



Fairfield Social Club Operation & Events Strategy

February 2023

1.0 Introduction

This document sets out GRUB's outline strategy for the planning and management of events and activities for the meanwhile uses proposed at Irk Street, Manchester, M4 4DL under the brand 'Fairfield Social Club'.

2.0 The Proposal

The site comprises two vacant industrial buildings and a car park area between the buildings. It is proposed that the buildings and car park are used to provide a temporary facility for food & beverage provisions and ad-hoc events including arts, cultural activity and hospitality events. The site is situated immediately to the west of the Northern Gateway Strategic Regeneration Area (now known as 'Victoria North'), which was endorsed by Manchester City Council at the City Council's Executive on 13th February 2019. The site is adjacent to the east of St Michael's Flags and Angel Meadow Park.

The site is contained within a wider site, for which planning permission was originally granted for residential-led development in August 2017 (LPA reference: 116366/FO/2017). The site is identified as 'Plot 4' and has consent for residential development, with commercial and residential amenity uses.

Ahead of Plot 4 coming forward for residential development, the scheme would comprise a 'meanwhile use', which would inject a level of activity and vibrancy to the location ahead of the key development investment. This will further establish the local area as a destination, with strong links to the City Centre's cultural and leisure activities.

The City Centre has a well-established and diverse leisure economy, which benefits greatly from opportunities that can accommodate new entrants and disruptors. This is what this progressive events space will do, establishing the Victoria North and its environs as an up-and-coming cultural venue and reinforcing Manchester's overall reputation for innovative culture and leisure. The progressive nature of the venue (e.g. matinee performance focus, youth artist support, grass roots artist development, family and child friendly activity) links directly to the proposed objectives around supporting grassroots cultural activity in Manchester set out by Manchester City Council, GMCA and mayor Andy Burham.

Pop up commercial activity has a growing role as a catalyst for regeneration. This is essential in the area. Commercial activity is limited at present, but the location is very close to the City Centre core. By driving significant footfall to the area, the 'place' becomes more vibrant and an overall more desirable location for retailers/leisure operators to locate. Fairfield Social Club will be an additional strong anchor joining GRUB's existing Red Bank venue alongside The Love Factory and the previously existing local independent visitors, which will assist in changing perceptions of the area and attracting new visitors.

GRUB has already proven its value as a community resource via the activity at the Red Bank venue delivering support and opportunities for new artists and independent food/drink producers at the same time as providing an inclusive, welcoming space that has had zero negative impact on the amenity of local residents.

It is anticipated that the site will attract up to a maximum of 500 people on weekend days (in the summer) where the larger warehouse is operating an at capacity event and good weather means the public exterior space and smaller warehouse are running to capacity, although it is likely the average attendance will be much lower day to day. During the week, daily patronage of the public space is expected to typically reach 100.

Based on initial plans the target capacity for the larger warehouse would be up to 300 for standing events and 250 for seated performances. The smaller warehouse has a target capacity of 80 and the exterior garden space has a target capacity of 150. These target capacities are much lower than the square footage would allow if a different approach was taken to maximise capacity and will be approved by third party fire safety consultants.

3.0 Equality Act (Disability) Access Statement

This scheme has been designed in consideration of the Equality Act 2010, making reasonable adjustments so disabled people can make use of all amenities, whenever reasonably practicable. Activities and amenities are located over the ground floor only (with a small balcony area in the larger warehouse that offers no additional amenities). Accessible toilets will be provided in both buildings. Bids will be submitted to Arts Council England and other funders to cover additional accessibility provisions which will go above and beyond the legal requirements as it is a key objective of the venue from outset.

4.0 Management and Hours of Use

Staff will cover the site's operational hours from 12 noon until 11pm every day the venue is operational. It is anticipated that the garden and smaller warehouse building will be open to the public 6 days a week whilst the larger warehouse will be used only for ticketed and privately booked events on an ad hoc basis. The site will typically be operated in accordance with the premises licence details. Sales would stop by 11pm and the exterior areas would be cleared by 10pm followed by the interior areas cleared by 12 midnight. In any circumstances where different hours of operation are sought, a special TENS licence application would be submitted beforehand and the event run in accordance with any approved licence.

The onsite team would be responsible for security, customer service, maintenance and all cleaning duties including clearing central tables and seated areas. The planning permission seeks consent for more flexible hours of operation to ensure that atypical events can be

hosted at the site (e.g. New Years Eve events), subject to securing the appropriate licensing approval. Access will be limited to public areas only, with the provision of secure fencing and gates to restrict public access to the scheme outside of operational hours. The onsite team will be supported by the GRUB senior management team including both directors who will be actively managing and overseeing all operations and events on site.

Particular attention will be paid to managing potential anti social behaviour and noise issues within the exterior space. This has already been successfully managed at the Red Bank site via discouragement of vertical drinking, active management of noise levels, introduction of a booking system and effective pre-event communication to ensure guests understand the relaxed nature of the venue to ensure noise levels are representative of a restaurant rather than a drinking establishment.

The following procedures will be in place, forming the basis of the policy to be implemented, in order to provide a safe environment:

- SIA door staff deployed where appropriate
- CCTV, installed to monitor and deter illegal activity and maintained to operate in line with police advice. Specifications will meet the 'UK Police Requirements For Digital CCTV Systems' as issued by the Home Office.
- Undertake regular, recorded staff training
- Provide first aid training for staff
- Undertake regular collections of glasses and bottles and inspections for broken glass and spillages.
- During high capacity events drinks will be sold in plastic glasses
- No alcohol will be permitted to be brought onto the premises
- All off sales of alcohol will be in sealed containers
- Signage to remind guests to leave in an orderly manner and not loiter outside the venue
- Implement a zero tolerance drugs policy
- Staff trained to ensure no service of alcohol to underage people, and under 18s not permitted onto the premises after 8pm
- Ensure that all incidents are logged and if necessary, reported to Greater Manchester Police (GMP)
- Full risk assessments will be produced and where necessary revised on an event by event basis prior to each event. All assessments will be carried out in accordance with the Health And Safety at Work Act (1974) and be compliant with the Management of Health And Safety at Work Regulations (1999) as well as being in line with the events industry standard 'The Purple Guide'.
- In partnership with a reputable security personnel supplier crowd management operations will be conducted in a robust, safe and professional manner.
- Staff lockers installed to ensure safe keeping of employee belongings
- Through the design of the spaces clear sight lines will be preserved between bars, security points and public spaces.
- At the point of stock delivery, venue opening and venue closing a management process will be implemented to ensure no increased risk of theft or crime e.g. no lone working
- Secure areas will utilise coded key locks as well as physical keys

Further details of the measures that will be implemented to ensure the prevention of crime and disorder, public safety, the prevention of public nuisance and the protection of children from harm will be provided in our premises licence application.

5.0 Public Admissions, including Entry and Egress

Public activity will be focused on the buildings and the car park area. Level access is available in compliance with disability access regulations. Access and egress for all public events and operations will be via the main entrance on Irk Street whilst the staircase entrance from Angel Meadow would be controlled where necessary to protect licensing objectives or impact on the park area whilst preserving the existing pedestrian route between the park and Irk Street. The exterior capacity will be managed to ensure there is always ample capacity for the passage of members of the public through the area. Events taking place in the yard area will never prevent members of the public using the existing pedestrian route and will be designed to cause zero disturbance. It is not anticipated that the events at the venue will generate a need for a formalised queueing system, but this would be put in place whenever necessary (when access arrangements result in an excess of customers waiting on the public highway (pavement) outside the venue).

All businesses selling alcohol will operate a challenge 25 policy. Prior to any events held at the site, there will be a full briefing and schedule produced covering all actions before, during and after the event. Pre-event, the site team will liaise closely with statutory bodies to ensure the event runs smoothly and safely. During operation, in-house and, when appropriate due to the nature of particular events, suitably qualified external resource will be on-site to manage the site and ensure there are an appropriate number of first aid trained personnel available. Dependent on the scale of particular events, there may be a requirement for additional security staff to be employed to ensure public safety. The additional staffing will undertake tasks such as implementation of a queueing system, capacity control and ensuring the maintenance of access to fire routes and exits.

During operation there will be continued safety monitoring by the on-site team, including review of CCTV. Entry and egress to and from the site will be managed to ensure a reasonable level of amenity in the surrounding area. Where entry circumstances result in a queue outside the site, staff will monitor and manage the queue to ensure that this does not lead to an unacceptable level of disturbance. Egress arrangements will emphasise the need for consideration of neighbours. This will include signs and advice from staff on the importance of reasonable and considerate behaviour when leaving the site.

Visitors will be asked to exit the premises in a quiet and non-disorderly manner and at the same time requested to leave the immediate vicinity to travel to other local amenities (food provision, taxi ranks, public transport links) away from the site. To aid with the effective dispersal of visitors at event end times interior lights will be elevated to maximum levels, sound systems will be silenced and events staff will request visitors make their way to the exit. Customer behaviour will be constantly monitored throughout this process.

6.0 Smoking

A smoking policy will be implemented to ensure the following:
Smoking will be prohibited inside any premises

Smoking will be permitted outside the premises in designated smoking areas (located as far from the Angel Meadow step entrance as possible), subject to the following:

- Provision of waste receptacles to prevent litter associated with smokers; and
- Management of an external smoking area to minimise the effect of smoking on non-smokers through the provision of designated smoking areas.

7.0 Deliveries and Access for Emergency Services

Vehicle deliveries will be via existing arrangements on Irk Street. All deliveries are to be restricted between 07:30 to 20:00 Monday to Saturday and 10:00 to 18:00 for Sundays/Bank Holidays., with no vehicle deliveries permitted when members of the public are within the site. It is anticipated that deliveries will typically be made during office opening hours (weekdays 10am-4pm), with the majority arriving on Wednesdays. There will be a maximum of six deliveries in any week, with deliveries made by LGVs and not HGV's. Vehicles will be directed to park within the garden area and not on the street. Adequate turning circles will be provided for on site vehicle movement.

Access for all emergency services will be via Irk Street.

8.0 Utilities

Utility provisions will include electricity, bottled gas and water only. Occupier and event utility requirements will be provided from landlord supplier, with sub-meters in place to datalog electrical usage.

9.0 Welfare

Customer welfare will be provided across the site. Toilets will be cleaned and inspected on a regular basis. Staff welfare facilities are also available on site.

10.0 Waste Management

The MCC waste management standards will be upheld. The operator GRUB has a contractor with a fully licensed waste operator 'B&M Waste' who will regularly visit and empty the general waste, mixed dry recycling and glass recycling bins. The bins will be located in a dedicated service area with no public access or view. To ensure no new transport challenges are created the bins will be relocated to Dantzic Street on collection days utilising the existing collection route in line with the existing premises on Dantzic Street. They will be relocated to the service area promptly.

To ensure no waste generated by the site makes its way in to Angel Meadows Park an abundance of waste bins will be provided at the gated stairs leading to the park and staff will perform litter picks in the park area as and when required.

11.0 Building Works

The required building works to activate the use of the meanwhile site is limited with no expectation that the works will cause any disruption to local businesses or residential. The proposed works include the following:

- Removal of hoarding
- Interior fixtures and fittings (e.g. bar, seating)
- Cosmetic improvements to interior and exterior of existing buildings
- Implementation of cellar system in smaller warehouse

- Several sections of low level (sub 30cm) decking in exterior space
- Repairs to warehouse roofs and walls
- Creation of external furniture and mobile planters

All works are expected to drastically improve the visual aesthetic of the site and it is appreciated that any works should be sympathetic to Angel Meadow park. It is anticipated that the works and associated activity will also displace existing anti social behaviour on the site.

There is no requirement for any ground works or additional drainage of any kind, all waste water to utilise existing connections.

11.0 Noise

A Noise Impact Assessment has been prepared and submitted alongside the planning application

If any further information is required in relation to this document please submit the request via email to Jason Bailey (company director and premises licensee) at bailey@grubmcr.com. This is also the appropriate contact for any issues identified in relation to the operation of events at the site.

12.0 Ventilation

The general ventilation to all interior areas will be via interior wall mounted plate axial fans, each fan would be sited in a galvanised sheet metal box, these fans have been designed to provide 10 air changes per hour, the fans will have 6 pole motors to reduce noise levels. There will be no externally mounted extraction for kitchen, cellar, heating or cooling equipment.

Both interior spaces have significant options for natural ventilation through the large shuttered doorways which can be opened from floor to ceiling level (these will be closed at all times for performances). Interior areas will not have any kitchen or pot wash activity. Third party food traders will operate in exterior areas from gazebo structures with adequate natural ventilation to eliminate odours in the neighbouring areas and provide fresh air to staff working in that area.

13.0 Lighting

Exterior lighting provision will be extremely low level provided by a catenary wire mounted directional LED festoon lighting solution. This lighting approach will provide low light levels and minimum spill into the surrounding areas. No events will occur outside that require additional temporary or stage lighting.

Building mounted LED directional/flood lighting will be provided in the door ways opening out onto Irk Street which require stronger lighting for safety reasons. This lighting should be controlled by a photocell and time clock arrangement and motion detectors for out of hours usage.

The consultants providing the ecology report have been consulted regarding the lighting strategy and raised no objections.