for a long planned purpose. I stopped having people to stay routinely some time ago as it's simply unbearable to visitors, it's impossible to relax in my home at a weekend anymore and the noise at night makes getting a good nights' sleep impossible. I had to go out the first night of [REDACTED] stay, after midnight, and ask Diecast customers to get off my windows to the bedroom where [REDACTED] was trying to sleep. There were no security on the street to ask for help with this. The following night, I messaged them to ask for help with moving people along as again there was just no security presence.

None of the issues that have been raised directly with Diecast have ever had a sustained response. They have engaged well on a couple of occasions, briefly, while undertaking exercises to prove their good nature and relationship with the local community. But they don't sustain this beyond those times. During the last consultation, they were very friendly, convinced our management company that they were indeed committed to resolving problems. I had a number of contacts with them during this period. When the consultation ended, I heard nothing more, despite sending messages.

We've lived in [REDACTED] for 19 years. It is our home, and we were happy here. This was a quiet residential area on the fringes of other areas that concentrate entertainment spaces, full of people that chose to live and invest in homes in a quiet location within the city centre. Diecast is simply huge and weekly dumps many thousands of nightclub goers, often in gangs onto our doorstep. Their event nights often lead to trouble outside. It's not long since that I called the police due to fighting outside of my living room window after one of their 'events'.

For anyone doubting the issues, I would encourage you to simply go onto the street outside Diecast from 11pm until 1.30am on a Saturday night and you will witness it all. The road constantly blocked with cars and taxis, horns being sounded as a result, people all over the street, shouting, screaming, people standing around. Our windows are at ground level right next to their entrance and we get all of this full blast, unprotected. If we could have moved, we would have, but that's another story.

I would also be happy to talk to anyone that might care to listen, but unfortunately, and unbelievably, I think everyone lost interest some time ago.

Kind regards

[REDACTED]

----- Original Message -----

From: [REDACTED]

To: [REDACTED]

Cc: [REDACTED]



Sent: Wednesday, May 7th 2025, 21:57
Subject: Re: Diecast planning objection

Hi to all,

I would like to add to what has been raised on here as well.

I have raised multiple noise complaints, but only been able to upload any evidence once. The response is always the same - we went and checked it out various times and it was fine; we cannot accept your evidence but need to independently verify it (which would involve them entering my flat presumably around closing time); you need to speak to environmental health etc.

What I have not seen is action being taken at all.

We have had many conversations with Diecast at which promises are being made, but never followed through. We have engaged with Councillors who are now radio-silent and do no longer respond to us - presumably because Diecast made complaints against them - and so forth.

It does feel lonely on this side of the isle. Diecast throws resources and makes lofty promises at the council to keep this place open including a £400m associated spent in Manchester, the councils seemingly accepts them as the truth, and we as residents have very little formal opportunities to be involved yet are suffering the consequences of having a club opened up next us.

In the officer report for the initial application the following was noted in response to my objection (as I was the only one objecting, presumably because others were looking forward to a bakery, gym etc. which were promised and never delivered):

Objection: Behaviour of patrons of the venue and impacts such as shouting, fighting, broken glass on streets

Response in the report: The applicant has provided detailed information and strategies to counteract the potential for these kind of impacts by as much as reasonably possible from a planning perspective, including by submitting a Crime Impact Statement and Crowd Management Plan.

Although outside the scope of the planning assessment, the applicant has confirmed that a private security firm will be used to monitor patrons upon entering and leaving.

Upon reviewing the videos we have made available to you, I hope that you can see that these plants are not working.

As for the current application there are two things I would like to note:

1) The community involvement document is very partial. It notes a "series of multiple choice questions and open questions" but only feeds back on one. That is methodologically unsound and all responses should be reviewed by the council to receive a clearer picture. In addition and at the risk of sounding conspiratorial, the high rate of respondents providing very positive feedback may reflect non-resident views, as presumably Diecast has no means of checking who is in fact a local resident

2) I would assume that the response rate of objection has increased significantly from my sole objection to the initial application - this should provide further evidence for the impact continuous and expanded use of the Diecast venue has and will continue to have on local residents.

I would welcome the opportunity to discuss the various issues impacting us as local residents with council representatives in more detail.

Best wishes,

[REDACTED]

On Wed, May 7, 2025 at 5:04 PM [REDACTED]

<[REDACTED]> wrote:

forgot to add [REDACTED], most of the cced people have complained and others not on this list, all get the same brush off and cases closed, [REDACTED], made many promises at our meeting years ago unfortunately none were followed up. for completeness attaching our own external noise report done at a quiet period!

On Wed, 7 May 2025 at 16:22, [REDACTED]

<[REDACTED]> wrote:

James, please upload those to the site where they can be assessed, thanks

[REDACTED], please help us, all we ask is we get confirmation that all the uploaded material is looked at and if you only look at a few yourself such as the [REDACTED] ones you will get a feel - really appreciate it. [REDACTED] have since moved out, many of us want to now leave the city center if we are next to a nightclub in a residential area but are trapped by cladding

link to videos;

[REDACTED]

Hi all,

The council has requested evidence regarding the ongoing issues caused by the nightclub next door, particularly in light of their application for extended planning permission.

To support this, I've created a shared site containing video recordings and other documentation from myself and other affected residents. I strongly urge the council — particularly representatives from [REDACTED] — to review this content thoroughly.

We need formal acknowledgement from the council that this evidence has been reviewed. I am specifically seeking comment on the following concerns clearly shown in the videos:

Excessive noise late into the night (currently up to 1am, potentially extending to 2am and more nights)

Beer garden noise day and night, we were told to close windows and turn tv up?

Obstruction of our entrances by crowds

Fights and antisocial behaviour

Overall degradation of residential peace

also residents have hade;

Public urination and indecent exposure
Damage to and removal of greenery
trespassing into the car park

This venue is not a true mixed-use space — it operates as a nightclub for the most part after 10. We deserve clarity and reassurance from

the council on how this will be addressed in a residential area.

over and over assurances were given and never acted on; hot line never answered, security not controlling crowds inside and outside the venue, canopy never delivered for beer garden

Please also feel free to share your own recordings to this site, so we have a consolidated and compelling case.

Thank you,
the residents

On Wed, 7 May 2025 at 15:49, Jennifer Atkinson

<[REDACTED]> wrote:

Hi [REDACTED]

Thank you for the email. Rather than sending the same information from multiple residents, perhaps you can pick a selection of videos which best represents your point and confirm which addresses wish to be associated with that objection/information and we can record it that way. Please don't think this will have less weight if we do it this way but it will help us manage the information.

If you can share this via a file share (we transfer for instance) we will be able to download it and review it that way.

James - please can you help [REDACTED] with this?

Thanks [REDACTED]

[REDACTED]

Principal Planning Manager

Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council

Tel: [REDACTED]

Email: [REDACTED]

www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street
Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester
M60 2LA

From: [REDACTED]

Sent: 07 May 2025 15:25

To: [REDACTED]

Cc: [REDACTED]
[REDACTED]

Subject: Re: Diecast planning objection

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[REDACTED], we have no way to upload large files can you provide a location? we have videos from many residents

On Tue, 6 May 2025 at 14:19, [REDACTED]
<[REDACTED]> wrote:

Hi [REDACTED]

Thanks for copying me into this email. I just want to pick up on the comment below that I have refused to meet with you.

You will note from my last email that I asked in the first instance you put all your comments to me in writing and I would review these and if we needed further clarification on this we could discuss.

We are dealing with a live planning application and its important we hear first hand experiences of residents but it is critical that you do this in writing so that it can be formally recorded.

If there is anything specific areas you wish to discuss with me then I would be grateful if you could provide these to me first and then I can consider how best to discuss these with you should that be necessary.

Kind regards

[REDACTED]

[REDACTED]

Principal Planning Manager

Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council

Tel: [REDACTED]

Email: [REDACTED]

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Location address: Manchester City Council Town Hall Extension Lloyd Street
Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester
M60 2LA

From: [REDACTED]

Sent: 06 May 2025 14:05

To: [REDACTED]
[REDACTED]
[REDACTED]

Subject: Re: Diecast planning objection

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We have received a reply from [REDACTED] who seems unwilling to meet the residents. Residents here are fed up and many have put in their objections. I asked Jennifer if she would meet the residents including one of the directors to get first hand account on how it's

impacted our lives. [REDACTED], can we get this arranged it's not much ch to ask. Thanks

Sent from MetroMail

On Tue, 29 Apr 2025 at 7:16 PM, [REDACTED]
<[REDACTED]> wrote:

Objection to Diecast Nightclub's Planning Application

We, the residents affected by Diecast nightclub, submit this formal objection to any proposal for the venue to receive permanent planning permission for its current operations.

Despite isolated and minor measures taken by Diecast, the core problems of noise, antisocial behavior, intimidation, and degradation of residential life have not been resolved. In fact, the situation has worsened over time, and residents are now facing severe impacts on their health, safety, and quality of life.

Diecast was originally granted planning permission for a food hall and multi-use community space. Instead, it has evolved into a major late-night party venue, entirely inappropriate for its location in a densely populated residential area. This deviation from the approved plans has created an intolerable living environment for residents.

The Reality for Residents

- **Persistent Noise Pollution:**
Bass-heavy music, shouting, car horns, and crowds congregating make it impossible for residents to sleep, relax, or even open their windows. Noise disturbance is now routine from Thursday through Sunday, extending well past midnight.
In hot weather, residents experience sound levels exceeding

75 dB inside their own homes — an unacceptable intrusion. While a hotline for noise complaints exists, its responsiveness is inconsistent and largely depends on the attitude of the duty manager. Residents are left constantly chasing remedial action instead of being able to rely on proper sound management.

- **Antisocial Behaviour and Public Disorder:**
Open drug use, urination, vomiting, public indecency, and aggressive behavior are commonplace on the streets surrounding Diecast. Residents feel unsafe, intimidated, and unable to use their homes and local area freely.
- **Serious Impact on Mental Health and Wellbeing:**
Ongoing sleep deprivation is significantly affecting residents' mental and physical health. Many are forced to find alternative accommodation over weekends just to get adequate rest. The long-term effects on well-being are severe and escalating.
- **Planning Breach and Misrepresentation:**
The venue's operations fundamentally breach the original permissions granted. The council was consulted on a modest night market proposal with limited hospitality offerings — not one of Manchester's largest party venues. Residents were not informed or consulted about this drastic change in use.
- **Erosion of Trust in Statutory Authorities:**
Noise complaints are often ignored or closed without proper investigation. Evidence including videos and recordings is routinely dismissed.
There is growing concern that regulatory bodies are prioritizing the venue's economic contribution over the community's basic rights.
- **Security and Stewarding Failures:**
Once patrons leave the Diecast site, there is no effective stewarding. Crowds are allowed to linger, cause disturbances, and intimidate residents without intervention. The venue has not demonstrated any meaningful crowd management once people exit their gates.
- **Negative Impact on Property and Future Viability of the Area:**
Residents are trapped by fire safety (cladding) issues and are unable to sell. Even if sales were possible, the serious nuisance created by Diecast would deter potential buyers, undermining the local community and property values.
- **Infringement of Residents' Rights:**
Residents' basic right to a private and family life under the Human Rights Act is being systematically violated through excessive noise, public disorder, and the inability to enjoy their own homes.

If Approval is Still Considered:

Should the council still contemplate granting any form of ongoing permission despite these serious objections, then **the following critical mitigation steps MUST be mandated** — and the venue must invest substantially to protect its neighbours:

1. **Relocate the Entrance and Exit to Store Street:**

Ducie Street is narrow, residential, and entirely unsuitable for the current scale of operations. Store Street offers a far more appropriate frontage. The venue's objection regarding steps is irrelevant — if patrons are too intoxicated to navigate steps safely, then Diecast must invest in building a proper ramp as a condition of operation.

2. **Proper Soundproofing of the Beer Garden Area:**

Diecast must install effective, professional-grade soundproof awnings to contain noise from the garden area. Previous promises to improve soundproofing were not fulfilled; in fact, the partial structures installed worsened the noise problem.

Residents must not be trapped inside their homes, unable to open windows or use balconies, especially during summer months.

3. **Strict Monitoring and Immediate Response to Noise Complaints:**

The venue must commit to consistent and immediate action when hotline complaints are raised. It is unacceptable that responses depend on which manager is on duty.

Independent, professional noise monitoring should be required — with real enforcement — rather than relying on reactive complaints from residents.

We are prepared to submit detailed evidence of the current noise levels, crowd behavior, and the adverse impacts residents are suffering.

Conclusion

The limited steps taken so far by Diecast have failed to address the fundamental incompatibility between its current operations and the needs of a residential neighborhood. Allowing Diecast to operate permanently in its current form would cause ongoing harm to residents, irreparably damage the community, and set a dangerous precedent for planning abuse.

We urge the council to:

- **Reject the application for permanent planning permission,**

- **Enforce compliance with the original, lower-impact planning use, and**
- **Protect the residents who have already suffered far too much.**

If any form of permission is considered, the critical mitigation measures outlined above must be mandatory — with strict enforcement and real consequences for non-compliance.

Residents deserve peace, safety, and respect — not continued disruption, fear, and degradation of their living environment.

Sincerely,
On behalf of the affected residents

Would you also like me to quickly pull together a **very short version** (~1 page), in case the planning portal or councillors prefer a summarized objection?
(It's often useful to submit both a full letter *and* a short summary.)
Let me know!

4o

You said:

yes please

ChatGPT said:

Perfect — here's a **shorter, sharp, one-page summary version** of the objection letter, designed for maximum impact:

Summary Objection to Diecast Nightclub Planning Application

We, the affected residents, strongly object to Diecast nightclub's application for permanent planning permission.

Despite isolated minor measures, the venue continues to cause **severe, ongoing harm** to local residents:

- **Excessive Noise:** Bass-heavy music, shouting, car horns, and crowd noise disrupt sleep and daily life Thursday–Sunday, often until 1–2am. Residents record sound levels

exceeding 75 dB inside their homes, especially during hot weather.

- **Antisocial Behaviour:** Drug use, public urination, vomiting, intimidation, and aggressive behavior occur frequently in surrounding streets without adequate security or stewarding once patrons leave the venue.
- **Mental Health Impacts:** Chronic sleep deprivation, stress, and a sense of entrapment are damaging residents' mental and physical well-being.
- **Breach of Original Planning Approval:** Diecast was approved as a food hall/multi-use space, but has become a major party venue without consultation, contrary to what residents were led to expect.
- **Failure of Complaint Systems:** Hotlines are inconsistently answered. Residents' evidence and complaints are routinely ignored or dismissed.
- **Deterioration of the Residential Environment:** Residents cannot open windows, relax in their homes, or host family. Property values are undermined and future investment in the community is at risk.

If Approval Is Still Considered:

We demand that the following **minimum measures** be made mandatory:

1. **Entrance/Exit Relocation:** Move access to Store Street; Ducie Street is residential, narrow, and unsuitable. If necessary, the venue must invest in a ramp to address any accessibility concerns.
2. **Proper Soundproofing:** Install professional-grade soundproof awnings over the beer garden to prevent noise spill into residential areas — a previously broken promise.
3. **Strict Noise Management:** Require independent sound monitoring and rapid hotline response, not dependent on individual managers' discretion.

Conclusion

Residents have already suffered enough. The venue is fundamentally incompatible with its residential surroundings in its current form.

We urge the council to:

- **Reject the application for permanent permission,**
- **Enforce the original lower-impact planning use,**
- **and protect the long-term well-being of the community.**

Sincerely,
On behalf of the affected residents

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02 MAY 2025

Diecast Manchester – Presbar Foundry
A Very Inc. – Application 142386/FO/2025

Comments from: [REDACTED]

N.B. We have made these comments online via the 'Comment' function, but as the system gave no acknowledgment when we pressed 'Submit' we are sending them in hard copy just in case the system has lost our online submission.

Stance

1. As it is a mandatory field we have indicated our stance as *Neutral*. More accurately, we are not opposed, provided that approval is given subject to suitable planning conditions in respect of opening hours, noise breakout to surrounding residential buildings and the alleviation of anti-social behaviour by the venue's customers.

Background

2. We are residents of Paradise Wharf a development which comprises three buildings: (1) **Junction Works** – which fronts on to Ducie Street and which at its nearest point is within spitting distance of the venue's current entrance; (2) **Jutland House** – a new-build block of flats which fronts on to Jutland Street; and (3) **Whittles Croft** – a second new-build block which fronts on to the Ashton Canal but with its eastern end immediately opposite the venue's current entrance.
3. **N.B.** The Noise Impact Assessment Report submitted as part of the Application misrepresents our development in the graphic on page 8, labelling Whittles Croft as Paradise Wharf and completely omitting to label Jutland House as a 'Receptor'.
4. During the three years or so of operation under the Temporary Consent granted by Manchester City Council on 31 May 2022 (Application number: 133523/FO/2022) (the **Temporary Consent**) the venue has caused ongoing material problems for several Paradise Wharf's residents, particularly those on the ground floor of Junction Works who have experienced repeated anti-social behaviour as customers leave the venue in the early hours and those whose flats are on the upper floors of Whittles Croft who experience material noise nuisance from the venue's sound system. Being farthest away, residents in Jutland House have been less affected, but the venue's sound system is audible in Jutland House flats even with double-glazed windows closed.
5. Other problems include issues with deliveries to the venue blocking the road entrance to Paradise Wharf's car park; late-night taxis causing noise and light nuisance to ground-floor Junction Works/Whittles Croft residents when picking up in the early hours; and issues for road users of Ducie Street at closing time with drunken hordes staggering around the street and, on occasion, becoming threatening when peeped.
6. The noise nuisance was the focus of a recent BBC News article (12 December 2024) '*Venue's constant thudding keeps us awake – locals*' (the **Article**) which we consider fairly representative – see <https://www.bbc.co.uk/news/articles/c3e37px7z5po>. This problem particularly affects residents on the upper floors of the eastern end of Whittles Croft who have neither trees nor other buildings between them and the venue. As the Article made clear, for a few this issue has totally destroyed the amenity of their flats with use of their balconies completely unbearable. If the venue is to get permanent planning permission more needs to be done to alleviate the issue of break-out noise as it affects some Paradise Wharf residents.
7. The Article's opening paragraph also touched on the anti-social behaviour issue. This has been most acute for residents on the ground and lower floors of Junction Works who have experienced frequent incidents of screaming, shouting and urinating on their windows in the early hours as customers leave the venue. This situation has not been helped by the fact that the venue's entrance is on Ducie Street, a narrow one-way street which naturally brings the leaving footfall/traffic past Paradise Wharf. Early attempts to use Pidgeon Street to divert leavers away from Paradise Wharf were largely unsuccessful and are now permanently stymied by the fact that Pidgeon Street and Whittles Croft (the road) are presently closed for the duration of the development of a new residential block.

Our view

8. If suitable conditions are imposed to alleviate the issues mentioned above, we would not be opposed to the Application. Though the area in which the venue is located is increasingly

James Bridgman

From: James Bridgman
Sent: 22 April 2025 09:10
To: [REDACTED]
Subject: RE: Application No 142386/FO/2025 & 141607/FO/2024 & 141625/VO/2024

Good morning [REDACTED],

Apologies for the delay in response as I have been on annual leave. Thank you for your email and I am confirming receipt of your comments.

Kind regards,

James Bridgman
Career Graded Planning Officer

Development Management Central Core
Manchester City Council

[REDACTED]
Email: [REDACTED]
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: [REDACTED]
Sent: 15 April 2025 20:47
To: James Bridgman <[REDACTED]>
Subject: Fw: Application No 142386/FO/2025 & 141607/FO/2024 & 141625/VO/2024
Importance: High

You don't often get email from [REDACTED] [Learn why this is important](#)

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Hi James

I have sent the below email to Jennifer with regards to 141607/FO/2024 & 141625/VO/2024 but have had no acknowledgments.

I believe that these points are also valid for 142386/FO/2025

Please confirm Receipt.

If you need any further details please feel free to contact us.

Kind Regards



From: [REDACTED]
Sent: 01 January 2025 15:44
To: [REDACTED] <[REDACTED]>
Subject: Application No 141607/FO/2024 & 141625/VO/2024

Hi [REDACTED]

Please see our feedback with regards to the above two mentioned planning applications.

The only objection we have to the planned works is that this will effect parking on Duice street. There are already two sites under construction one on Ducie street and one just off Duice street, along with the event that Die cast are putting on it is impossible for the business on Ducie street to find any parking for them selves. There are other construction site within the local area.

We have been an established business on Duice street for 30 years, in the current situation we are unable to find parking for our selves and our customers are not able to find any parking. Alterations to the parking bays to give concessions to the building sites mean that the parking bays have been reduced.

We have regular delivery come to us on articulated lorries and there is no space for us to unload and are having to reject delivery which are costing us money. If these plans go ahead the number of vehicles in the area are going to increase as the trades working on these site need parking. We also believe that there are more plans to develop some more site around the Ducie street area which will add to the parking issue.

Great Ancoats street is already majorly congested at rush hour and adding two major development site on the main road will add to this congestion so will all the relevant road works to accommodate the development.

Even once the developments have been completed the offices will attract workers with cars and even tho the building has parking it will still increase the flow of traffic in the area and effect parking.

To elevate the parking issues could the parking bays on Duice street be converted to permit holder only and each business on Duice street are allocated two bays each. Along with this to install one loading bay for the business on Duice street. There have been a number of occasions that parking bays have been converted to permit holders , the most recent Milbank Street for the oxygen development. There are other street in the Ancoats area that are permit holder only parking as well.

This way the residents of Duice street will have parking and the loading bay will help all in the local area.

It is very hard to convey the full situation in writing and would appreciate before any decisions are made that you visit the site and we can discuss further.

We would appreciate if you could initially reply to this email to confirm receipt.

Kind Regards



Ref: 1170/le/02

22 January 2024



2nd Floor 3 Hardman Square
Spinningfields Manchester M3 3EB



www.LighthouseAcoustics.co.uk

By email to: [REDACTED]

Dear [REDACTED],

ACOUSTIC CONSULTANCY SERVICES

Further to our site visit on Friday 15 December 2023 we provide our findings below.

1.0 Introduction

The occupants of a residential flat situated adjacent to the recently opened Diecast venue are subject to what they would consider to be excessive noise levels due to amplified music breakout and patrons within the outdoor seating area.

Lighthouse Acoustics has been appointed by [REDACTED] to undertake manned measurements of patron noise and amplified music from the adjacent Diecast venue at the [REDACTED] and to discuss the results.

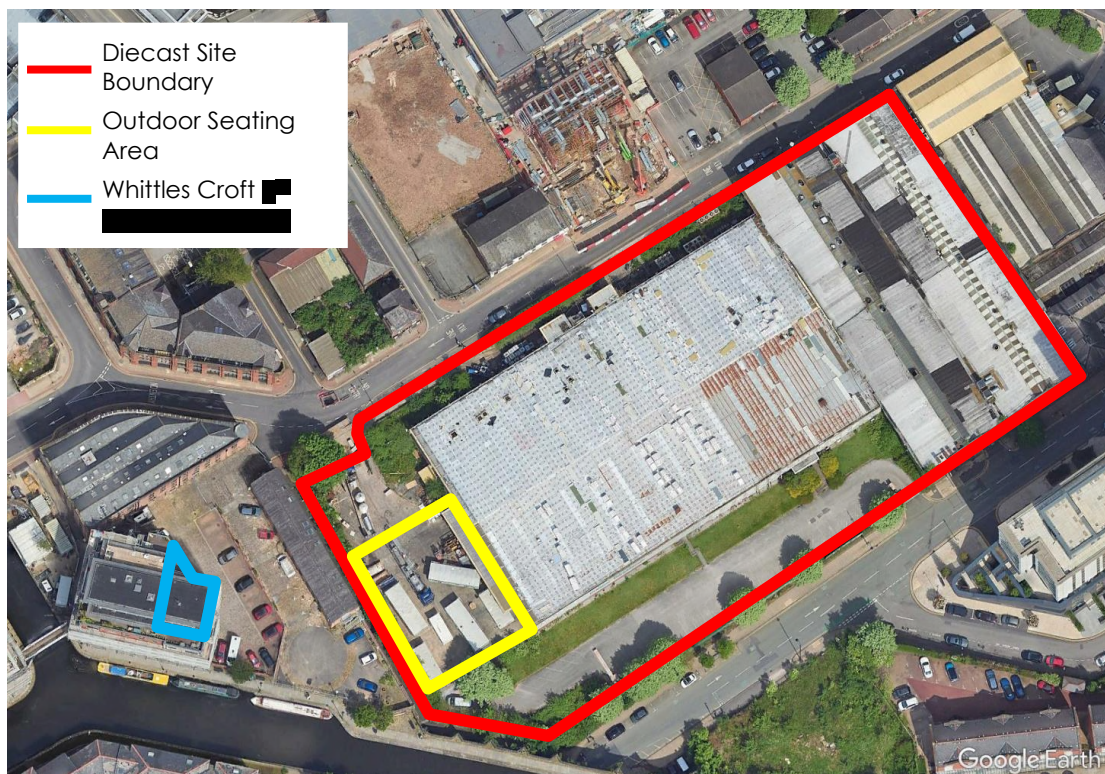
2.0 Site Description

The Diecast venue is situated at the former Presbar Foundry industrial site and comprises an entertainment venue with internal beer and food hall featuring amplified music and outdoor seating area. The outdoor seating area is situated to the south west of the site and has the capacity to accommodate several hundred patrons and features external bar areas. The operating hours are understood to be as follows:

- 16:00 to 23:00 hours Wednesday;
- 16:00 to 00:00 Thursday;
- 16:00 to 0:00 Friday
- 12:00 to 01:00 Saturday.

The Whittles Croft residential building is situated approximately 25m to the south west of the Diecast site boundary. The [REDACTED] features an open plan living room/dining room/kitchen and two roof terraces at [REDACTED] [REDACTED] all of which overlook the Diecast venue. The habitable rooms feature openable double glazed windows and trickle ventilators in the window frames. The apartment is not served by air conditioning.

Numerous other residential buildings are situated in the immediate surroundings. The site plan below indicates the extent of the site and the surrounding environment.



Site plan indicating the extent of the site and the surrounding environment

3.0 Planning Noise Assessment Report

The Planning Noise Assessment Report, Revision 3, dated 24 March 2022 produced by Hoare Lea has been reviewed.

Measurement Position L2 is representative of the Whittles Croft residential apartments.

Section 3.2 details the requirements of Manchester City Council (MCC) for amplified music/entertainment sound:

'Entertainment noise (L_{Aeq}) should be controlled to 10dB below the background noise level (L_{A90}) without the entertainment noise present, in each octave band at the nearest noise sensitive location'.

Section 4.2.2 Table 4 details the octave band representative background noise levels as detailed below (note that the report labels these as L_{eq} when they are understood to be L_{90} and it also states "Amplified sound noise limits" which is understood to be incorrect).

Representative background noise level	Octave Band Centre Frequency (Hz)								dBA
	63	125	250	500	1k	2k	4k	8k	
Daytime/Evening (07:00-23:00) L_{90} (dB)	55	45	40	39	38	31	18	15	42
Night (23:00-07:00) L_{90} (dB)	52	42	36	35	34	24	13	14	37

Section 6.1 Table 6 details the octave band amplified sound noise limits as detailed below (based on achieving the requirements of MCC).

Amplified sound noise limits	Octave Band Centre Frequency (Hz)							
	63	125	250	500	1k	2k	4k	8k
Noise limits to Ducie Street/courtyard side (i.e. Junction Works, Whittles Croft)								
Daytime/Evening (07:00-23:00) L_{eq} (dB)	45	35	30	29	28	21	8	5
Night (23:00-07:00) L_{eq} (dB)	42	32	26	25	24	14	3	4

Section 6.6 states that low level background amplified sound music within the external garden area would cause the MCC noise criteria to be exceeded at the nearby Junction Works residential premises

Section 6.7 states that conversation noise from patrons is assumed to fall with the 'Security and Crowd Management Plan' and not part of the typical entertainment noise.

3.0 Crowd Management Plan

The Crowd Management Plan, Version 1.4, dated 25 March 2022 produced by FGH Security discusses the management of patrons arriving and departing the venue but does not provide any details on the management of patrons once inside the premises, specifically the outdoor seating area. The Lighting and Noise Levels Section states that:

"The venue management will contract the services of a noise consultant whose responsibility is to monitor record and report noise levels in and around the event site."

It is not known whether any noise monitoring is undertaken by the venue.

4.0 Planning Statement

The Planning Statement, dated March 2022 produced by Deloitte states the following in Section 5.52:

"Once in operation any amplified and patron noise will be managed through effective on-site management, with regular patrols to ensure that there is no excessive noise – particularly in "the Garden" in the evenings. "The Garden" will be closed earlier than the rest of the venue to reduce the potential for patron noise. No amplified music will be played in "the Garden." The noise will be monitored throughout Thursday to Sunday to ensure that the noise levels adhere to MCC standards for event noise."

The client has stated that "The Garden" is not being closed earlier than the rest of the venue.

Section 6.6 states:

"Be a good neighbor: the proposals have been curated to appeal to visitors and local residents alike. In this vein the management of the proposals have been extensively considered in respect of residential amenity. This includes restricted opening hours with the most vibrant uses being operational Thursday to Sunday, award-winning on-site security and management, ongoing noise monitoring and the installation of noise mitigation measures. The proposals will bring new animation to the area which will increase passive surveillance of the area, contributing to a safe environment that is accessible for all."

It is not known whether any noise monitoring is undertaken by the venue.

5.0 Planning Conditions

MCC have stated the following conditions with regard to noise for planning application number 133523/FO/2022.

"4) Prior to any commencement of the use/s hereby approved, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommended noise levels and acoustic insulation requirements, relating to information as set out in Sections 6.3 and 6.5, as well as Tables 7, 8 and 9 of the Planning Noise Assessment report prepared by Hoare Lea (Reference REP-1013578-5A-AP-20220203-Planning Noise Assessment-Rev03 dated 24/03/22) - Received by the Council 13/04/22, in order to achieve and adhere to the acceptable noise limits relating to both the breakout of noise (including entertainment noise) and plant equipment noise. The report shall also undertake a suitable amount of post completion testing to confirm that acceptable criteria has been met. Any instances of non-conformity with the recommendations in the approved report shall be detailed along with the measures required to ensure compliance with the agreed noise criteria."

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

Reason: To safeguard the amenity of the occupiers and users of nearby buildings and in accordance with Core Strategy policies SP1 and DM1 as well as saved Unitary Development Plan policy DC26.1

5) Prior to commencement of the use of the use of the outdoor seating area/s hereby approved, an outdoor seating management strategy shall be produced and submitted to the City Council as Local Planning Authority for review and approval. The strategy shall include details of the general management, times of use, confirmation that there will be no amplified sound/music and a strategy for the management of litter/refuse and any anti-social behaviour by patrons.

Reason: To safeguard the amenity of the occupiers and users of nearby buildings and in accordance with Core Strategy policies SP1 and DM1 as well as saved Unitary Development Plan Policy DC10

16) The development hereby approved shall be carried out in full accordance with the recommendations and proposals as set out in Crowd Management Plan prepared by FGH Security.

Reason - To ensure a reduction in potential amenity impacts associated with crowds, the potential or perceived potential of crime and/or disorder, litter and noise breakout associated with the development and in accordance with Core Strategy policies SP1 and DM1."

It is not known whether any post completion testing was undertaken as required by Condition 4 or whether an outdoor seating management strategy was submitted as required by Condition 5.

6.0 Noise Survey

6.1 Measurements

Manned sound measurements were undertaken between 22:53 hours on Friday 15 December 2023 and 00:13 hours on Saturday 16 December 2023. During this period the L_{Amax}, L_{Aeq} and L_{A90} sound pressure levels were measured continuously over 1 minute periods along with the corresponding octave band sound pressure levels at Position A.

Manned measurements were undertaken of the L_{Aeq} sound pressure levels over periods of 1 minute along with the corresponding octave band sound pressure levels at Position B.

6.2 Weather Conditions

During the survey period there was a light southerly breeze (<3m/s) and the sky was overcast. There was no rainfall and road surfaces were dry. The temperature was approximately 9°C.

The weather conditions during the survey period are therefore considered to be suitable for undertaking measurements of sound levels.

6.3 Measurement Positions

Measurements were undertaken at the following positions on-site as described in the table below.

Position	Description
A	Externally on the roof terrace at 1.2m above floor level overlooking the Diecast venue
B	Internally within the 6 th floor bedroom at 1.2m above floor level overlooking the Diecast venue with windows open on restrictors

The measurement positions are shown on the site plan below.



Site plan showing measurement positions

6.4 Equipment

The following equipment was used to undertake the manned sound measurements.

Equipment	Manufacturer	Model	Serial No.	Calibration Date
Class 1 Sound Level Meter	Bruel & Kjaer	2250	2626230	28/10/2022
Preamplifier	Bruel & Kjaer	ZC-0032	21309	28/10/2022
Microphone	Bruel & Kjaer	4189	2621208	27/10/2022
Class 1 Sound Level Meter	Casella	633C	0721319	07/11/2023
Preamplifier	Casella	495	001446	07/11/2023
Microphone	Casella	251	1996	07/11/2023
Class 1 Sound Calibrator	Casella	120/1	3864878	01/11/2023

Field calibration checks were performed on the sound level meters prior to and on completion of the survey and were found to be within acceptable tolerance limits.

6.5 Results

The results of the sound measurements undertaken at Position A are presented on Time History Graph 1170/THG1 enclosed at the rear of the report. The estimated L_{Aeq} and L_{A90} noise levels of the same time period from Position L2 of the Hoare Lea noise survey (taken from Appendix B) have also been indicated on the Time History Graph for comparison.

The results of the sound measurements undertaken at Position B are presented in the table below. The requirements of MCC within residential properties are also detailed for comparison.

Time	Measured $L_{eq,1min}$ Sound Pressure Level (dB) at Octave Band Centre Frequency (Hz)								dBA
	63	125	250	500	1k	2k	4k	8k	
23:19	54	43	37	44	44	39	29	18	47
23:30	53	41	38	46	46	41	30	18	49
00:00	57	42	38	45	44	39	29	19	48
MCC Criteria	≤47	≤41	-	-	-	-	-	-	-

6.5 Discussion

Subjectively, the dominant source of noise at Positions A and B was from patrons in the external seating area. Low frequency music noise breakout from within the venue was also perceptible, particularly at Position B within the bedroom.

Comparing the measured external noise levels at Position A to those from Position L2 of the Hoare Lea noise survey it can be seen that the current L_{Aeq} and L_{A90} noise levels exceed the pre-operational noise levels by an average of 11dB and 13dB respectively.

Comparing the measured internal noise levels at Position B to the requirements of MCC it can be seen that the 63Hz and 125Hz noise levels exceed the criteria by up to 10dB and 2dB respectively.

The client stated that they considered this to be a moderately quiet night compared to nights during summer months or for special events and that the cumulative impact over several weekends is significant.

7.0 Points for Clarification

The following points should be clarified in order to determine whether the original proposals and planning conditions have been complied with:

- Was any post completion testing of breakout noise undertaken;
- Was a noise assessment for the outdoor seating area with a capacity for several hundred patrons undertaken;
- Is any noise monitoring undertaken by the venue;
- Why does the external seating area not close earlier than the rest of the venue.

Yours sincerely
for LIGHTHOUSE ACOUSTICS



Whittles Croft, Manchester
Time History Graph - Friday 15 December 2023 to Saturday 16 December 2023
 $L_{Amax,1min}$, $L_{Aeq,1min}$ & $L_{A90,1min}$ Noise Levels at Position A

