

Management and Operational plan for Peary Street Manchester January 2024

This Management and Operational Plan has been prepared by Social Sports Society in the support of an application for temporary planning permission on the land to the south of Back St George's Road and east of Peary Street, Manchester M4.

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The Proposal

Social Sports Society have agreed a new lease with the landlord, Northern Gateway (FEC) No3 Limited, and will operate as a meanwhile use and site activation specialist, who will deliver a multi-sport activity venue at the site for a temporary period of 3 years.

The site is situated within the Victoria North Regeneration area, in which FEC were awarded the joint venture partnership agreement in conjunction with Manchester City Council (MCC) in 2017. The redevelopment will see over 15,000 homes built across seven different neighbourhoods within the next 10-15 years.

This Strategy has been prepared in support of a planning application that has been submitted on behalf of Social Sports Society for the following development at the site:

The proposed temporary use covers a range of sports and activities including ancillary food and beverage. We would also be looking to showcase special tournaments and sports events. The aim is to raise public awareness of the Victoria North regeneration and to demonstrate the potential of the area and the role it can play in further rejuvenating this part of the city. The use of the site and the introduction of sports and activities gives an ideal opportunity to remove preconceptions of the area and to demonstrate the creative approach to the redevelopment of Victoria North. We will have a host of social impact programmes which are highlighted in a separate Social Value Statement which will focus on community engagement, job opportunities and wellbeing.

The use of the site will commence on the grant of planning permission (expected to be Spring/Summer 2024). Planning permission is sought for a period of 3 years, while the redevelopment of the local area progresses. Over the lifetime of the project, a range of events and activities will be focused on the local community and wider surrounding areas.

The proposed use is forecast to open approximately 6 full time roles and numerous part time positions over the 3 year period.

Management

Day to day activities and any special events will be managed by Social Sports Society. We will also be establishing a regional office in the immediate area.

The onsite management team is still to be confirmed but will be overseen by Richard Belle, Director of venue operations.

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There will be 24-hour security provided by CCTV and monitored intruder alarm systems for out of hours. The site will also have weekly inspections of fixtures and fittings to ensure their continued compliance with safety standards. A proactive maintenance plan will be implemented to ensure all reports of issues are dealt with promptly.

Everything we need to operate on a day to day basis and on special events will be on site and operational from the outset.

Staff and guests will enter and exit the site via entrances on either Back St George's Road or Burstock Street.

All staff will be in assigned staff uniforms at all times during their shifts.

Operating hours

Operational hours between 06:00 – 23:00 Monday to Sunday. This will allow Social Sports Society to cater for early sessions before the normal working day starts as well as evening sessions for those who don't work regular office hours.

Activities

Padel tennis will be the main sport that Social Sports Society will offer at the site. Padel tennis is a game which is a mixture of a tennis and squash played on a 10m x 20m enclosed court. Generally played by 4 people and games usually last between 60 – 90 min. In addition to Padel tennis, the proposed development will include some multi-sport courts which can accommodate several different sports including technical football training sessions aimed at youth, volleyball, badminton, walking football and walking hockey. The proposed development

will also include boule/pétanque terrains as well as some activities focused at younger age groups including bouldering and an obstacle course.

Health and safety

Due to the open construction of the courts being mostly glass panels and the open design of the site, it will be easy for staff to always maintain visual line of sight across the facility. The entire site will be open to allow customers to move freely.

Staff will:

- Be trained to deal with all aspects of operations from booking customers in to advising on rental/retail equipment down to court maintenance.
- Be trained to ensure any alcoholic drinks are only served to those above the legal age and to check anyone who might look underage. They will also be trained to ensure no drinks are being passed to those who are under the age legal limit or intoxicated.
- Supervisors, managers and coaches will be given first aid training to ensure there is always a dedicated first aider on site at all times during operating hours.

Management will:

Staffing;

- Ensure the correct level of staffing is planned and maintained at all times.
- Identify those who are intended to cover safety duties
- Draw up and keep under review job descriptions for all positions holding safety duties.
- Appoint a dedicated health and safety officer(s).

Planning:

- Provide a detailed operational manual and ensure all staff are familiar with its contents and suitably trained.
- Highlight a contingency plan
- Agree an emergency procedure plan
- Agree a statement of intent
- Agree procedures for accommodating all customers and spectators, including those with disabilities, the elderly, families and children.

Monitoring and records:

- using standard forms, record all incidents and circumstances which have the potential to cause accidents, prioritise and monitor subsequent remedial actions and maintain an audit trail
- conduct periodic safety audits and reviews, in particular after any events, and draw up any consequent action list.
- ensure that no other management decisions or policies compromise safety at the site.

Risk assessment

- Ensure a full and thorough risk assessment has been carried out prior to operations beginning by an appropriately qualified consultant and should include:
 - Identifying hazard to which customers/spectators may be exposed
 - Determine who may be harmed and how
 - Evaluate risks and decide on mitigation measures to be taken.
 - Record findings and implement preventative and/or protective measures

Fire Safety

- All staff will be made aware of the fire and safety guidelines and procedures for the venue, including the evacuation procedure and assembly points for both staff and customers. Appropriate signage will also be on display across the venue displaying the nearest fire exit.

Security

The site manager will ultimately be responsible for the safe running of the venue but all staff will be trained in general site awareness and safeguarding.. Additional security measures will be in place namely:

- The site will be secured by a perimeter fence which will enclose the entire site, access will either be via a pedestrian gate to the south or via a pedestrian and vehicle gate to the north.
- All access points will be securely locked at all times out of operational hours.
- All staff only areas will be accessible via coded locks on gates where physical doors are not practical such as refuse areas, storage areas, etc.
- All temporary facility buildings will be lockable when not in use such as reception building, equipment storage, toilets, etc
- Site wide general and emergency lighting will ensure the site is adequately lit at all times.

- CCTV will be operational at all times and cover all areas of the site including the interiors of any temporary buildings
- The site will be fitted with an alarm system that will be monitored by a local security firm.

Utilities

All utilities requirements will be provided from Landlord. Landlord utility provision will be restricted to water and electricity.

All connections to landlord's supplies shall be undertaken by a specialist contractors.

Waste management

Freestanding bins will be provided in all spaces for the correct disposal of refuse by members of the public as they use the facilities.

Refuse will be stored hygienically in a designated area, as shown on the submitted Proposed Site Plan, and loaded into the waste bins to be taken off site by a waste collection contractor.

We will adopt a no glass policy on site and all efforts made to recycle as much waste as possible.

Toilets

Toilets and changing facilities will be provided on site including disabled access. Signage will be provided across the site and a cleaning rota in place to ensure they are inspected and always kept clean to high standards.

Noise Management

Social Sports Society have instructed Clement Acoustics to undertake a Noise Management Survey and Noise Impact Assessment, the detailed findings are submitted alongside this application. This will take into account the proposed covered and uncovered courts and which sports/activities are played on both.

Equality Act Statement

The 2010 Equality Act, as well as supporting the rights of people with disabilities by giving greater legal protection against discrimination, emphasises the legal duty on educational providers, employers and service providers to make reasonable adjustments so disabled people can take part in education, use services and work.

Social Sports Society seek to ensure all their premises and facilities offer access to all parts of its premises for people with disabilities, wherever reasonably practicable.

The Act recognizes however, that full access is not always reasonably achievable, and therefore states that in these cases people with disabilities should be able to gain easy access into the premises and that the services they require should be made available to them in close proximity to their entry point.

Deliveries & servicing

Any deliveries will be pre-booked or schedule to take place outside of our busiest times. Deliveries will be restricted to the following hours:

- 10:00 – 16:00 Monday to Friday
- 07:00 – 09:00 on Saturdays, Sundays and Bank Holiday

Contacts



Currently any correspondence regarding the venue should be directed to the following personnel:

Sam Hardwick, CEO

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Rachel Tan, Design Lead & Development Manager

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