



Supporting Planning, Design and Access Statement

Temporary Planning Application
Land at Irk Street, Manchester

On behalf of FSC MCR Limited
August 2023

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1 INTRODUCTION

- 1.1 This Supporting Planning, Design and Access Statement ("SPDAS") has been prepared by Asteer Planning LLP ("Asteer") on behalf of FSC MCR Limited ("the Applicant") in support of an application for temporary planning permission at land at Irk Street, Manchester ('the site'). The site will operate under the name of 'Fairfield Social Club'.

- 1.2 The description of development is as follows

"Full planning permission for the temporary change of use of the site and existing buildings to an arts and cultural venue/event space (Sui Generis), with associated food and drink space (Flexible Use Class E / Sui Generis)"

- 1.3 Temporary planning permission is sought for a period of two years.

The Applicant

- 1.4 FSC MCR Limited ('FSC MCR') is the company responsible for the operation of Fairfield Social Club, an independent arts, food and drinks venue, which previously operated from Mayfield Depot.
- 1.5 FSC MCR has a wealth of experience of operating successfully in the events and hospitality industry, with the directors being the same as those at GRUB; a family-owned and operated venue/events operator, which was established in Manchester in 2015. GRUB has an impressive track record of delivering high quality, inclusive events for food fans and a positive trading environment for the budding Manchester street food community of amateur chefs. GRUB currently operates Wednesday to Sunday at The Red Bank Project, 50 Red Bank, Manchester, where it continues to be a huge success.
- 1.6 GRUB's overall ethos is one that encompasses the provision of inclusive, warm, friendly spaces alongside an ongoing drive to offer opportunities to entrepreneurs, artists and producers that are not given those opportunities elsewhere. It is this same ethos that is also at the heart of Fairfield Social Club.
- 1.7 Fairfield Social Club will be a relaxed, laid back, inclusive space suitable for guests that just want to pop in for a pint in the sun, for visitors looking for a great live experience, as well as for people who are looking for a unique, premium culinary evening. GRUB will be bringing all of the positive attributes that its other venues and events are renowned for, including its warm atmosphere, family-friendly ambience and a social environment that

allows locals to feel like it is their second home, resulting in the creation of a vibrant, inclusive and community-driven temporary space.

Submitted Information

- 1.8 The following documents and plans are submitted in support of this application:
- i. This SPDAS prepared by Asteer Planning;
 - ii. Completed application form and ownership certificate;
 - iii. Covering Letter prepared by Asteer Planning;
 - iv. Drawings prepared by GIA:
 - a. Site Location Plan; and,
 - b. Existing and Proposed Site Plans.
 - v. Crime Impact Statement prepared by Greater Manchester Police;
 - vi. Drainage Statement prepared by WSP;
 - vii. Ecological Appraisal and Preliminary Roost Assessment prepared by Tyler Grange;
 - viii. Operation and Events Strategy (including lighting and ventilation strategy) prepared by FSC MCR Limited;
 - ix. Noise Impact Assessment prepared by RSK Acoustics;
 - x. Transport Statement and Travel Plan prepared by Mode Transport;
 - xi. Phase 1 Desktop Study prepared by ROC; and,
 - xii. Completed Waste Proforma prepared by FSC MCR Limited.

2 STRATEGIC REGENERATION CONTEXT

2.1 This section of the Statement provides the strategic regeneration context to the site.

Angel Meadow Strategic Regeneration Context

2.2 In July 2009, the MCC Executive endorsed The Co-operative's Regeneration Initiative for NOMA, an area extending to 20 acres situated around The Co-operative Group's head office estate, as shown in **Figure 1** below. In December 2010, a Framework Update Report was provided to the Executive, which provided an update on eight key projects that were intended to drive the transformation of the area. A further Strategic Regeneration Framework Update Report was published in November 2020. The 2009 Initiative and the 2010 and 2020 Frameworks provide the policy foundation for NOMA.

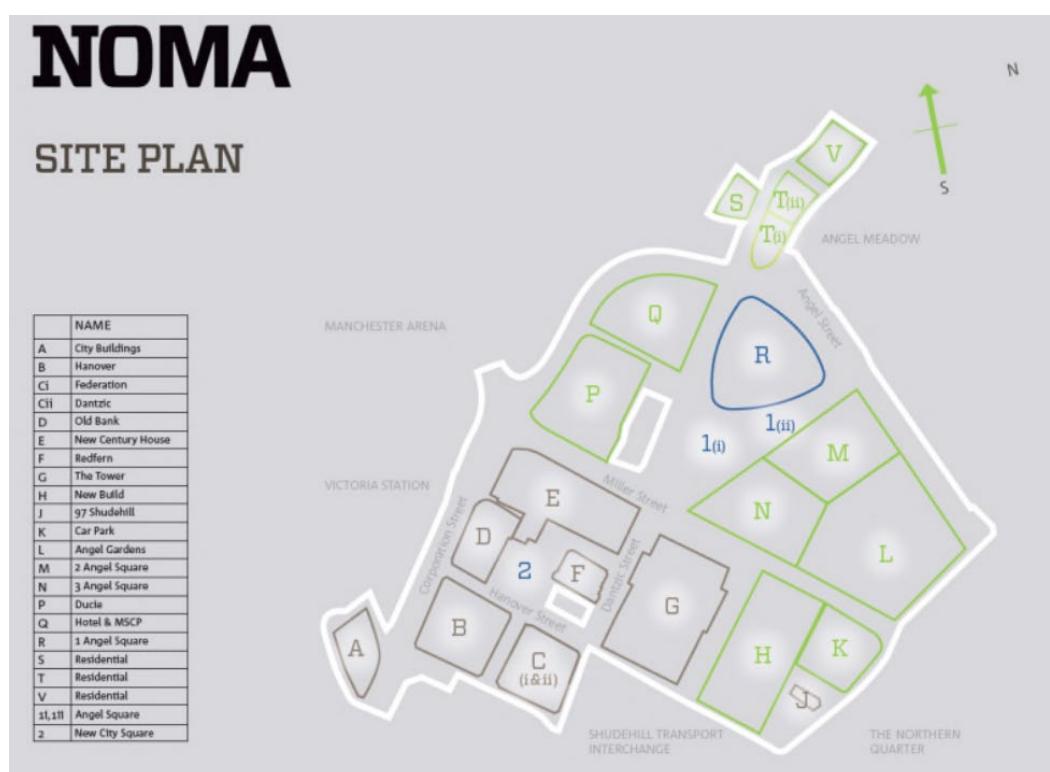


Figure 1: NOMA

Source: *Angel Meadow: A Strategic Update to the NOMA Development Framework (August 2015), page 2*

2.3 The 'Angel Meadow: A Strategic Update to the NOMA Development Framework' ('the Strategic Update') was published in August 2015. The Strategic Update was prepared to provide guidance on the future development of land adjacent to Angel Meadow and to identify potential opportunities to support and enhance the existing residential neighbourhood bounded by Gould Street, Old Mount Street/Style Street, Angel Street and Rochdale Road. The Strategic Update extends the NOMA masterplan area to better connect it to the further regeneration opportunity areas to the north. The site that is the

subject of this planning application is identified as being within the 'Core Study Area' on the Framework Context plan (**Figure 2**) and comprises part of 'Plot 4' (**Figure 3**).

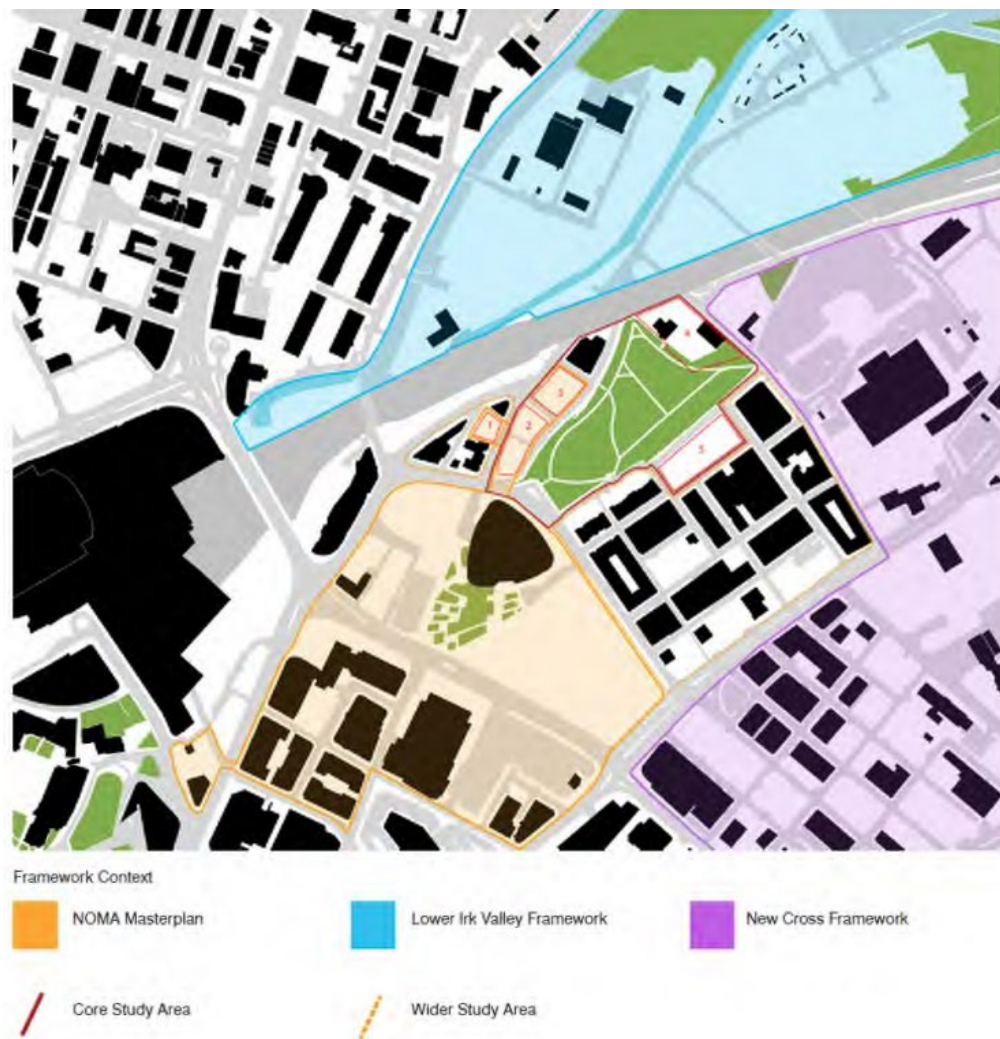


Figure 2: Framework Context

Source: *Angel Meadow: A Strategic Update to the NOMA Development Framework (August 2015), page 4*



Figure 3: Framework Context

Source: *Angel Meadow: A Strategic Update to the NOMA Development Framework (August 2015), page 34*

- 2.4 Within the Strategic Update, Plot 4 is recognised as being situated at a key intersection of important connecting routes through the wider Northern Gateway (now known as Victoria North) and is stated to present a unique opportunity for a landmark tall building. In August 2017, following the publication of the Strategic Update, planning permission was granted at Plot 4 as part of a wider residential-led development known as Meadowside for a 40-storey residential development plus one lower ground level and one basement level, with commercial and residential amenity uses (LPA reference: 116366/FO/2017). Further detail of the Plot 4 planning permission is provided later within this section.
- 2.5 It is important to note that the Strategic Update emphasises the highly accessible nature of the area by public transport owing to its proximity to public transport nodes.

Victoria North

- 2.6 The site is situated immediately to the west of the Northern Gateway Strategic Regeneration Area (now known as 'Victoria North'), which was endorsed by MCC at the

City Council's Executive on 13th February 2019 and is a material consideration in the determination of all planning applications within Victoria North.

- 2.7 Victoria North provides a unique opportunity to deliver transformational regeneration and to unlock significant residential-led development in Manchester, revitalising existing communities and providing a catalyst for the regeneration of neighbourhoods in the north of the City. The vision presented in the SRF is to deliver 15,000 homes supported by social and physical infrastructure, such as a new City River Park. The project is one of the UK's largest residential-led regeneration schemes.
- 2.8 Seven neighbourhoods are proposed as part of the SRF, each with their own individual character, comprising: Collyhurst; New Cross; New Town; Red Bank; South Collyhurst; Vauxhall Gardens; and, Eggington Street and Smedley Dip. These neighbourhoods and surrounding areas will be interconnected through the delivery of walking, cycling and public transport improvements.
- 2.9 The New Town neighbourhood lies adjacent to the east of the site that is the subject of this planning application. A plan showing the seven SRF neighbourhoods is provided overleaf (**Figure 4**).



Figure 4: Northern Gateway Neighbourhoods (Figure 16 of the SRF)
Source: Northern Gateway Regeneration Framework (2019), page 38

Meadowside Planning Permission

- 2.10 The site is contained within a wider site (known as 'MeadowSide'), for which planning permission was originally granted for residential-led development on 25th August 2017 under planning permission 116366/FO/2017. The description of the consented development is as follows:

"Erection of four residential buildings (22 storey building, 17 storey building, 40 storey building and part 12, part 9 storey building) to form 756 residential apartments (Use Class C3a) together with ground floor commercial uses (616 sqm) (Use Classes A1, A2, A3, A4, A5, D1 and B1) with associated car parking, landscaping, amenity areas, creation of new public realm following the closure of Aspin Lane, Mincing Street and Irk Street and other associated works following demolition of existing structures"

- 2.11 The site is identified as 'Plot 4' and has consent for a 40-storey residential development plus one lower ground level and one basement level, with commercial and residential amenity uses, under planning permission 116366/FO/2017.
- 2.12 Planning permission 116366/FO/2017 was subsequently varied in December 2019 under Section 73 of the Town and Country Planning Act 1990 (LPA reference: 124120/JO/2019), which allowed for amendments to the previously consented scheme through the submission of revised drawings and, thus, the variation of Condition 3 of planning permission 116366/FO/2017. In terms of Plot 4 specifically, the approval of the Section 73 application included amendments to the façade treatment of the tower, including the addition of louvres to all winter garden levels and changes to the design of the podium and entrance.
- 2.13 Work has already commenced on the development consented under planning permission 124120/JO/2019, and plots 2, 3 and 5 (**Figure 5**) have been built-out. The redevelopment of Plot 4 will form the last phase of the wider development. Consequently, ahead of Plot 4 being developed, the Applicant is seeking to bring forward a 'meanwhile use' on the site, which will enable the temporary use of the vacant land and buildings prior to the consented Plot 4 proposals coming forward. The active use of the site in the interim will play a key role in raising the profile of this area of the City, creating interest in the site and positively promoting the site and wider area ahead of its future redevelopment.



Figure 5: MeadowSide as built-out to date
Source: FEC (2023)¹

Summary

- 2.14 The site sits within the NOMA regeneration area (as extended by the 2015 Strategic Update) and is to the west of the Victoria North regeneration scheme; one of the largest regeneration projects in the UK. The site benefits from an extant planning permission for a 40-storey residential development with commercial and residential amenity uses under planning permission 124120/JO/2019. Ahead of the site's residential-led redevelopment, the proposed development will enable the active use of the currently vacant site, thus

¹ <https://www.meadowside-manchester.com/>

generating interest in the site and positively promoting the site and wider area ahead of its future redevelopment. The effective promotion of this area of the City will not only be of considerable importance to the success of the forthcoming Plot 4 and wider development consented under planning permission 124120/JO/2019, but it will also have a positive impact on the surrounding regeneration areas and initiatives, with the site forming a key gateway to the Victoria North regeneration area.

3 STATEMENT OF COMMUNITY INVOLVEMENT

- 3.1 This section summarises the consultation that has been undertaken with MCC Officers, key stakeholders and the local community with regard to the proposed development.

Consultation with MCC

MCC Planning

- 3.2 A pre-application meeting was held virtually with MCC's planning department on 17th April 2023. A summary of the discussion is provided below with the Applicant's response in **bold** where relevant.

- Officers recommended that pre-application engagement should be undertaken with the Environmental Health Officer ("EHO"), which should include sharing the Operation and Events Strategy with the EHO for review and comment, and agreeing the scope of the Noise Impact Assessment with the EHO. **Prior to submitting the planning application Asteer Planning and RSK Acoustics engaged with the EHO on behalf of the Applicant regarding the Operation and Events Strategy and Noise Impact Assessment, as detailed below.**
- Officers advised that engagement would need to be undertaken with key stakeholders prior to the planning application being submitted. **The Applicant has engaged with key stakeholders and the local community, as detailed later in this section.**
- Following the meeting, Asteer Planning shared a draft validation checklist with Officers. **The submitted plans and documents accord with the agreed validation checklist.**

MCC Environmental Health

- 3.3 On 24th April 2023, the draft Operation and Events Strategy was shared with the EHO for their review and comment. The EHO advised that the delivery and servicing hours should be amended to 07:30 to 20:00, Monday to Saturday, and 10:00 to 18:00 for Sundays/Bank Holidays. The submitted Operation and Events Strategy accords with the EHO's recommendations regarding delivery and servicing hours (part 7.0 of the Operation and Events Strategy).
- 3.4 RSK Acoustics liaised directly with the EHO to agree the scope of the Noise Impact Assessment ahead of undertaking the required acoustic surveys. The Noise Impact Assessment is submitted alongside this planning application.

Consultation with Key Stakeholders

- 3.5 The public consultation was led by Counter Context; a specialist communications, PR and public affairs company.

Ward Councillors

- 3.6 An email was issued to the Piccadilly ward councillors (Councillor Douglas, Councillor Lyons, and Councillor Wheeler), which outlined the proposed development and explained the approach to engagement with the local community. The email also invited the Councillors to attend a meeting with the Applicant to discuss the plans further ahead of wider publicity to the local community, should they wish to.

Friends of Angel Meadow ('FOAM')

- 3.7 As an important and valued voice in the local community, and given the close proximity of Angel Meadow Park to the site, the Applicant also contacted FOAM in advance of the proposed development being publicised to the wider community.

- 3.8 Representatives from GRUB, FEC and Counter Context met with five members of FOAM at the site on Monday 19th June 2023. The purpose of the meeting was primarily to introduce the community group to the proposed development and to provide its members with an opportunity to ask questions and offer feedback. Representatives from GRUB and FEC outlined and explained the proposals and members of FOAM asked questions on different aspects of the proposed development, including:

- Potential impacts on Angel Meadow Park and how these would be avoided or managed.
- Potential noise levels from different parts of the site and mitigation measures.
- The character of the venue spaces and the nature of events that would take place there.
- How communication with the community be managed on an ongoing basis (when in operation).

- 3.9 The Applicant offered responses to each of these questions by:

- Explaining that the Club will be driven by an event schedule and will only be open for specific events. The Garden and The Shed will be open to the public up to 6 days a week.

- Adding that events will be conducted in a way that is respectful to the local community ensuring that there will be no large-scale events, and that the community will be contacted and informed of any upcoming events.
- Acknowledging that the existing pedestrian route through the site and into Angel Meadow, which will be maintained, but that people would be encouraged to leave the site through the main exit on Irk Street to avoid any potential spillover into the park.
- An Advisory Committee will be set up, involving residents that would help to provide a line of communication and address any potential issues. The Applicant will speak to local tenants and businesses, in addition Manchester cultural industry specialists.

Consultation with Local Residents

- 3.10 A consultation letter was issued to 1,239 addresses near to the site, as shown on the map at **Appendix 1**. The letter provided an introduction to the proposed development and encouraged residents to contribute to the consultation by providing feedback via the dedicated consultation inbox (community@fscmcr.co.uk) or by attending an in-person consultation event at the site on Thursday 29th June 2023 between 4pm and 6pm. Five members of the public attended the public consultation event, and three emails were received via the consultation inbox. Two out of the three emails received were very supportive of the proposed development, subject to reassurance that certain issues would be considered. The consultation closed on 7th July 2023.
- 3.11 The below table includes the key themes that emerged from the consultation, and provides the Applicant's response to each of these themes.

Key Theme	Applicant's Response
Concerns regarding potential noise including potential noise disturbance to local residents as a result of events in the evening/night, as well as during the day to those that work from home; disturbance from visitors moving into the park after the venue closes; and questions around measures will be put in place to limit noise disturbance.	Managing noise for residents has been a key consideration for the proposals. The appointed acoustic consultant, RSK Acoustics, has liaised with MCC's EHO prior to the planning application being submitted to agree the scope of the submitted Noise Impact Assessment. The Noise Impact Assessment is summarised at Section 8 of this Supporting Planning, Design and Access Statement. The focus of Fairfield Social Club will be as a food, drinks and arts venue. Background music will be played within the site, but live music no longer forms part of this planning application.

Key Theme	Applicant's Response
	During the day on weekdays, only private corporate and business uses will be allowed, which should not generate excess noise or anti-social behaviour. Timings of public events would be similar to those currently held at GRUB's existing premises. Access will be managed to encourage patrons to enter and leave through the Irk Street entrance, as opposed to through Angel Meadow Park. An Operation and Events Strategy has been submitted as part of the planning application. The proposed development will operate in accordance with the content of the Operation and Events Strategy.
Concerns regarding litter, especially at the adjacent park including questions regarding the measures that will be taken to ensure the park and surrounding area is well-maintained, as well as waste management on site.	The Operation and Events Strategy (Section 10.0) details the waste management arrangements for the site. Litter around the venue would be monitored, and regular litter picks would be organised if necessary. As with noise, litter will be prevented from spilling over into the park by managed egress from the site. Furthermore, the site will include a designated waste area, as illustrated on the Proposed Site Plan.
Questions regarding the proposed security measures including plans to maintain security inside and outside the venue.	The Operation and Events Strategy (Section 4.0) details the site management procedures and explains that 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 Applicant's 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. A Crime Impact Statement has been prepared by Greater Manchester Police and has been submitted alongside this

Key Theme	Applicant's Response
	planning application. The recommendations made in the Crime Impact Statement have been considered fully.

Summary

- 3.12 The Applicant has sought to work proactively with MCC Planning and Environmental Health Officers, key stakeholders, and the local community regarding the proposed development. The proposals have incorporated the feedback received during the pre-application engagement undertaken wherever possible, whilst ensuring that the proposed development is deliverable and accords with the relevant local and national planning policy requirements.

4 SITE AND SURROUNDING AREA

- 4.1 This section of the Statement describes the site's characteristics, surroundings and relevant planning history.

The Site and Surroundings

- 4.2 The site extends to approximately 0.18 hectares ('ha') and is located within the administrative boundary of Manchester City Council ("MCC") (Grid Reference – **E 384504 / N 399256**). The site currently comprises a former MOT testing and vehicle servicing business and associated hardstanding. All buildings within the curtilage of the site are vacant. A Site Location Plan is enclosed at **Appendix 2**.
- 4.3 The site is bound to the north by a railway line, beyond which is Dantzic Street. To the north-east of the site is a microbrewery. To the east and south-east of the site is Gould Street. Adjacent to the south and west of the site is St Michael's Flags & Angel Meadow Park.

Designations

- 4.4 The majority of the site is located within Flood Zone 1, within which land has the lowest probability (less than 1 in 1,000 annual probability) of flooding from rivers and the sea. The northern-most extent of the site is within Flood Zone 2, within which there is a medium probability of flooding from rivers and the sea. However, all existing buildings on the site are within Flood Zone 1.
- 4.5 The site is not located within a Conservation Area and there are no designated heritage assets within the curtilage of the site. The nearest designated heritage assets comprise the Grade II listed Charter Street Mission (List UID: 1461979), which is located circa. 72m to the west of the site, and the Grade II listed Union Bridge (List UID: 1255163), which is situated approximately 75m to the north of the site.
- 4.6 The site is not covered by any ecological designations, including Sites of Special Scientific Interest ("SSSI") or Special Protection Areas ("SPA"). Furthermore, the site is not located in an Area of Outstanding Natural Beauty ("AONB"), or any other area designated for its landscape value.
- 4.7 There are no Public Rights of Way ("PRoW") within the site boundary or along the vicinity of the site. There is an existing pedestrian route through the site, which will be maintained as part of the proposed development.

An Accessible Location

- 4.8 The site is located within an accessible location, within close proximity to several modes of sustainable transport.

Accessibility by Bus

- 4.9 Bus stops on Rochdale Road are located with a 5-minute walk from the site, and provide access to the following services:

- **17 / 17A** Manchester City Centre – Rochdale
- **18** Langley – Manchester City Centre – Manchester Royal Infirmary
- **56** Middleton – Manchester City Centre
- **81** Oldham – Manchester City Centre
- **112** Middleton – Manchester City Centre
- **117** Greengate – Manchester City Centre
- **118 / 119** North Manchester General Hospital – Manchester City Centre
- **156** Middleton – Manchester City Centre
- **163** Bury – Manchester City Centre

Accessibility by Rail and Metrolink

- 4.10 Manchester Victoria Railway Station and Metrolink Stop are located with an 8-minute walk from the site. There are multiple frequent services from Manchester Victoria Railway Station to destinations across the north of England, including Leeds, Newcastle, York, Hull and Wigan. All of these services also access local stations along these routes.
- 4.11 Victoria Metrolink stop provides services to Bury, Altrincham, Piccadilly, Shaw, East Didsbury and Rochdale, as well as all stops along these routes. All services run approximately every 12 minutes.

Accessibility by cycling and walking

- 4.12 In the vicinity of the site, Dantzic Street has an on-road route and Rochdale Road includes on-road cycle routes. In addition, many roads in the local area and Manchester City Centre are subject to a 20mph speed limit and are, therefore, conducive for cycling.

- 4.13 The site is within c.900m (11-minute walk) of the main shopping area in Manchester City Centre surrounding the Manchester Arndale Shopping Centre, Market Street and Exchange Square.

Summary

- 4.14 Overall, the site benefits from accessibility to sustainable modes of travel, including walking routes, cycle routes and public transport services, which collectively offer an alternative to private car trips.

Planning History

- 4.15 A search of MCC's online planning register has been undertaken. The following planning permissions relate to the site, and have been submitted to and approved by MCC within the last five years:

- **124120/JO/2019** - Variation of planning condition 3 (specified plans) of planning permission 116366/FO/2017 to increase the height of buildings at plots 2 and 3 by 1.1 m, amendments to the facade treatment of plots 2 and 3, increase in the height of plot 4 by 0.278m, amendments to the facade treatment of building at plot 4, increase in height of plot 5 by 1m together with elevational alterations, alteration to podium to plot 4 – Approved 13th December 2019
- **121096/FO/2018** - Erection of two storey building to form a marketing suite associated within a nearby development site for a temporary period of 3 years together with associated access works, landscaping, parking and boundary treatment. – Temporarily approved 22nd October 2018
- **116366/FO/2017** - Erection of four residential buildings (22 storey building, 17 storey building, 40 storey building and part 12, part 9 storey building) to form 756 residential apartments (Use Class C3a) together with ground floor commercial uses (616 sqm) (Use Classes A1, A2, A3, A4, A5, D1 and B1) with associated car parking, landscaping, amenity areas, creation of new public realm following the closure of Aspin Lane, Mincing Street and Irk Street and other associated works following demolition of existing structures. – Approved 25th August 2017

- 4.16 The site comprises Plot 4 and has consent for residential-led development (LPA reference: 124120/JO/2019), as detailed further at Section 2 of this Statement.

- 4.17 A number of applications to discharge conditions attached to the above planning permissions have been submitted to and approved by MCC. A Section 96A application to planning permission reference 124120/JO/2019 in relation to Plots 2 and 3 has also been approved (LPA reference: 128429/NMC/2020).
- 4.18 It is important to note that the planning permission for the marketing suite expired on 22nd October 2021 and has, therefore, been removed from the site.

Summary

- 4.19 This section has detailed the site's location, characteristics and planning history. The site extends to 0.18ha and comprises a former MOT testing and vehicle servicing business and associated hardstanding. All the buildings within the site are vacant. The site forms part of a wider site for which residential-led development has been consented (LPA reference: 124120/JO/2019) and will eventually come forward.

5 PROPOSED DEVELOPMENT

5.1 This section provides a description of the detailed proposals for which temporary planning permission is sought and should be read in conjunction with the submitted supporting information.

5.2 The description of development is as follows:

“Full planning permission for the temporary change of use of the site and existing buildings to an arts and cultural venue/event space (Sui Generis), with associated food and drink space (Flexible Use Class E / Sui Generis)”

Use and Amount

5.3 The proposed development will comprise three distinct elements:

- **The Garden** – This area of the site will extend to 645sqm and will comprise a green outdoor drinks space, owing to the inclusion of moveable planters. The Garden will accommodate up to circa. 150 people.
- **The Club** – This area of the site will comprise an existing building (289sqm) and 95sqm of external space, which will function as a main performance space. The Club will accommodate, for example, comedy, background music, and big screen sports events, and markets. The area will have capacity for circa. 300 standing / circa. 250 seated; and,
- **The Shed** – This area of the site will comprise an existing building (224sqm) and 108sqm of external space. The Shed will be a casual food and drink venue, comprising a seating area with a capacity of circa. 80 people.

5.4 The Proposed Site Plan is enclosed at **Appendix 3**.

Appearance

5.5 The proposed development will not result in any changes to the external appearance of the existing buildings or the erection of new buildings. Outdoor furniture will be used in The Garden, but this will be stored in the existing buildings on site when The Garden is not in use.

Scale

- 5.6 As the temporary planning application seeks only to change the use of the site and existing buildings, there will be no changes to the scale of the existing development on the site.

Layout

- 5.7 The layout of the proposed development is illustrated on the Proposed Site Plan, which illustrates the internal events space within the existing buildings on the site, the proposed external space, and the proposed waste area.
- 5.8 Cycle storage for 8no. cycles is also proposed within the site, which exceeds MCC's minimum parking standards for the proposed uses. Details of the proposed secure and covered cycle storage have been submitted alongside the planning application.

Landscaping

- 5.9 No permanent landscaping is proposed as part of this planning application. However, within The Garden, moveable planters will be positioned to create a green environment.

Access and Servicing

Access

- 5.10 Access and egress for all deliveries will be via the main entrance on Irk Street, which will remain as existing.
- 5.11 Access and egress for all public events at the venue will be signposted and encouraged via the main entrance on Irk Street.
- 5.12 Vehicular access to the development site will not be permitted, other than for deliveries (LGVs) which will take place when visitors are not present. No car parking is proposed at the site.
- 5.13 The stepped pedestrian access from Angel Meadow will be maintained, with access controlled by the existing secure gate where necessary to protect licensing objectives and the impact on the park area.
- 5.14 The proposed development has been designed in consideration of the Equality Act 2010, making reasonable adjustments so that disabled people can make use of all amenities, whenever reasonably practicable. Activities and amenities will be located over the ground floor only. Accessible toilets will be provided in both buildings.

Servicing

- 5.15 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 and Bank Holidays.
- 5.16 No vehicle deliveries will be 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 Large Goods Vehicles (LGVs) and not Heavy Goods Vehicles (HGVs). Vehicles will be directed to park within The Garden area and not on the street. Delivery vehicles will be managed and supervised by on-site staff.
- 5.17 As per the Applicant's existing sites, refuse collection will be undertaken by a fully licensed private contractor, who will regularly visit and empty the general waste, mixed dry recycling and glass recycling bins. On collection days, staff will move the bins along Irk Street so they can be collected by a refuse collection vehicle on Dantzic Street. Following collection, staff will move bins back to a dedicated bin storage area within the site.
- 5.18 The use of a private contractor means that the time and frequency of the bin collections can be controlled by the Applicant, and staff will ensure that the bins are only moved towards Dantzic Street prior to collection and promptly moved back to the on-site storage area following collection
- 5.19 Access for all emergency services will be via Irk Street.

Operational and Management Requirements

- 5.20 An Operation and Events Strategy has been prepared by the Applicant and is submitted alongside this planning application.
- 5.21 The Strategy covers the following topics:
- **Equality Act (Disability) Access Statement** – As detailed above, the proposed development 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.

- **Management and Hours of Use** – Staff will cover the site’s operational hours from 12pm until 11pm every day the venue is operational. It is anticipated that The Garden and The Shed will be open to the public 6 days a week whilst The Club will be used only for ticketed and privately booked events on an ad hoc basis.
- **Public Admissions, including Entry and Egress** – Public activity will be focused on the buildings and the car park area. Level access will be 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.
- **Smoking** – A smoking policy will be implemented, which will ensure that smoking is prohibited inside any premises and that designated external smoking areas are created.
- **Deliveries and Access for Emergency Services** – The vehicle deliveries will be via existing arrangements on Irk Street. Access for all emergency services will be via Irk Street.
- **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.
- **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.
- **Waste Management** – The MCC waste management standards will be upheld. The operator has a contract 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.
- **Building Works** – There are certain building works that are required to enable the site to operate for the proposed meanwhile use, as detailed within this Statement and the Operation and Events Strategy.
- **Noise** – States that a Noise Impact Assessment has been prepared and submitted alongside the planning application. The Noise Impact Assessment is summarised at Section 8 of this Statement.

Security

5.22 As part of the proposed development, due regard has been given to the prevention of crime and disorder, and the fear of crime. As detailed within the Operation and Events Strategy:

- The onsite team will be responsible for security and Security Industry Authority ('SIA') door staff will be deployed where appropriate;
- CCTV will be installed to monitor and deter illegal activity and maintained to operate in line with police advice;
- All incidents will be logged and, if necessary, reported to Greater Manchester Police;
- Staff lockers will be installed to ensure safe-keeping of employee belongings;
- Secure areas will utilise coded key locks as well as physical keys; and,
- The existing boundary treatments, which comprise a mix of palisade fencing, hoarding and gates, will be maintained to ensure that the site will be secure when in and out of use.

5.23 A Crime Impact Statement has been prepared by Greater Manchester Police and is submitted alongside this planning application.

Summary

5.24 This section has described the proposed development that is the subject of this temporary planning application. The proposed development comprises the temporary change of use of the existing land and buildings to an arts and cultural venue/event space (Sui Generis), with associated food and drink space (Flexible Use Class E / Sui Generis). The proposed development will ensure the effective re-use of a vacant site ahead of the site's residential-led development coming forward under planning permission 12412200/JO/19. Therefore, the proposed development will comprise a meanwhile use, which will play a key role in generating interest in and positively promoting this area of the City ahead of the site's comprehensive redevelopment.

6 PLANNING POLICY FRAMEWORK

- 6.1 This section sets out the relevant national and local planning policy and other material considerations that the application will be assessed against.

The Development Plan

- 6.2 The development plan for Manchester comprises the:
- Manchester's Core Strategy 2012-27 (adopted July 2012); and,
 - The 'saved' policies of the Manchester Unitary Development Plan (adopted July 1995).
- 6.3 As defined by the Local Development Framework, the site is located within the Regional Centre, North Manchester, and the Manchester City Centre Boundary.

Manchester Core Strategy 2012

- 6.4 The Core Strategy was adopted in July 2012 and sets out the long-term spatial vision for the city for the plan period (2012 to 2027). The following Core Strategy policies are relevant to this planning application:
- 6.5 **Policy SP 1 (Spatial Principles)** provides the key spatial principles that will guide the strategic development of Manchester to 2027. Policy SP1 encourages development to make a positive contribution to neighbourhoods of choice, minimise emissions, and to reduce the need to travel by locating development close to jobs, services, education and open space.
- 6.6 **Policy EC 1 (Employment and Economic Growth in Manchester)** sets out priorities for ensuring continued economic growth in Manchester, including demonstrating that employment-generating development has fully considered opportunities to provide jobs for local people through construction or use, and ensuring the continued social, economic and environmental regeneration of the City. It is further stated that development proposals should have regard to factors such as, ensuring design makes the best possible use of a site or building in terms of efficient use of space, enhancing the sense of place of the wider area and minimising detrimental impacts on adjacent uses, and considers the needs of users/employees of a site/building for access via walking, cycling and public transport and reduction of opportunities for crime by applying current best practice in security design.

- 6.7 **Policy EC 2 (Existing Employment Space)** the Council will seek to retain and enhance existing employment space and sites. Alternative uses will only be supported on sites allocated accordingly, or if it can be demonstrated that:
- The existing use is un-viable in terms of business operations, building age and format;
 - The existing use is incompatible with adjacent uses;
 - The existing use is unsuitable for employment having had regard to the Manchester - Salford - Trafford SFRA; or
 - On balance, proposals are able to offer greater benefits in terms of the Core Strategy's vision and spatial objectives than the existing use.
- 6.8 **Policy EC 3 (The Regional Centre)** states that development in the Regional Centre is well connected by sustainable transport to the city centre and residential areas; and is an appropriate location for large scale leisure uses, for which city centre sites are unsuitable. In this context, The Regional Centre will be encouraged to develop employment generating uses including office and other commercial development.
- 6.9 **Policy EC 4 (North Manchester)** identifies that the Council will promote development in this area that has regard to key transport infrastructure such as Bury New Road, Cheetham Hill, Rochdale Road and other public transport networks such as bus routes and Metrolink stops; and also connect major employment opportunities to residential neighbourhoods and existing waterways such as the Irwell River.
- 6.10 **Policy C10 (Leisure and the Evening Economy)** states that new development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy will be permitted, subject to the considerations set out within the policy, including that the proposed use does not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance.
- 6.11 **Policy DM 1 (Development Management)** requires all development to have regard to specific issues including effects on amenity such as noise, light, road safety and traffic generation; accessibility; community safety and crime prevention and vehicular access.
- 6.12 **Policy T 2 (Accessible Areas of Opportunity and Need)** states that the Council will seek to ensure that new development is easily accessible by walking, cycling and public

transport, and connects residents to jobs, centres, health, leisure, open space and educational opportunities.

- 6.13 **Policy EN 19 (Waste)** indicates that the Council will require all developers to demonstrate the proposal's consistency with the principles of the waste hierarchy (prevention, reduction, reuse, recycling/composting, energy recovery, final disposal).

Manchester UPD 1995

- 6.14 The UDP policies that remain extant and are relevant to this application are as follows. The site is within Area 3, which comprises Harpurhey, Lightbowne and Collyhurst.

- 6.15 **Policy DC10 (Food and Drink Uses)** states that, in determining planning applications for developments involving the sale of food or drink for consumption on the premises, or for hot food to be consumed off the premises (whether or not other activities, such as a nightclub, are included), the Council will have regard to:

- a) the general location of the proposed development, including any reference to the area in other policies in the Plan;
- b) the effect on the amenity of neighbouring residents;
- c) the availability of safe and convenient arrangements for car parking and servicing;
- d) ease of access for all, including disabled people; and
- e) the storage and collection of refuse and litter.

- 6.16 **Policy DC26 (Development and Noise)** states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a) the effect of new development proposals which are likely to be generators of noise; and,
- b) the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Other Material Considerations

- 6.17 There are a series of other planning policy guidance documents at local and national level that are relevant to the determination of this application which include the:

- Angel Meadow – Strategic Update to the NOMA Development Framework;
- Northern Gateway SRF;
- Guide to Development in Manchester Supplementary Planning Document and Planning Guidance;
- Manchester Strategy;
- National Planning Policy Framework;
- Planning Practice Guidance; and,
- Emerging Greater Manchester Spatial Framework (Now Places for Everyone).

Angel Meadow – Strategic Update to the NOMA Development Framework (2015)

- 6.18 The Angel Meadow – Strategic Update to the NOMA Development Framework was provided to help guide future development of land adjacent to Angel Meadow and to identify opportunities to support and enhance the existing residential neighbourhood bounded by Gould Street, Old Mount Street/Style Street, Angel Street and Rochdale Road.

Northern Gateway SRF (2019)

- 6.19 The Northern Gateway SRF was endorsed by MCC on 13th February 2019 and is a material consideration in the determination of all planning applications within the Northern Gateway. The SRF proposes seven interconnected neighbourhood, comprising: Collyhurst; New Cross; New Town; Red Bank; South Collyhurst; Vauxhall Gardens; and, Eggington Street and Smedley Dip. The SRF sets out a vision to deliver approximately 15,000 homes supported by social and physical infrastructure, including a new City River Park which will connect Queens Park and Angel Meadow.

Guide to Development in Manchester SPD and Planning Guidance (2007)

- 6.20 The Guide to Development document sets out how the principles of sustainable development should be applied in practice through the development process. The guidance is generally applicable to all types of development, and it expands upon the policies in Development Plan. The document sets out how new developments should be accessible, contribute to creating a sense of place, respect the character and context of their surroundings and achieve environmental sustainability.

Manchester Strategy (2016)

- 6.21 The strategy sets the long-term vision for Manchester's future and how this will be achieved. An important aspect of this strategy is the City Centre and how it will be a key driver of economic growth.

National Planning Policy Framework

- 6.22 The revised Framework was published in July 2018, with subsequent iterations published in February 2019 and July 2021. The Framework sets out the Government's planning policies and guidance and how this is to be applied.

- 6.23 **Paragraph 11** of the Framework states that, *"plans and decisions should apply a presumption in favour of sustainable development... for decision-taking this means:*

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

- 6.24 **Paragraph 119** of the Framework states that, *"planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land".*

Planning Practice Guidance

- 6.25 On 6th March 2014 the former Department for Communities and Local Government published the National Planning Practice Guidance ("PPG"). The PPG is regularly updated and is intended to assist practitioners and provide further guidance on the interpretation of national planning policy within the Framework. It is, therefore, a material consideration in the determination of the application.

- 6.26 Under section 72 of the Town and Country Planning Act 1990 the local planning authority may grant planning permission for a specified temporary period only. The PPG provides guidance on when conditions can be used to grant planning permission for a use for a temporary period only.
- 6.27 The PPG (Paragraph: 014 Reference ID: 21a-014-20140306) is clear that temporary planning permission may be appropriate to enable the temporary use of vacant land or buildings prior to any longer-term proposals coming forward (a 'meanwhile use').

Emerging Places for Everyone Plan

- 6.28 Until December 2020, a joint Development Plan Document ('DPD') of the ten Greater Manchester local authorities was being prepared, the Greater Manchester Spatial Framework ("GMSF"). On 12th February 2021, following the withdrawal of Stockport Council from the production of the GMSF, the AGMA Executive Board considered the next steps in relation to that joint plan of the nine Greater Manchester districts, to be known as "Places for Everyone" ("PfE").
- 6.29 The PfE was submitted to the Secretary of State in February 2022, and Hearing Sessions took place between 1st November 2022 and 29th March 2023. An additional Hearing Session took place on 5th July 2023 to discuss site specific issues relating to peat.
- 6.30 The Greater Manchester Combined Authority ('GMCA') published a Schedule of Proposed Main Modifications to the PfE Plan on 30th June 2023. The main modifications that the Inspectors decide need to be made will be subject to public consultation before the end of the examination.
- 6.31 It is understood that a realistic timescale for the adoption of the PfE Plan is early 2024.

Summary

- 6.32 This section has detailed the adopted and emerging planning policy framework and guidance at a local and national level, which is relevant to the site. As defined by the Local Development Framework, the site is located within the Regional Centre, North Manchester and the Manchester City Boundary. The next section provides an assessment of the proposed development against the relevant policies of the adopted Development Plan for MCC and the other material considerations .

7 KEY PLANNING CONSIDERATIONS

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

7.2 This section assesses the proposals against the relevant policies of the adopted Development Plan for MCC and the other material considerations summarised in the previous section of this Statement and is supported by the reports accompanying the application. Consideration is given to the following key issues:

- Principle of Meanwhile Uses;
- Noise Impact and Management;
- Transport and Accessibility;
- Safety and Security (including Lighting);
- Ecology;
- Ground Conditions;
- Flood Risk and Drainage;
- Heritage; and,
- Sustainable Development.

Principle of Meanwhile Uses

7.3 As defined by the adopted policies map, the site is within the Regional Centre, North Manchester and the Manchester City Boundary. However, the site is not allocated for a specific use.

7.4 Although the site currently comprises vacant employment floorspace, the site has extant planning permission for a residential-led development (LPA reference: 124120/JO/2019), as part of the wider MeadowSide development, which will: deliver 756 homes; form a key part of Manchester's NOMA regeneration scheme; and, be positioned at the gateway to Victoria North, which is set to deliver approximately 15,000 new homes on 155ha of land over the next 10-15 years.

- 7.5 Temporary planning permission is sought for a period of two years. The temporary use of the site as an arts and cultural venue/event space (Sui Generis), with associated food and drink space (Flexible Use Class E / Sui Generis) will make efficient use of land by reactivating an accessible, vacant, brownfield site (paragraphs 8c and 119 of the NPPF), whilst also raising the profile and attractiveness of this part of the City. The proposed development will not prejudice the site's future redevelopment, but rather it will market the site as an exciting destination, which will attract visitors, generate increased footfall, and, as a result, positively promote the continued social, economic and environmental regeneration of this area of the City (CS Policy EC 1), which will be integral to the success of the consented development proposals.
- 7.6 The Fairfield Social Club concept has proven to work in Manchester, with the Applicant having operated successfully at Mayfield Depot previously. Furthermore, the Applicant has a wealth of experience of operating in the events and hospitality industry, with the directors being the same as those at GRUB. Therefore, the Applicant will be able to draw on its extensive knowledge of the Manchester food, drink and events scene, whilst ensuring that GRUB's ethos of providing inclusive, warm and friendly spaces is captured effectively at the site. Therefore, the proposed development will support a balanced and inclusive evening economy (CS Policy C10), which will be responsibly managed in accordance with the submitted Operation and Events Strategy.
- 7.7 Overall, the proposed development will make efficient use of a vacant brownfield site, which is situated in an accessible location within close proximity to Manchester City Centre. The proposed development will bring the site back into active use, revitalising and reinvigorating this area of the City so that it can be enjoyed by Manchester's residents and visitors as an arts and cultural venue/event space (Sui Generis), with associated food and drink space (Flexible Use Class E / Sui Generis) space prior to the consented development coming forward under planning permission reference 124120/JO/2019. Furthermore, the Applicant is an experienced and well-respected venue/events operator and the Fairfield Social Club concept has been a proven success at Mayfield Depot. Consequently, the proposed development will contribute positively to raising the profile of this part of the City, creating a new, exciting, vibrant and inclusive destination, in accordance with policies SP1, EC1, EC3, EC4 and C10 of the Core Strategy, and paragraphs 8 and 130 of the NPPF.

Noise Impact and Management

- 7.8 A Noise Impact Assessment has been prepared by RSK Acoustics.

- 7.9 A number of operational scenarios have been assessed through design development with the project team. This has followed an iterative process which has shaped the resultant proposed utilisation of the site in such a way that any risk of adverse impact due to noise emissions is minimised. In earlier iterations of the scheme, there had been a provisional allowance for regular live music events. However, live music no longer forms part of this planning application.
- 7.10 To inform the assessment, baseline noise survey work has been carried out at the site by RSK Acoustics, and the project criteria have been determined in accordance with the MCC noise requirements and agreed with the Environmental Health department at MCC through the noise survey and assessment methodology consultation.
- 7.11 The four operating scenarios taken to represent the proposed use of the site, as detailed in the Noise Impact Assessment, are as follows:
- **Scenario 1:** 50 patrons within the site, with 25% of patrons speaking at normal voice level, with background music on within the building. Worst case time period 23:00 – 00:00.
 - **Scenario 2:** 250 patrons within the main building, with 25% of patrons speaking at normal voice level, background music on within the building, and the maximum capacity of 150 patrons in the external area, with 25% of those speaking at normal voice level. Worst case time period 21:00 – 22:00.
 - **Scenario 3:** As per scenario 2, however, with 20% external patrons at normal voice level and 5% at raised voice level. This is commensurate with the Operation and Events Strategy for the scheme, and is successfully implemented at the 50 Red Bank scheme, a sister venue to the Fairfield Social Club scheme and in similar operation.
 - **Scenario 4:** 250 patrons within The Club building, with 25% speaking at normal voice level, with a comedy event on (one performer, with microphone and amplified voice based on a raised voice sound spectrum shape). Capacity of 150 patrons in the external area, with 25% of those speaking at normal voice level. Worst case time period 21:00 – 22:00.
- 7.12 Predicted noise levels during each of the proposed scenarios (detailed above) are presented within the assessment, and with respect to the project criteria as well as the context of the existing noise environment at the site, the proposed development is considered unlikely to give rise to any adverse noise impact effect at nearby noise

sensitive premises. Additionally, in terms of plant, deliveries and waste collections, the assessment concludes that noise is very unlikely to present any risk of significant adverse impact.

- 7.13 Therefore, the proposed development will not have an adverse impact in relation to noise and, thus, accords with CS Policy DM 1, Saved UDP policies DC10 and DC26, and paragraph 174 of the NPPF (2021).

Transport and Accessibility

- 7.14 A Transport Statement and Travel Plan have been prepared by Mode Transport Planning and are submitted alongside this planning application.

Access and Car Parking

- 7.15 As detailed at Section 5 of this Statement, vehicular access to the development site will not be permitted other than for deliveries (LGVs), which will take place when visitors are not present. Owing to the site's accessible location, no car parking is proposed at the site.
- 7.16 It is expected that taxi drop-off and pick-up will take place on Dantzic Street where there is sufficient space for drop-off/pick-up to take place on one side of the carriageway without obstructing two-way traffic movement. Taxi drop-off and pick-up may also take place from Gould Street (by the stepped access), again, without obstructing two-way traffic movement. It is likely that peak taxi use will occur outside the AM and PM peak periods when there are reduced levels of background traffic and on-street parking. Therefore, taxi drop-off/pick-up could take place from Dantzic Street and Gould Street without causing highway safety issues. This same conclusion applies to drop-off and pick-up by private vehicles.
- 7.17 Given the type of uses proposed, the site location and accessibility to sustainable modes of travel, it is expected that most visitors and staff will travel using non-car modes, such as walking, cycling and public transport. The Applicant has also advised that based on their experience operating similar existing sites in Manchester, it is expected the majority of their target demographic will arrive and depart on foot. On this basis, it is expected that private car use and parking demand will be limited. Nevertheless, for the limited number of visitors and staff that choose to travel by car, there are several existing public car parks available within a 5-minute walk of the site, including Total Car Parks (Dantzic Street), ES Parking Enforcement Car Park (Red Bank), Regent Parking (Rochdale Road), Euro Car Parks (Hinton Street) and NCP Car Park (Gould Street).

Sustainable Accessibility

7.18 As detailed at Section 4 of this Statement, the site is accessible by sustainable modes of travel, including:

- Good quality footways within the site and on the local highway network providing safe walking routes to public transport connections, surrounding residential areas and key areas in Manchester City Centre.
- A network of national, regional and local cycle routes are available from the site.
- Frequent and varied bus services are available from Rochdale Road, providing services between Manchester City Centre and destinations including Oldham, Rochdale, Middleton and Bury.
- Metrolink tram services from Victoria Station provide access to multiple locations within Greater Manchester.
- Direct services are available from Victoria Station to destinations including Leeds, Newcastle, York, Hull and Wigan, as well as local stations along these routes.

Trip Generation

7.19 As detailed earlier within this section, it is expected the majority of the developments target demographic will arrive and depart on foot. Nevertheless, to quantify the traffic impact of the proposed development on the local highway network, a trip generation exercise has been undertaken by Mode Transport Planning.

7.20 The TRICS trip rates have been applied to the 224sqm of internal space at 'The Shed'. Although 'The Garden' does not include any internal areas, for robustness the TRICS trip rates have also been applied to the 645sqm of external area. Vehicle trip rates have been derived from the TRICS database (v7.10.1) using the 'Hotel, Food & Drink – Pub / Restaurant' land use. Full TRICS outputs are attached in Appendix C of the Transport Statement.

7.21 The proposed food and drink areas at the site are expected to generate 26 two-way trips during the weekday PM peak. The proposed food and drink areas at the site are not expected to generate any trips during the weekday AM peak hour. Based on a review of the TRICS sample, many of the sites include a beer garden or outdoor space. On this basis, the trip generation exercise is considered robust as it includes the full external area at

'The Garden', despite there being no internal structures on this element of the proposed development.

- 7.22 Based on the robust TRICS trip generation, it is concluded that 'The Shed' and 'The Garden' will have a low impact on the local highway network during peak periods and any parking demand could be comfortably accommodated within existing car parks surrounding the site.
- 7.23 In order to quantify the vehicle trips for 'The Club', typically trip rates would be derived from the TRICS database and applied to the proposed floor area. In this case, TRICS trip rates are not available specifically for the proposed use. Instead, an alternative methodology has been applied, which uses the proportion of people trips to vehicle trips (derived from pub/restaurant use) and applied to the maximum capacity of 300 people at 'The Club'.
- 7.24 To determine the people to vehicle ratio, the daily vehicle trip rates have been compared to the daily person trip rates. When the people to vehicle ratio of approximately 19% is applied to the maximum capacity of 300 people, this results in a maximum of 57 vehicles generated by 'The Club'. Considering that 'The Club' is likely to be busiest during the evening period, and not during the AM and PM peaks, the traffic impact on the local highway network is expected to be minimal, and any parking demand could be comfortably accommodated within existing car parks available in the local area.

Conclusion

- 7.25 Overall, the site is easily accessible by a range of sustainable transport modes and, based on the evidence and analysis within the Transport Statement, there should be no highways or transport planning reasons that prevent this planning application from being approved. Therefore, the proposed development accords with CS policies T 2 and DM 1, Saved UDP Policy DC10, and paragraphs 110 and 111 of the NPPF (2021).

Safety and Security

- 7.26 The planning application is supported by a Crime Impact Statement, which has been prepared by Greater Manchester Police ('GMP') Design for Security.
- 7.27 The following features of the proposed development are noted to make a positive contribution to the prevention of crime and fear of crime:

- The proposal will offer a new use within the area and help foster new business relationships within the area between different working groups.
- The proposal will create a new leisure destination point for the area bringing in a new diverse range of people to the area, thus helping to continue to repopulate this part of the city and generate activity throughout the day and at weekends. Additional activity associated with the site will help support informal policing and natural surveillance.
- The new development will create a controlled entrance area allowing staff to observe user movement in, out and around the proposal. Increasing the staff control of the entrance and improvements in natural surveillance within the scheme provides a safe and enjoyable experience for all users.
- The increased activity, improved lighting and natural surveillance associated with the development will greatly enhance the experience of the range of users and pedestrian in this section of Manchester.
- The proposed development provides the opportunity to include security features built into the design and construction of the building and avoid the need for obtrusive retrofitted security measures that can increase the fear of crime. Security measures carefully incorporated into the design can ensure the building is reasonably secure, without visibly announcing that the design was concerned about crime.

7.28 Recommendations to enhance the security of the proposed development are made within the report. The recommendations, and the Applicant's response to these (in bold), are summarised below:

- Any shipping containers used to accommodate the business(s) and any storage containers used should meet the LPS 1175 standard (or at least adhere to the principles of LPS 1175 certification), to allow management staff too securely store stock and close up the units overnight. **No shipping containers are proposed.**
- Areas restricted to staff should be clearly signed to ensure that patrons cannot use the excuse of getting lost for accessing areas restricted to staff. **Secure storage for staff belongings will be located in The Shed.**
- If any replacements are made to the external fittings of the building (i.e. doors, windows, glazing, shutters) it is highly recommended that they are certified to the standards in the following section (4 -Physical Security). **The proposed development**

will not result in any changes to the external appearance of the existing buildings on the site.

- Due to the high levels of crime within the area and the possibility of reusing the existing vehicle door for the main entrance it is recommended that this entry/exit point is staffed. **Access and egress for all public events and operations will be via the main entrance on Irk Street. 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. Through the design of the spaces, clear sight lines will be preserved between bars, security points and public spaces. SIA door staff will be deployed where appropriate and the on-site team will be supported by the GRUB senior management team, including directors, who will be actively managing and overseeing all operations and events on site. Further details of the management of the site are provided within the submitted Operation and Events Strategy.**
- Staff lockers should be provided so that staff can safely store personal items during the working day. **Staff lockers will be installed to ensure the safe-keeping of employee belongings.**
- The cash management strategy at the end of trading day should be robust and remove the opportunity for crime and theft of cash. Consideration should be given to using a Cash & Valuables in Transit company to collect takings at the end of the day, reducing the risk to staff carrying this out presently and reducing the opportunities for theft. **The proposed development will be a cashless venue.**
- Signage should be provided communicating that no cash is stored in the venue overnight. **This is noted by the Applicant.**

7.29 Overall, the Crime Impact Statement concludes that the proposed development is welcomed and notes that the design of the scheme is very positive from a pedestrian safety perspective. The proposed development has been designed to be safe and secure for prospective users and has incorporated the measures recommended by GMP to contribute to the prevention of and fear of crime, in accordance with Core Strategy Policy DM 1 and paragraph 130 of the NPPF (2021).

Ecology

- 7.30 An extended Phase 1 habitat survey and Preliminary Roost Assessment ('PRA') have been undertaken at the site by Tyler Grange. The report has been submitted alongside this planning application.

Statutory Protected Sites

- 7.31 In terms of statutory protected sites, one internationally designated site considered to be of international ecological importance is present within 10km of the site comprising the Rochdale Canal Special Area of Conservation ('SAC'). The Rochdale Canal SAC is situated 4.72km east, and is designated for its diverse water plant community, including floating water-plantain *Luronium natans*. No impacts are to be expected on this SAC as a result of the proposed development as it is a sufficient distance from the site and not physically or functionally linked to the site.
- 7.32 No other designated sites considered to be of national ecological importance are present within 2km of the site.

Non-statutory Protected Sites

- 7.33 No Local Wildlife Sites ('LWS'), considered to be of county ecological importance, are present within 2km of the site.

Extended Phase 1 Survey

- 7.34 Three buildings were present on the site at the time of the survey. However, the temporary marketing suite building has now been removed from the site, as planning permission for this development has expired (LPA reference: 121096/FO/2018). It was concluded that this habitat proves no inherent value for biodiversity. Furthermore, the majority of the site comprises hardstanding, which offers no suitability/resource for wildlife.
- 7.35 Due to the highly urban nature of the site, consisting entirely of hardstanding and built form, it is considered that the site offers no resource or suitability to any protected species groups with the exception of bats. Therefore, the following species groups are not considered any further within the report: amphibians including Great Crested Newt ('GCN'); badger, birds, hedgehogs, reptiles, and water vole/otter.
- 7.36 The proposed development will include moveable planters, which will provide measurable gains in biodiversity.

Bats

- 7.37 All buildings were inspected for their bat roost potential during the PRA. No direct evidence of bats was found during the PRA survey, but two of the buildings were determined to offer roost potential for bat species, these being The Shed and The Club.
- 7.38 The buildings were assessed as having 'low' potential for roosting bat species. As the proposals will not alter the existing buildings and lighting additions will have a low light output to be sensitive towards bats, the proposals will have no impact on this species group and no further survey effort or mitigation will be required.

Conclusion

- 7.39 Overall, due regard has been given to the effects on biodiversity as a result of the proposals, in accordance with CS Policy DM 1 and paragraph 174 of the NPPF (2021).

Ground Conditions

- 7.40 A Phase 1 Desktop Study has been undertaken by ROC and is submitted alongside this planning application.

Site History

- 7.41 The site is located within an historically industrial area of Manchester with previous nearby industrial land uses of note including the Rochdale Road Gas Works, railway line into Victoria Station, nearby rubbers works, bolts works and Collyhurst Foundry as well as a print works and tobacco factory. The site has historically been occupied by predominantly residential housing up until the mid-20th century when a cotton mill and works building / garage are noted as being present on site. A breakers yard was present on site from the late 20th century, it is not known exactly when the breakers yard ceased to exist, but it is believed to have been some point in the 2000s-2010s.

Geology

- 7.42 A review of BGS geological map records (Sheet 85) indicate the site is underlain by drift geology (Devensian Till – Diamicton) and solid geology (Chester Formation – Sandstone).
- 7.43 Like most of Manchester City Centre, the site is located in a Coal Mining Reporting Area (former coal field). However, it is not located in a development high risk area or within the vicinity of any mine entries, and it is not considered that there is a meaningful possibility of the site being affected by historic coal mining.

Hazardous Substances

- 7.44 There are no records of active Control of Major Accident Hazards Sites ('COMAH'), Explosive Sites, Notification of Installations Handling Hazardous Substances ('NIHHS'), Planning Hazardous Substance Consents, Radioactive Substance or Planning Hazardous Substance Enforcements within 500m of site.

Landfill Sites and Other Waste Facilities

- 7.45 There are no active BGS recorded landfill sites, local authority recorded landfill sites, registered or historic landfill sites within a 250m radius of the site. The nearest recorded landfill site is a historical landfill site recorded 449m north of the site. This was the Queen's Road Tip, receiving Deposited Waste included Inert, Industrial, Commercial, Household, Special Waste, and Liquid Sludge, until closing in 1970. There are five Licensed Waste Management Facilities, waste treatment sites or registered waste transfer stations within 250m of the site. The closest is located 147m northwest of the site. All of these have now expired or been transferred to other locations and none are anticipated to have affected the site or to have involved landfilling.

Industrial Land Use and Processes

- 7.46 The site is not on the Contaminated Land Register, and there are no such sites within 1km of the site.

Potential Sources

- 7.47 Based on the current / historical uses of the site, and the surrounding area, the following potential sources of contamination / abnormal items have been identified:
- On site Made Ground associated with redevelopment, and historic industries including garages and breakers yard. The contamination is likely limited to metals, inorganics, asbestos, PAHs and TPH.
 - Off-site sources including garages and railway land. It is feasible that deposition could have occurred during the redevelopment of nearby sites. The contamination is likely limited to metals, inorganics, asbestos, PAHs and TPH.

Potential Pathways and Receptors

- 7.48 The following potential pathways and receptors have been identified for the above potential sources of contamination:

- End users of the site (future site users) could be at risk of exposure to contaminated soils/materials at the site via ingestion, direct contact and inhalation of contaminated dust/vapours/hazardous gas. However, the site is and will remain, covered in buildings and hardstanding which will significantly inhibit all of the above pathways. Furthermore, the temporary use scenario is not likely to involve extended stays onsite and will further lower risk.
- Construction persons are not considered relevant as the proposals do not involve significant construction. Consequently, this risk receptor is not considered further in the report.
- Leaching of potential contaminants into the bedrock aquifer beneath the site or nearby water course. However, there will be no removal of buildings or hardstanding and, therefore, no breaking of ground as a result of the proposed development.

Conclusion

- 7.49 Overall, it is concluded that no site investigation or remedial works are required in advance of the proposed development. Therefore, the proposed development accords with CS Policy EN 18 and paragraph 183 of the NPPF (2021).

Flood Risk and Drainage

- 7.50 A Drainage Statement has been prepared by WSP and is submitted alongside this planning application.

Flood Risk

- 7.51 The site lies within Flood Zones 1 and 2 according to the Flood Map for Planning, which indicates that the site is at low to medium risk of flooding from rivers or the sea. The majority of the site lies within Flood Zone 1 (low probability) with only the northern-most extent within Flood Zone 2 (medium probability). All existing buildings are within Flood Zone 1.

Existing Drainage Arrangements

- 7.52 Foul and surface water from the existing site is drained to the 1550mm combined public sewer in Dantzic Street, via a 300 x 400mm combined public sewer located within the western boundary of the site.

- 7.53 The entire site is considered to be 100% impermeable. The existing peak run-off from the site is calculated to be 25 l/s using the modified rational method, assuming a rainfall intensity of 50 mm/hr.

Proposed Drainage Arrangements

- 7.54 Temporary planning permission is sought for a period of two years only, ahead of the site's comprehensive redevelopment under planning permission 124120/JO/2019. Consequently, given that the proposed development comprises a 'meanwhile use', there are no proposals to carry out any ground or drainage works and hence it is not proposed to provide any form of SuDS or attenuation. Site surface water and foul drainage systems will continue to operate as existing, with discharge to the combined public sewer in Irk Street.

Conclusion

- 7.55 As part of the proposed development, there will be no changes to the site drainage regime and drainage systems will continue to operate as existing. Therefore, there will be no proposed increases in surface water discharge rate from the site as a result of the proposed development and, thus, flood risk will not be increased. Consequently, the proposed development accords with CS policies DM 1 and EN 14, and paragraph 159 of the NPPF (2021).

Heritage

- 7.56 The site is not located within a Conservation Area and there are no designated heritage assets within the curtilage of the site. The nearest designated heritage assets comprise the Grade II listed Charter Street Mission (List UID: 1461979), which is located circa. 72m to the west of the site, and the Grade II listed Union Bridge (List UID: 1255163), which is situated approximately 75m to the north of the site.
- 7.57 No new buildings are proposed as part of the development. Therefore, the proposed development will not have any impact on the existing designated heritage assets within the vicinity of the site, in accordance with CS Policy EN3 and paragraph 194 of the NPPF.

Sustainable Development

- 7.58 The overarching policy objective of the NPPF is a presumption in favour of sustainable development. Paragraph 8 of the NPPF indicates that there are three dimensions to sustainable development: economic, social and environmental. An assessment of the

proposals against the three dimensions of sustainable development, as defined in the NPPF, is provided below.

Social

7.59 The proposed development will support the creation of a strong, vibrant and healthy community. In particular, the proposed development will:

- Reinvigorate and revitalise a vacant, brownfield site in the interim ahead of its future redevelopment under planning permission reference 124120/JO/2019, thus raising the profile of this part of the City;
- Create a new and exciting destination within the NOMA regeneration area and at a key gateway location to the Victoria North regeneration area;
- Create a new, vibrant and inclusive events space that promotes social interaction by attracting visitors and generating increased footfall in the area;
- Provide ongoing support for first-time local traders;
- Deliver a development that is safe and accessible with easy access to public transport; and,
- Will help to support informal policing and natural surveillance owing to the additional activity that will take place at the site and, thus, will have a positive impact on discouraging crime in the area.

Economic

7.60 The proposed development will contribute towards building a strong, responsive and competitive economy. In particular, the:

- Proposed development will create between 10-12 part-time jobs and 3-4 full time jobs;
- Proposed development will generate increased numbers of visitors and, thus, footfall in the local area, which will support the economic regeneration of this area of the City; and,
- Applicant will utilise small scale, local, independent suppliers and makers, ensuring that its expenditure has the maximum benefit in the local economy.

Environmental

7.61 The proposed development will not result in significant harm to the natural, built or historic environment. In particular, the proposed development will:

- Result in the efficient use of land by allowing for the effective re-use of a vacant, brownfield site in an accessible location in Manchester;
- Be accessible via sustainable modes of transport; and,
- Not result in any adverse impacts in terms of noise, flood risk or pollution.

Summary

7.62 In summary, the proposed development will comprise a 'meanwhile use' for which planning permission is sought for a temporary period of two years. The proposed development will enable the successful reactivation of an accessible, vacant, brownfield site within close proximity to Manchester City Centre, allowing it to be enjoyed by Manchester's residents and visitors as an arts and cultural venue/event space in the immediate-term, ahead of its future residential-led redevelopment under planning permission 12412200/JO/19. Several technical reports have also been prepared, which demonstrate the proposed development's acceptability in terms of; noise impact and management; transport and accessibility; safety and security; ecology; ground conditions; flood risk and drainage; and, heritage. It has further been demonstrated that the proposal represents sustainable development.

8 SUMMARY AND CONCLUSION

8.1 This Supporting Planning, Design and Access Statement ("SPDAS") has been prepared by Asteer Planning LLP ("Asteer") on behalf of GRUB ("the Applicant") in support of an application for temporary planning permission at land at Irk Street, Manchester, M4 4DL ('the site'). The site will operate under the name of 'Fairfield Social Club'.

8.2 The description of development is as follows:

"Full planning permission for the temporary change of use of the site and existing buildings to an arts and cultural venue/event space (Sui Generis), with associated food and drink space (Flexible Use Class E / Sui Generis)"

8.3 Temporary planning permission is sought for a period of two years.

Strategic Regeneration Context

8.4 Section 2 of the Statement provides the strategic regeneration context to the site.

8.5 The site sits within the NOMA regeneration area (as extended by the 2015 Strategic Update) and is to the west of the Victoria North regeneration scheme; one of the largest regeneration projects in the UK. The site benefits from an extant planning permission for a 40-storey residential development with commercial and residential amenity uses under planning permission 124120/JO/2019. Ahead of the site's residential-led redevelopment, the proposed development will enable the active use of the currently vacant site, thus generating interest in the site and positively promoting the site and wider area ahead of its future redevelopment. The effective promotion of this area of the City will not only be of considerable importance to the success of the forthcoming Plot 4 and wider development consented under planning permission 124120/JO/2019, but it will also have a positive impact on the surrounding regeneration areas and initiatives, with the site forming a key gateway to the Victoria North regeneration area.

Statement of Community Involvement

8.6 Section 3 of this Statement summarises the consultation that has been undertaken with MCC Officers, key stakeholders and the local community with regard to the proposed development.

8.7 The Applicant has sought to work proactively with MCC Planning and Environmental Health Officers, key stakeholders, and the local community regarding the proposed development. The proposals have incorporated the feedback received during the pre-

application engagement undertaken wherever possible, whilst ensuring that the proposed development is deliverable and accords with the relevant local and national planning policy requirements.

Site and Surrounding Area

- 8.8 Section 4 of the Statement describes the site's characteristics, surroundings and relevant planning history.
- 8.9 The site extends to 0.18ha and comprises a former MOT testing and vehicle servicing business and associated hardstanding. All the buildings within the site are vacant. The site forms part of a wider site for which residential-led development has been consented (LPA reference: 124120/JO/2019) and will eventually come forward.

Proposed Development

- 8.10 Section 5 provides a description of the detailed proposals for which temporary planning permission is sought and should be read in conjunction with the submitted supporting information.
- 8.11 The proposed development comprises the temporary change of use of the existing land and buildings to an arts and cultural venue/event space (Sui Generis), with associated food and drink space (Flexible Use Class E / Sui Generis). The proposed development will ensure the effective re-use of a vacant site ahead of the site's residential-led development coming forward under planning permission 12412200/JO/19. Therefore, the proposed development will comprise a meanwhile use, which will play a key role in generating interest in and positively promoting this area of the City ahead of the site's comprehensive redevelopment.

Planning Policy Framework

- 8.12 Section 6 sets out the relevant national and local planning policy and other material considerations that the application will be assessed against. As defined by the Local Development Framework, the site is located within the Regional Centre, North Manchester and the Manchester City Boundary.

Key Planning Considerations

- 8.13 Section 7 assesses the proposals against the relevant policies of the adopted Development Plan for MCC and the other material considerations summarised in Section

6 and is supported by the reports accompanying the application. Consideration is given to the following key issues:

- Principle of Meanwhile Uses;
- Noise Impact and Management;
- Transport and Accessibility;
- Safety and Security (including Lighting);
- Ecology;
- Ground Conditions;
- Flood Risk and Drainage;
- Heritage; and,
- Sustainable Development.

8.14 In summary, the proposed development will comprise a 'meanwhile use', for which temporary planning permission is sought for a period of two years. The proposed development will enable the successful reactivation of an accessible, vacant, brownfield site within close proximity to Manchester City Centre, allowing it to be enjoyed by Manchester's residents and visitors as an arts and cultural venue/event space in the immediate-term, ahead of its future residential-led redevelopment under planning permission 124120/JO/2019. Several technical reports have also been prepared, which demonstrate the proposed development's acceptability in terms of; noise impact and management; transport and accessibility; safety and security; ecology; ground conditions; flood risk and drainage; and, heritage. It has further been demonstrated that the proposal represents sustainable development.

Conclusion

8.15 The site has extant planning permission for a residential-led development (LPA reference: 124120/JO/2019), as part of the wider MeadowSide development, which will: deliver 756 homes; form a key part of Manchester's NOMA regeneration scheme; and, be positioned at the gateway to Victoria North, which is set to deliver approximately 15,000 new homes on 155ha of land over the next 10-15 years.

- 8.16 The temporary use of the site as an arts and cultural venue/event space (Sui Generis), with associated food and drink space (Flexible Use Class E / Sui Generis) will not prejudice the site's future redevelopment, but will instead comprise a 'meanwhile use', which will make efficient use of land by reactivating a vacant, brownfield site within an accessible location close to Manchester City Centre.
- 8.17 Overall, the proposed development will ensure that the site is viewed as an exciting destination, which will attract visitors, generate increased footfall, and, as a result, positively promote the site ahead of its future redevelopment, whilst also contributing to the continued social, economic and environmental regeneration of this area of the City. Furthermore, the Applicant is an experienced and well-respected venue/events operator and the Fairfield Social Club concept has been a proven success at Mayfield Depot. Consequently, despite being temporary in nature, the proposed development will contribute positively to raising the profile of this part of the City, creating a new, exciting, vibrant and inclusive destination. The scheme proposals accord with the NPPF and the adopted Development Plan and, therefore, it is respectfully requested that full planning permission is granted for the proposed development for a temporary period of two years.

APPENDIX 1 – CONSULTATION AREA AND LETTER TO RESIDENTS



Dear neighbour,



Introducing proposals for Fairfield Social Club: a temporary events and activity space at MeadowSide

On behalf of the team at GRUB, I'm writing to let you know that we are developing proposals for a temporary events and activity space to be located on 'Plot 4' at MeadowSide, which is located to the east of Angel Meadow Park on Irk Street.

The temporary venue, to be called Fairfield Social Club, will be a new, progressive, multi space events venue; updated for a post-Covid world since its last incarnation as part of Mayfield Depot. It will serve as a vibrant hub for socialising and for various cultural and social activities and events, offering opportunities for residents and visitors of all ages and interests.

The proposals for Fairfield Social Club forms part of FEC's wider strategy to bring vibrancy, activity and new amenities to the MeadowSide and Victoria North regeneration areas, which it is delivering under its FOUND brand.

Fairfield Social Club: The ethos

Experience: Fairfield Social Club will be a relaxed, laid back, inclusive space suitable for guests that just want to pop in for a pint in the sun, for visitors looking for a great live experience, as well as for people who are looking for a unique, premium culinary evening. It is most likely that those that attend the venue will mix and match those elements to create their perfect day or evening out all within one space.

Atmosphere: The GRUB team will be bringing all of the positive attributes that our other venues and events are renowned for. Namely a hugely warm atmosphere that is distinct from other city centre establishments which are centred around drinking; a better demographic balance where women feel safe and comfortable; a family friendly ambience; and a social environment that allows locals to feel like it is their second home.

Events: The venue will include three distinct spaces to accommodate an incredible schedule of ticketed and free events. You can expect to see film screenings, burlesque nights, live music, spoken word performances, kilo sales, wedding fairs, BBQ workshops, singles socials, cultural industry meetups, video gaming tournaments, big screen sport, disco bingo, kid raves, artist Q&As, board game festivals, makers markets, cabaret nights, family activity days, Halloween horror experiences, comedy gigs, beer tastings and much more. There won't be an events space with a more diverse and inclusive lineup tailored to locals, Mancunians and visitors from across the UK.

Giving back: At the heart of Fairfield Social Club is the ethos community. The success of the venue will hinge on its ability to deliver tangible benefits to Angel Meadow, Greater Manchester and the diverse groups that will utilise its facilities. Small scale, local, independent suppliers and makers will be used to ensure expenditure has the maximum benefit in the local economy. A proportion of profits will also be donated to local social causes.



Inspirational images for Fairfield Social Club

Fairfield Social Club: The space

The proposed location for Fairfield Social Club is next to the eastern boundary of Angel Meadow Park and currently houses two vacant industrial buildings with a car park area between the buildings. It is next to the MeadowSide marketing suite.

The site has planning permission for a new residential building which will form the final part of FEC's MeadowSide residential development. In advance of the development commencing, the site has the opportunity to accommodate Fairfield Social Club for the next two years and help to bring more life and activity to the neighbourhood.

The three individual elements of the proposal include:

The Garden: Manchester's greenest beer garden with a capacity of 150 people, packed with flower beds, herb troughs and hanging baskets, ensuring that it feels like an extension of the park.

The Shed: Utilised as a compact indoor bar area (capacity 80) serving up craft beer, simple coffees, casual cocktails, fresh smoothies and a classic wine list. Street food-style dishes will be served from a brick-built exterior kitchen, BBQ and grill.

The Club: At 300 capacity standing and 250 capacity seated, 'The Club' will sit nicely in the current suite of Manchester venues with plenty of opportunity to book top class acts as well as hosting additional GRUB events which regularly sell out. It will be suitable for all sorts of event types from gigs to indoor markets, from stand up to banquets, from big screen football to school holiday kids clubs.



Site location plan (courtesy of Google)

Practical considerations

The GRUB team is highly experienced in operating venues in a responsible way, but we also recognise the special responsibility of operating a temporary venue so close to the treasured local resource of Angel Meadow.

Sociable hours will be proposed for live events, with no live music after 8pm and the closure of outside areas by 10pm. It is anticipated that The Garden and The Shed will be open to the public 6 days a week (inside areas operational from 12 noon until 11pm, with the site cleared by midnight) whilst the larger warehouse will be used only for ticketed and privately booked events on an ad hoc basis.

In consideration of local residents, particular attention will be paid to managing noise within the space, including discouragement of excessive drinking, active management of noise levels and introducing a booking system with effective pre-event communication to ensure guests understand the relaxed nature of the venue.

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, whilst preserving the public right of way between the park and Irk Street.

Next steps

A planning application for temporary use will shortly be submitted to Manchester City Council.

In advance of submitting this planning application, we wanted to inform local residents and businesses about the plans for Fairfield Social Club and provide you with the opportunity to ask any questions.

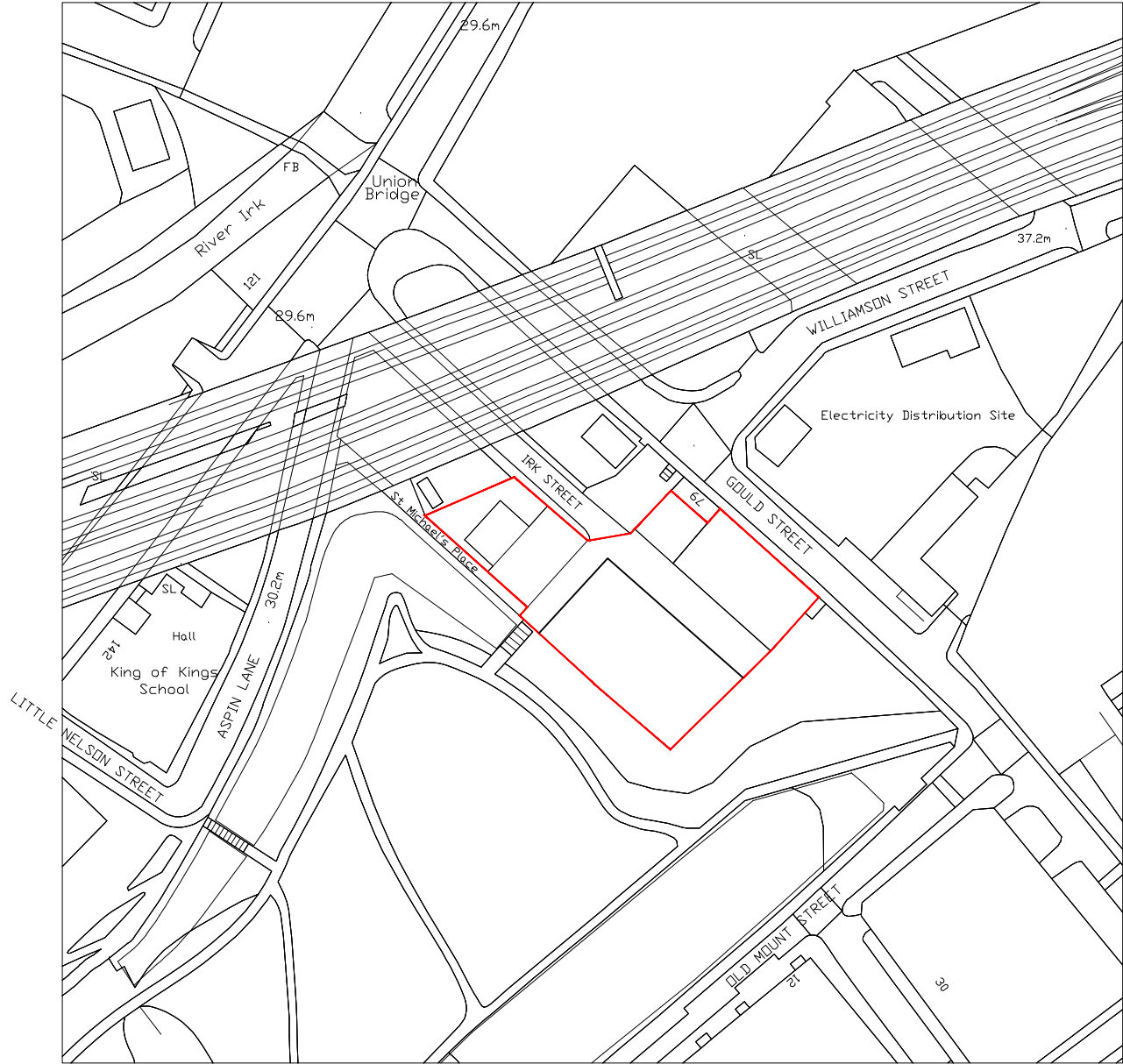
If you have any immediate questions or suggestions, please feel free to reach out to us at community@fscmcr.co.uk. You can also pop along to see us on-site at **Irk Street** on **Thursday 29 June** between **4pm to 6pm**, where the team will be available to answer any questions you may have.

We look forward to hearing your thoughts and working together to create a vibrant, inclusive, and community-driven temporary space.

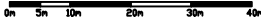
With warm regards,

Bailey and the rest of the team at GRUB

APPENDIX 2 – SITE LOCATION PLAN



SCALE: 1:1250



SOURCES OF INFORMATION

MasterMap (OS Plan)

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

SITE BOUNDARY
1817sqm/ 0.1817 Hectares (Ha)

C	16.06.23	GC	Green hatch removed.
B	15.06.23	GC	Amendment to red line boundary and change in scale.
A	14.06.23	GC	Amendment to red line boundary and right of way hatch added.
REV	DATE	INITIALS	NOTES

NOTES:

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
PLOT 4 IRK STREET
CHEETHAM HILL
MANCHESTER, M4 4JT

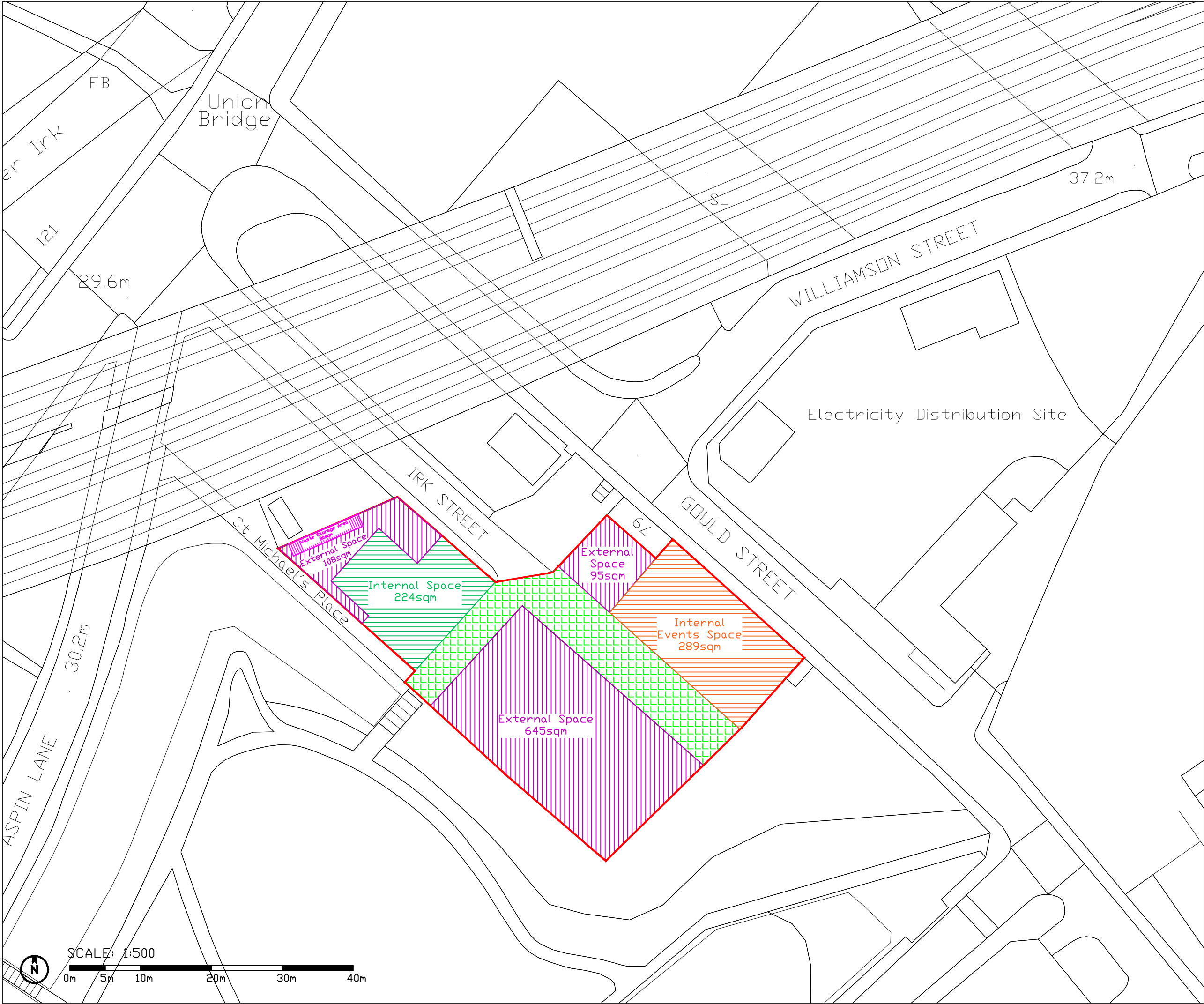
DRAWING NAME:
Location Plan

DWN BY	SCALE	CHK BY	STATUS	DATE
SP	1:1250	GC	—	JUN—23
PROJ No.	REL No.	IS No.	DWG No.	REV No.
BC0333	—	—	LP01	C

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M A N C H E S T E R
L O C A T I O N

APPENDIX 3 – PROPOSED SITE PLAN



SOURCES OF INFORMATION

MasterMap (OS Plan)

- SITE BOUNDARY
1817sqm/ 0.1817 Hectares (Ha)
- EXISTING PEDESTRIAN ROUTE
(436sqm/ 0.0368 Ha)
- Internal Space (224sqm/
0.0224 Ha)
- Internal Events Space
(289sqm/ 0.0289 Ha)
- External Space
(848sqm/0.0848 Ha)
- Waste Storage Area
(20sqm/0.0020 Ha)

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D	12.07.23	GC	Re-labelling of green hatched area.
C	05.07.23	GC	Waste Area added and areas updated.
B	23.06.23	GC	Internal Events Space, Internal Space & Right of Way areas updated.
A	16.06.23	GC	Internal Events Space and Internal Space switched around.
REV	DATE	INITIALS	NOTES

NOTES:

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
PLOT 4 IRK STREET
CHEETHAM HILL
MANCHESTER, M4 4JT

DRAWING NAME:

Proposed Site Plan

DWN BY	SCALE	CHK BY	STATUS	DATE
SP	1:500	GC	-	JUN-23
PROJ No.	REL No.	IS No.	DWG No.	REV No.
BC0333	-	-	PSP01	D

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M A N C H E S T E R
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