



East Village Central

SRF Update

June 2025

Contents

Executive Summary	3
Introduction	4
Planning Policy Framework	7
Strategic Opportunity & Key Drivers	9
Vision & Objectives	15
The Site	18
Design Principles	27
Illustrative Masterplan	40
Phasing & Delivery	41
Glossary	42



Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee (“DTTL”). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms.

© 2025 Deloitte LLP. All rights reserved.

Executive Summary

This East Village Central Strategic Regeneration Framework (SRF) Update focuses specifically on the Former Presbar Diecasting Foundry part of the Framework Area (the ‘Area’). Detailed proposals for the Foundry (‘the Site’) were not included in the original SRF.

This update takes into account current uses on the Site, major planning applications in the vicinity and the ongoing growth of the Piccadilly area and the City as a whole.

Vision Statement

“The Site will be a vibrant, sustainable city-centre destination, respectfully integrating living, working, and leisure uses within its unique setting. Building upon its industrial heritage through innovative reuse, it will foster a strong, diverse community and become a unique destination for generations to come. Inviting public spaces and distinctive architecture will seamlessly connect it to the city centre, creating a thriving, green neighbourhood for everyone”.

Objectives

Fostering a Welcoming & Inclusive Environment

To create a vibrant and inclusive destination that serves as a microcosm of the city, catering to a diverse, multi-generational population of residents, employees, and visitors.

Energy & Sustainability

To embed sustainability throughout the entire lifecycle of the development, from construction to operation.

Enhancing Connectivity & Integration

To sensitively integrate the Site with existing communities and the wider City Centre, fostering a vibrant and interconnected public realm.

A Thriving City Centre Destination Rooted in History

To create a distinctive and engaging green environment that celebrates the Site's industrial past and fosters biodiversity.

A Dynamic Hub for Commerce and Community

To leverage Diecast’s strong brand identity and establish a vibrant and creative mixed-use neighbourhood.

Introduction

Purpose of the Strategic Regeneration Framework (SRF)

This SRF Update has been prepared to guide the comprehensive regeneration of East Village Central. The Update presents refined proposals for the Former Presbar Diecasting Foundry ('the Site'), transforming it into a thriving mixed-use neighbourhood that complements proposals for the adjoining Stockton's site.

The remainder of this document explains these ambitions in further detail and sets clear objectives and design principles to guide the Site's development, creating significant value for Manchester and its communities.

Current East Village Central SRF

The existing SRF (2022) highlights the regeneration potential of the Site, noting its scale, good connections, prominence and interfaces with key movement corridors.

The SRF did not set out detailed proposals for the former foundry itself, as this was intended to be a later phase of development. However, the SRF introduced the idea of:

- Introducing new green routes through the Site, connecting to neighbouring primary and secondary routes.
- Enhancing the public realm.

The general parameters set for the wider SRF Area include:

- Prioritising pedestrians, with limited car parking.
- Working towards Manchester City Council's target of Zero Carbon by 2038.
- Delivering a mixed-use development which is capable of achieving a 50:50 split of the site area between commercial & residential uses.
- Targeting 30%-40% of publicly accessible open space at ground level.
- Massing & height will be designed to make an appropriate urban design response, stepping up from the Site to an upper limit of between 40-45 storeys on the Stockton's site.
- A development plan that provides for large areas of active frontages addressing both its internal and external environment.

Reason for SRF Update

Since 2022, more detailed proposals have come forward for the former foundry part of the Area, as set out within this Framework. This coupled with major planning applications within the vicinity, and

the ongoing growth of the Piccadilly area, necessitate an update to the SRF.

This update allows for a comprehensive mixed-use development across the entire East Village area, incorporating residential and office uses, active frontages, improved connectivity, and accessible green space. Furthermore, the update secures the future of existing leisure uses, preserving 250 direct and 200 indirect jobs, and supporting numerous SMEs.

Overall, proposals have the potential to deliver up to 1,400 new homes and 12,000 sq. m. commercial floorspace, alongside hotel and leisure space.

The Wider Framework Area

This document provides refined proposals specifically for the former foundry area within East Village Central. While the original SRF's vision for a playful and unique mixed-use neighbourhood remains relevant, recent developments, including Diecast's emergence as a key leisure destination and major planning applications in the vicinity (such as the Stockton development), necessitate a refresh of the vision, objectives, and design principles for the Site.

This SRF does not apply to the Stockton's area, which remains governed by the existing East Village Central SRF (2022). The area covered by this SRF is illustrated in Figure 1.

Consultation

This Draft SRF will be subject to a two-stage approval process.

This Draft SRF Update is to be taken to the Manchester City Council Executive Committee, for approval to be published for public consultation.

This consultation process will gather input from key stakeholders and the local community. This feedback will be considered and influence the final SRF Update so that it effectively serves the needs of the city, stakeholders, and surrounding communities.

Once the SRF Update has been finalised following the consultation process, it is anticipated that it will be presented to Manchester City Council Executive Committee once again for endorsement.

Document Status and Structure

The SRF Update is not a planning policy document; however, it is firmly grounded in the policies of the adopted Development Plan. It has been drafted to align with Manchester City Council's strategic priorities and to maximise the socio-economic benefits of the Site. Once endorsed as final, the SRF Update will serve as a material consideration in the determination of future planning applications within the Framework Area.

The remainder of this document is structured as follows:

- Planning Policy Framework
- Strategic Opportunity and Key Drivers
- Vision and Objectives
- The Site: Past, Present and Future
- Design Principles
- Illustrative Masterplan
- Delivery and Phasing

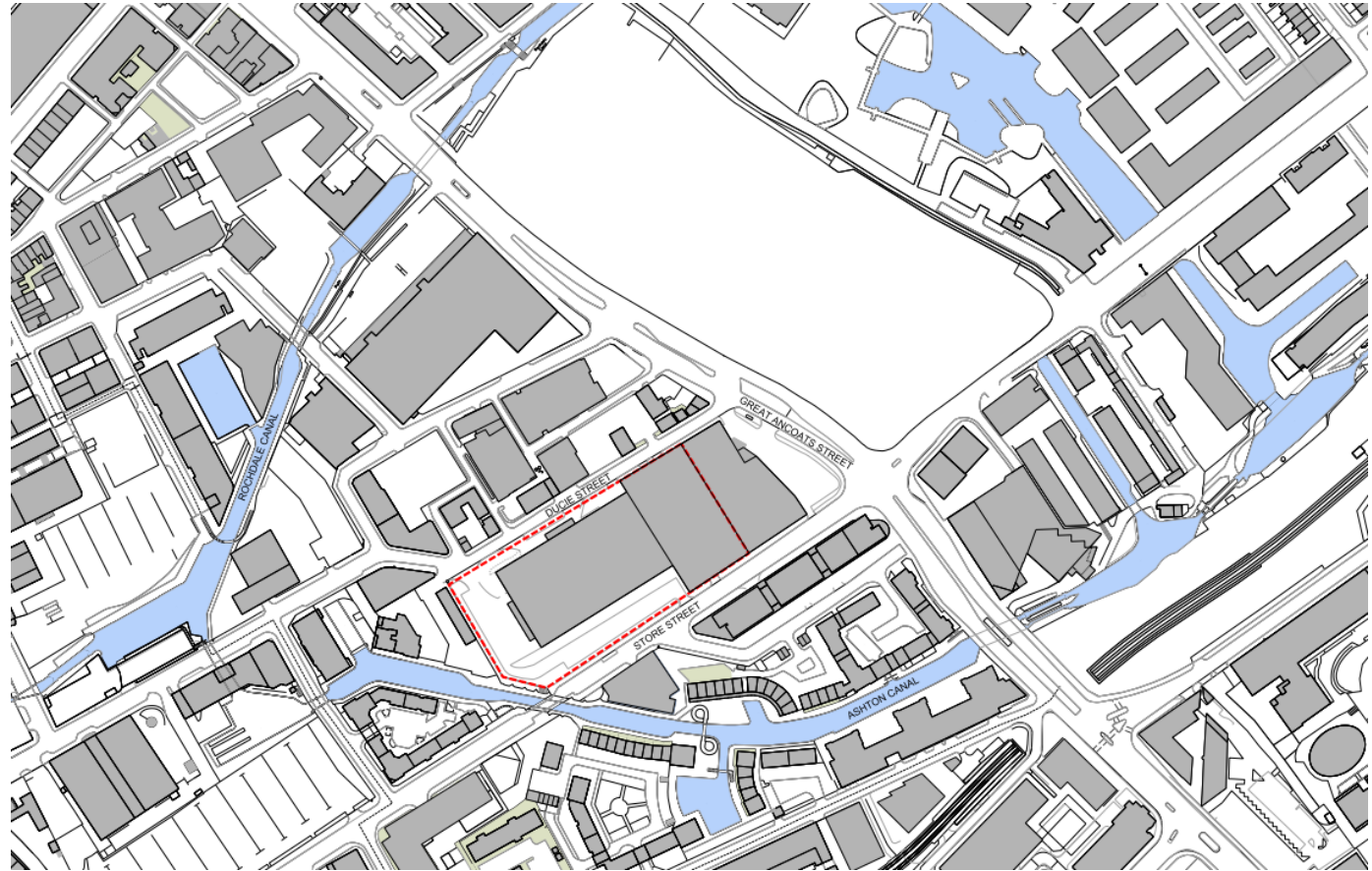


Figure 1: Site Location Plan

Planning Policy Framework

This SRF Update has been prepared and is brought forward in accordance with national and local planning policy, including the key tenets of Manchester City Council's Core Strategy (2012 (amended 2024)), Greater Manchester's Places for Everyone (2024) and other material considerations.

Development Plan

Core Strategy (2012)

The Manchester Core Strategy (2012) is a planning document that sets out the vision and overall spatial planning strategy for the city of Manchester, England, until 2027.

A 2024 addendum to the Core Strategy reflects partial superseding of existing policies by the Places for Everyone (PfE).

Relevant policies are set out in Figure 2.

Saved UDP Policies (2006)

Saved UDP Policies, which have not been replaced by the Core Strategy (2012).

Places for Everyone Plan (2024)

The Greater Manchester Places for Everyone Plan (PfE) is a long-term spatial planning document that aims to guide sustainable development across the boroughs of Greater Manchester until 2040.

Relevant policies are set out in Figure 2.

Material Considerations

National Planning Policy Framework (NPPF) (2024)

The NPPF sets out the government's planning policies for England and how these are expected to be applied. The NPPF introduces a presumption in favour of sustainable development and supports proposals that are in accordance with policies in an up-to-date Development Plan. Sustainable development can be understood as positive growth which supports economic, environmental, and social progress for existing and future generations.

Supplementary Planning Documents

The following Supplementary Planning Documents (SPDs) have been adopted by Manchester City Council:

- Guide to Development in Manchester SPD (2007)
- Providing Housing Choice SPD (2008)

Supplementary Planning Guidance

The following Planning Guidance documents have been endorsed by MCC and are particularly relevant for any Site proposals:

- Design for Access 2 (2003)
- Manchester Residential Quality Guidance (2016)

Core Strategy (2012)

- SP1: Spatial Principles
- EC1: Employment and Economic Growth in Manchester
- EC3: Regional Centre
- CC1: Primary Economic Development Focus: City Centre & Fringe
- CC3: Housing
- CC4: Visitors, Tourism, Culture and Leisure
- CC6: City Centre High Density Development
- CC7: Mixed Use Development
- CC8: Change and Renewal
- CC9: Design and Heritage
- CC10: A Place for Everyone
- C10; Leisure and Evening Economy
- H1: Housing Provision
- H2: Strategic Housing Location
- H8: Affordable Housing
- T1: Sustainable Transport
- DM1: Development Management
- EN2: Tall Buildings
- EN4: Reducing CO2 Emissions
- EN5: Biodiversity

Places for Everyone (PfE) Plan (2024)

- JP-Strat1: Core Growth Area
- JP-Strat2 – City Centre
- JP-S1 – Sustainable Development
- JP-S2 – Carbon and Energy
- JP-G8 – A Net Enhancement of Biodiversity
- JP-J1 – Supporting Long-Term Economic Growth
- JP-P1 – Sustainable Places
- JP-P4 – New Retail and Leisure Uses in Town Centres

Figure 2: Relevant Planning Policies

Strategic Opportunity & Key Drivers

Manchester's strategic growth objectives prioritise a thriving, inclusive, and sustainable urban core. This includes investments in housing, green spaces, skills development, zero-carbon initiatives, and enhanced connectivity. It also emphasises supporting innovation, economic growth, and equitable access to opportunities for all communities. This update builds on the success of the current Diecast operation, capitalising on its positive impacts to further these citywide objectives.

Background

The East Village Central Framework Area, as set out in the 2022 SRF, built upon the foundation laid by the Manchester Piccadilly SRF (2018) to articulate a

bold vision for this evolving district. While both frameworks remain material considerations, the context in which they were conceived has shifted significantly, particularly given the rapid pace of change witnessed since 2022.

Considering the key contextual shifts since 2022, now is the opportune moment to update the East Village Central SRF, (as it relates to the former foundry Site), to establish alignment with current circumstances and the evolving vision for the Diecast entertainment venue.

Changes Since 2022

A New Future for Stockton's

A Planning Application for the redevelopment of the Stockton's Site has now been submitted to Manchester City Council. Proposals comprise the delivery of 758 residential apartments and 45,000 sq. ft. commercial office space, across two towers (50 storeys and 26 storeys, respectively). Around 55% of the four-acre site is earmarked for public realm. This SRF Update is considered in the context of this emerging development, including its height, scale, and architectural design.

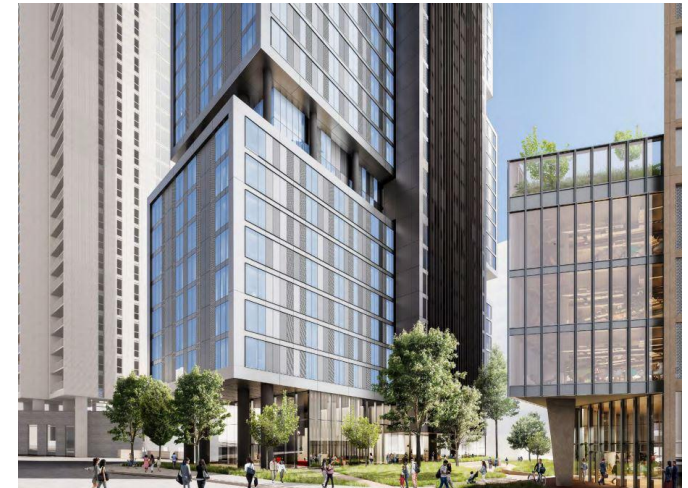


Figure 3: Stockton's CGI – from Store Street (subject to live planning application ref. 142535/FO/2025).



Figure 4: Stockton's CGI – from Ducie Street (subject to live planning application ref. 142535/FO/2025).

Diecast Entertainment Venue

Initially granted temporary planning permission in May 2022, Diecast's successful operation as a leisure and entertainment venue (with bar / restaurant, beer hall, events space and retail and office spaces) has since transitioned to a permanent offer. This reflects the resounding success of Diecast, and its tangible socio-economic benefits, including:

- The creation of 250 direct and 200 indirect jobs.
- Support for a wide range of SME's, fostering employment across various sectors, from arts and entertainment to technology.
- Attracts an estimated £400 million in annual visitor spending.
- Serves as a social hub, supporting local artists and enriching the night-time economy.
- Complements existing cultural institutions, strengthening Manchester's cultural identity.
- Revitalises a brownfield site, maximising the use of existing infrastructure.
- Encourages the use of public transport, cycling, and walking by its strategic location.

- Fosters community engagement through a diverse events programme.
- Donates 3% of turnover to local charities.

Diecast's success is fundamentally tied to its unique location and character, deeply rooted in Manchester's industrial and cultural history.

The foundry's character, its proximity to Ancoats, and the strategic location between Piccadilly Station, the Etihad, and the Co-op Live Arena make it uniquely placed to stitch together several of the city's fastest-changing districts. It provides a new, animated pedestrian spine and cultural anchor.

The current Diecast venue already contributes significantly to the area's revitalisation (in advance of the wider regeneration of the area), boasting a successful restaurant, beer hall, and versatile events space that have attracted diverse events and raised the area's profile .

Relocating and expanding this successful model into a larger, integrated "Diecast Village" concept, will preserve its unique character and atmosphere, whilst contributing to the holistic vision for the area.

Diecast stands apart in Manchester's vibrant entertainment landscape. Unlike traditional venues, it offers a truly unique, adaptable hybrid events space suitable for a diverse range of uses. This bespoke venue also houses businesses and retail spaces, creating a dynamic and multifaceted



Figure 5: Diecast - Leno Ex-Machina



Figure 6: Diecast - Beer Hall

destination. Looking ahead, Diecast aims to become a hub for the local neighbourhood, the wider Manchester community, and tourists, further contributing to the city's economic growth.

Diecast's success is a key driver for this SRF Update. Increased footfall, awareness, rental values, and investor interest all inform this refresh. While the original vision remains, this update ensures its continued evolution, grounded in current data, positive momentum, and a unique opportunity to leverage culture as a guiding force.

Manchester Piccadilly SRF Area

The Manchester Piccadilly SRF (2018), was originally established to assist in managing future development and investment, catalysed around the transformative potential of HS2. The SRF acknowledged the area's history of underperformance despite its prime location and connectivity and articulated the ambition to establish a world-class transport hub within a vibrant new district. East Village Central, situated on the SRF's northeastern edge, was identified as a key component of this vision, contributing to the wider East Village Neighbourhood as defined within the SRF. The subsequent East Village Central SRF was drafted as an addendum to the Manchester Piccadilly SRF.

Whilst the government's decision to cancel HS2's Manchester leg was not envisaged in the 2018 SRF, the Piccadilly SRF area undoubtedly retains its

powerful regeneration potential, particularly with the new funding allocated to the Manchester to Liverpool rail link. This investment presents significant opportunities for enhanced connectivity, economic growth, and further development in the region.

Socio-Economic Change

Manchester is experiencing a period of sustained growth and high demand across key sectors, painting a vibrant socio-economic portrait of the city.

Employment

Manchester's office market faces strong demand but limited Grade A supply and constrained development, despite recent significant lettings. Occupiers seek flexible, sustainable spaces, but inflationary pressures and investor appetite are constraining new builds. The Site's proposed 12,000 sq. m. of high-quality workspace will help address this shortage, providing a dynamic, mixed-use environment and supporting Manchester's thriving creative and tech sectors. This aligns with the city's economic strategy focused on high-skilled industries and builds on Diecast's existing diverse business ecosystem.

Housing

Manchester's city centre population is booming, particularly among young professionals, and is



Figure 7: Manchester Digital Campus CGI



Figure 8: Mayfield Phase 1b CGI

projected to exceed 100,000 in five years¹. This growth fuels demand for housing and supports key economic sectors. The Site offers a timely opportunity to meet this critical housing need, complementing existing developments and contributing to a vibrant, mixed-use neighbourhood.

Leisure and Hospitality

Manchester's leisure and hospitality sector is flourishing, reflecting the city's rising status as a cultural and entertainment hub. The sector generates £4.65 billion annually, provides 45,600 jobs, and is attracting global attention (New York Times, Lonely Planet)².

Major investments in venues like Coop Live and Aviva Studios, coupled with the city's new 10-year Cultural Framework, underscore a commitment to cultural enrichment. High hotel occupancy rates (74% in August 2024) and significant visitor numbers (5.18 million overnight stays in 2022) demonstrate strong demand³.

Diecast's existing popularity and the city's strategic focus on visitor accommodation create a compelling opportunity to expand hotel offerings, serving both Diecast visitors and the wider area. This aligns directly with Manchester's objective of creating thriving neighbourhoods as visitor

destinations and managing the impact of short-term lets.

Green Space

Manchester's rapid growth and socio-economic shifts are leading to substantial investment in inclusive green spaces and supporting infrastructure, crucial for economic prosperity, health, social wellbeing, and achieving a truly “*green city for all*”⁴.

MCC has championed the concept of “*Parks at the Heart of Neighbourhoods*” since launching their Park Strategy in 2017. The implementation of this Strategy has led to a significant increase in visitor trips to Manchester's parks (with 9.6 million visitors in 2024, a rise of 32% over the previous year). It has also resulted in significant actual or planned investment into Manchester's public parks and squares⁵, including Ancoats Green, Manchester Digital Campus, and Mayfield.

MCC remain committed to investing in, and supporting, high-quality public realm and leisure facilities, recognising their crucial role in fostering sustainable city living, tackling climate change and enhancing the overall quality of life for residents and visitors alike. The new Our Manchester Strategy (2025)⁶ outlines Manchester City Council's



Figure 9: HOME

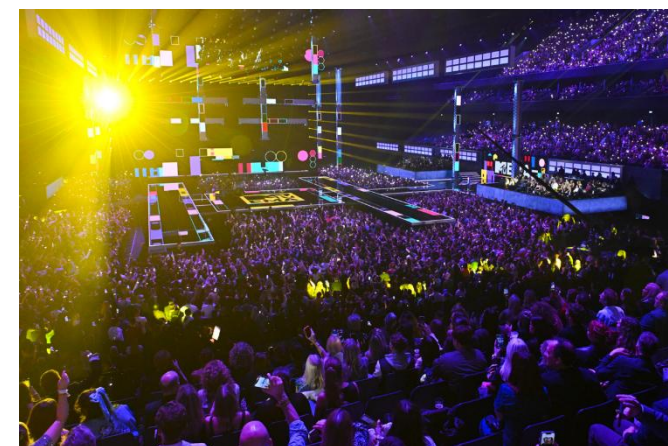


Figure 10: Coop Live

¹ MCC Annual Monitoring Report (2022)

² Deloitte Crane Survey (2025)

³ ONS (2022)

⁴ Greater Manchester Infrastructure Network 2040

⁵ MCC “Update on Manchester's Park Strategy 2017 – 2027 (February 2025)

⁶ Our Manchester Strategy (2025)

commitment to ensuring that every resident has access to nature, as well as clean and safe public spaces.

The Site presents an opportunity to provide additional green infrastructure in the City Centre.

Surrounding Developments

The Site is strategically positioned within a rapidly evolving area experiencing significant investment. This includes Phase 1 of the £310m Manchester Digital Campus (7,000 employees, 1-hectare park), Mayfield's mixed-use scheme (300,000 sq. ft office space, 879 homes, expanded park), and numerous residential projects (e.g., One Port Street, Sparkle Street, Chapeltown Mills) totalling nearly 1,900 new homes. A new Hilton hotel is also planned.

This concentration of activity creates a vibrant, mixed-use community, significantly enhancing the Site's appeal and potential for residential and commercial development.

Evolution of East Manchester

The ongoing and rapid development of East Manchester underscores the strategic importance of the Site to enhance connectivity with Piccadilly. There is a clear opportunity to enhance this route and improve connectivity between these two zones – bridging the gap and further integrating East Manchester's growth into the fabric of the city centre. This integration is essential for maximising the benefits of East Manchester's development while ensuring a cohesive and accessible urban landscape.

Recent projects include Ancoats' regeneration (3,000+ homes built, 1,500 planned, a new mobility hub, park refurbishment), Co-op Live arena (1.3 million annual visitors, improved Citylink route), Holt Town's NDF (4,500 homes planned), and Etihad Stadium's expansion (7,900 new seats, hotel, fan zone). The Site can significantly contribute to this growth by creating new routes within the City Centre.



Figure 11: Mayfield Depot



Vision & Objectives

“The Site will be a vibrant, sustainable city-centre destination, respectfully integrating living, working, and leisure uses within its unique setting. Building upon its industrial heritage through innovative reuse, it will foster a strong, diverse community and become a unique destination for generations to come. Inviting public spaces and distinctive architecture will seamlessly connect it to the city centre, creating a thriving, green neighbourhood for everyone.”

Vision Statement

Objectives

Objective 1: Fostering a Welcoming and Inclusive Environment

To create a vibrant and inclusive destination that serves as a microcosm of the City, catering to a diverse, multi-generational population of residents, employees, and visitors. This can be achieved by:

- **Designing Inclusive Public Spaces:** Providing generous and welcoming open spaces that encourage social interaction.
- **Cultivating a Multi-Generational Atmosphere:** Designing spaces and experiences that transcend age groups, ensuring accessibility and appeal for all generations.
- **Prioritising Safety and Security:** Integrating safety features and design elements that foster a secure and welcoming environment for families and individuals.
- **Promoting Accessibility:** Addressing the site levels to enhance accessibility across the Site.

Objective 2: Energy & Sustainability

To embed sustainability throughout the entire lifecycle of the development, from construction to operation. This can be achieved by:

- **Implementing Green Building Practices:** Prioritising environmentally responsible

construction techniques and materials, where possible.

- **Maximising Renewable Energy:** Exploring and integrating green and renewable technologies to minimise the environmental footprint of the development.
- **Embracing Circular Economy Principles:** Making "*reuse, repurpose, recycle*" intrinsic to the development's design and operation to minimise waste and maximise resource efficiency.

Objective 3: Enhancing Connectivity & Integration

To effectively integrate the Site with the wider City Centre, fostering a vibrant and interconnected public realm. This can be achieved by:

- **Enhancing Primary Connections along Ducie Street and Store Street:** These are key routes getting people from A to B, and strengthening the vital link between Eastlands, Piccadilly and the wider City Centre. New active frontages (interspersed with back of house and servicing areas) could be provided to contribute significantly to the transformation of Ducie Street and Store Street into welcoming, pedestrian friendly corridors.
- **Enhancing Site Routes:** There is an important opportunity to establish strong connectivity within the Site boundary as an integral part of the public realm proposals, for those living,

working and visiting the Diecast Site; including the creation of routes that enhance connectivity with adjoining communities.

Objective 4: A Thriving City Centre Destination Rooted in History

To create a distinctive and engaging green environment that celebrates the Site's industrial past. This can be achieved by potential measures such as:

- **Adaptive Reuse:** Thoughtfully integrating repurposed material.
- **Bio-Park Integration:** Creating a Bio-Park that provides elements of shelter while prioritising biodiversity and references the Site's past.
- **Wild Landscaping:** Incorporating "wild" landscaping elements to enhance biodiversity and create a unique ecological experience.
- **Educational Opportunities:** Providing opportunities to introduce educational elements that inform visitors about the Site's history and the new plant life.

Objective 5: A Dynamic Hub for Commerce and Community

To leverage Diecast's strong brand identity and establish a vibrant and creative mixed-use neighbourhood, attracting an international audience. This can be achieved by:

- **Delivering a High-Quality Mix of Uses:** Offering a diverse range of living, working and leisure opportunities, which would add significant value to Manchester's offer and enduring appeal, with the opportunity to leverage Diecast's strong brand identity. The development could create up to 2,500 new jobs.
- **Expansion of the Emerging Tech Hub:** Building upon its current offering, and responding to high demand, the development could feature a workspace hub, further establishing the area as a centre for tech innovation.
- **Creation of a Purpose-Built Home for the Diecast Venue:** Whilst the current vision is shaped by a pioneering hospitality offer, the long-term value of this space lies in its inherent flexibility and future resilience. In this respect, the space can be subdivided or reconfigured to support a wide range of uses, evolving with the City's needs and ambitions. This space will support the wider mix of uses proposed across the Site.
- **Delivering Quality Local Amenities:** Developing a considered amenity offer that adds significant value to existing provision in the surrounding area, showcases local suppliers and supports independent businesses.

The Site

The Former Presbar Diecasting Foundry Site, comprising 1.6ha, is located in the Piccadilly Basin area of Manchester City Centre and is bound by Store Street to the south, Ducie Street to the north, Ashton Canal to the south-west and Stockton's furniture store to the immediate north-east.

Located in an area of change, with significant amounts of underutilised land, this substantial Site, is capable of accommodating a critical mass of new development which would act as a major catalyst for regeneration.



Figure 13: Site Photographs

Past

1793

Like much of land outside the core of the city at the time prior to Manchester's industrial boom, the Site was largely undeveloped with some moderate development, likely terraced housing along Pigeon Street. Denser development had already started to spring up in the Ancoats area to the north west of the Site. Shooters Brook clearly runs through the Site.



Figure 14: Green, William, A Plan of Manchester and Salford (1793)

1851

With the construction of the Ashton and Rochdale Canals in 1792 - 1797 and 1794 - 1804 respectively, dense industrial development and associated workers housing sprung up across the area, albeit the Site itself was not completely developed yet. Vulcan and Shooters Brook Iron Works sat at the eastern end of the Site with workers housing, a tin plate manufactory and the remainder of the Site undeveloped.



Figure 15: Ordnance Survey, Manchester and Salford. Sheet 29, 1851 (1851)

1940

By World War II the Site was occupied by terraced housing and a clothing factory, with an iron and steel warehouse on part of the Site. It was not impacted by any of the bombing during War. Maps from 1956 show these two buildings still in situ.



Figure 16: Manchester City Council, Record of location of aerial bombs on the City of Manchester (1940-1941) (1922 baseline map)

1969

Peter Wrinch acquired the site in 1969, establishing Manchester Diecasting. The company, which specialised in high-pressure die casting of aluminium and zinc alloys, started as a small pressing supplier with some gravity diecasting, then evolved into aluminium pressure diecasting and zinc diecasting. In 1999, it was incorporated as Presbar Diecastings Limited.

Given this extensive history of industrial activity, it is highly likely the site is contaminated and would require appropriate investigation and remediation.

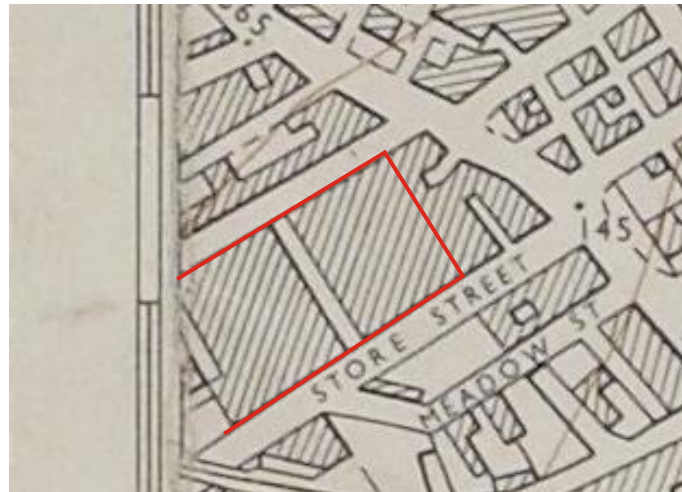


Figure 17: Ordnance Survey National Grid Series (1948-1955)

Present

Existing Buildings and Site Layout

The Site comprises two distinct low scale buildings (1-2 storeys), which abut and connect with one another – a relatively modern steel portal framed warehouse building constructed in 1983, and a brick foundry building constructed in circa 1870. Neither of the two buildings are listed or considered to be non-designated heritage assets. The two buildings together operated as an aluminium Diecast foundry and distribution centre until its closure in 2021.

The Site also includes a car park area accessed from Store Street and a servicing area accessed from Ducie Street, both of which were in use during the site's operation as a Diecast Foundry.

Existing Use

Part of the Site was converted to a leisure and entertainment venue in 2022, 'Diecast'. Diecast offers a truly diverse and unique bespoke space, encompassing a beer hall, restaurant / bar, event and performance space, retail area, night-market and offices catering to SMEs and innovative start-ups.

Diecast has transformed the formerly disused industrial buildings, creating a unique and characterful destination in a strategically important location within the City Centre, and breathing new life into the Site and wider area as a whole.

Topography

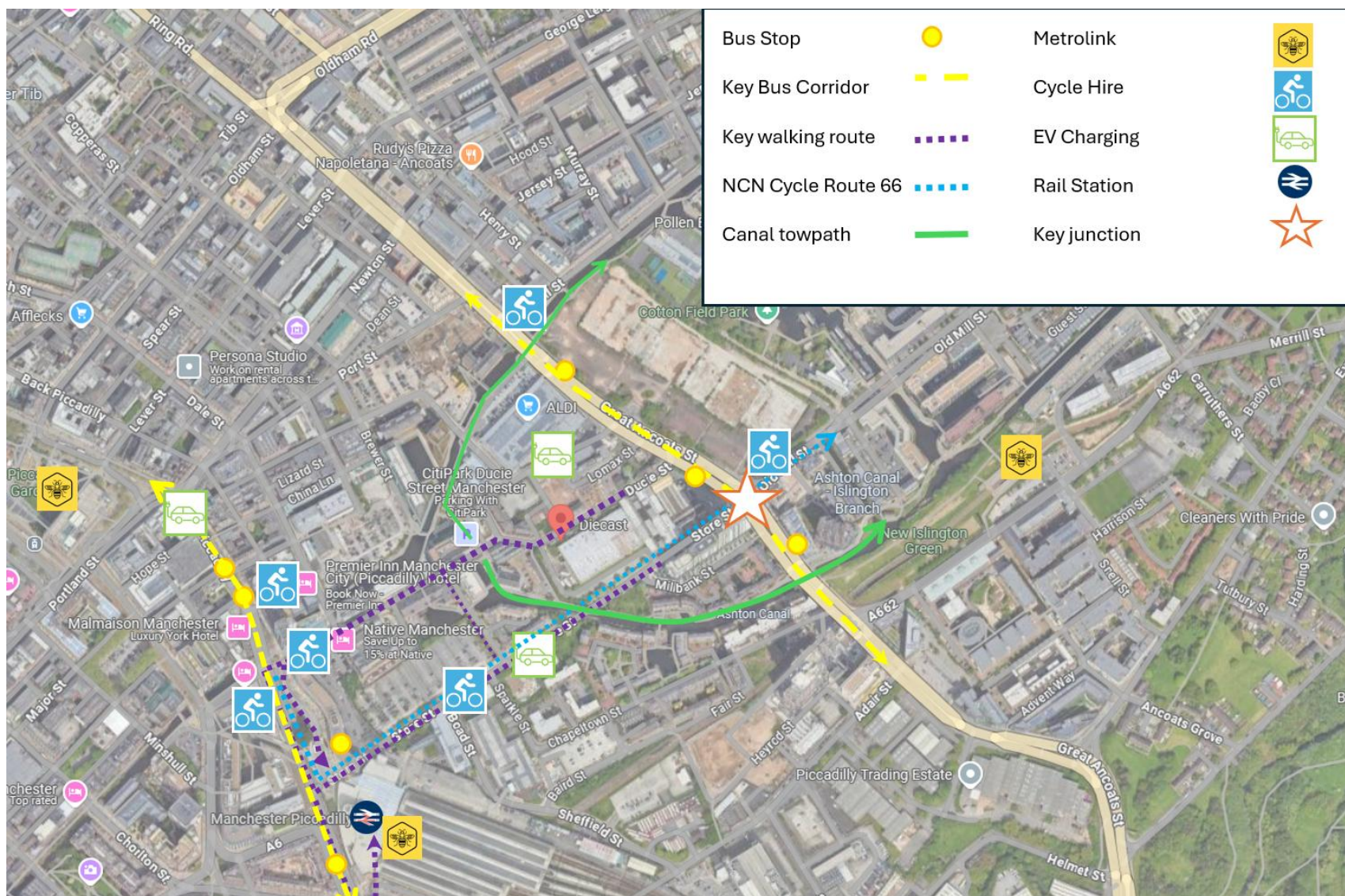
The Site's topography includes significant level changes between Ducie Street and Store Street, which vary between 3.5m at the northeast of the site to 8.2m at the southwest of the site. This presents both challenges and opportunities for development.

Transport and Accessibility

The Site's strategic location between Ducie Street and Store Street offers vital connections to Manchester's key districts but currently lacks pedestrian-friendly infrastructure. Redevelopment will create active frontages, improved pedestrian and cycle routes (linking to the Bee Network and NCN Route 66), and enhanced wayfinding. Proximity to Piccadilly Station, Metrolink stops, and the Ancoats mobility hub (with ample bike parking, EV charging, and a parcel delivery hub) will promote sustainable transport options, reducing reliance on cars.



Figure 18: Historic Photographs of the Site (1990s)



Blue Infrastructure

A culvert containing the historic Shooters Brook runs under part of the site. The Site is located approximately 35m to the north of the Ashton Canal.

Immediate Surrounding Uses and Considerations

The proximity of the Site to existing residential properties to the north, south, and west, and the planned residential development on the Stockton's site to the west, necessitates careful consideration of potential amenity impacts. It is understood that there may be concerns from local residents regarding impacts on local amenity e.g. noise and microclimate. Future proposals should seek to address these concerns through thoughtful design and planning.

Additionally, ongoing proactive engagement with the community will be prioritised to understand specific concerns and ensure the development plans incorporate appropriate measures to minimise impacts through its construction and operational phases.

The existing dual carriageway, Great Ancoats Street, to the east also presents a traffic noise challenge which we would be considered to minimise disruption to residents.

Streetscape / Public Realm

The Site is fully occupied by large floor-plate buildings offering no public realm and a hostile streetscape. The Ducie Street and Store Street frontages are inactive and present a significant opportunity for improvement.



Figure 20: Photographs of Existing Site

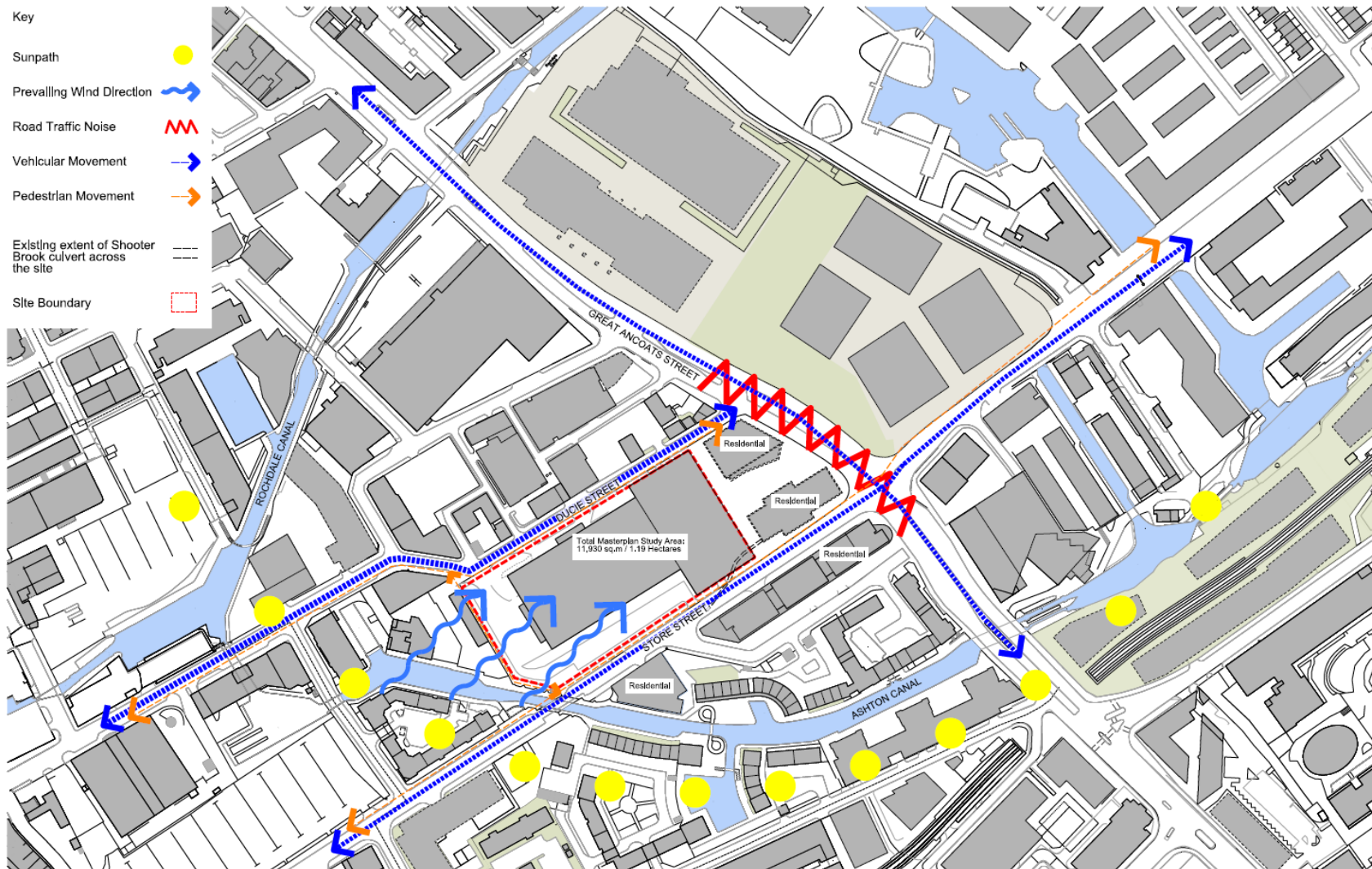


Figure 21: Existing Site Analysis Diagram

Future Context

As highlighted in Chapter 3, the Site is located in an area that is experiencing significant change, including a number of recently submitted and consented developments, and others under construction or recently completed.

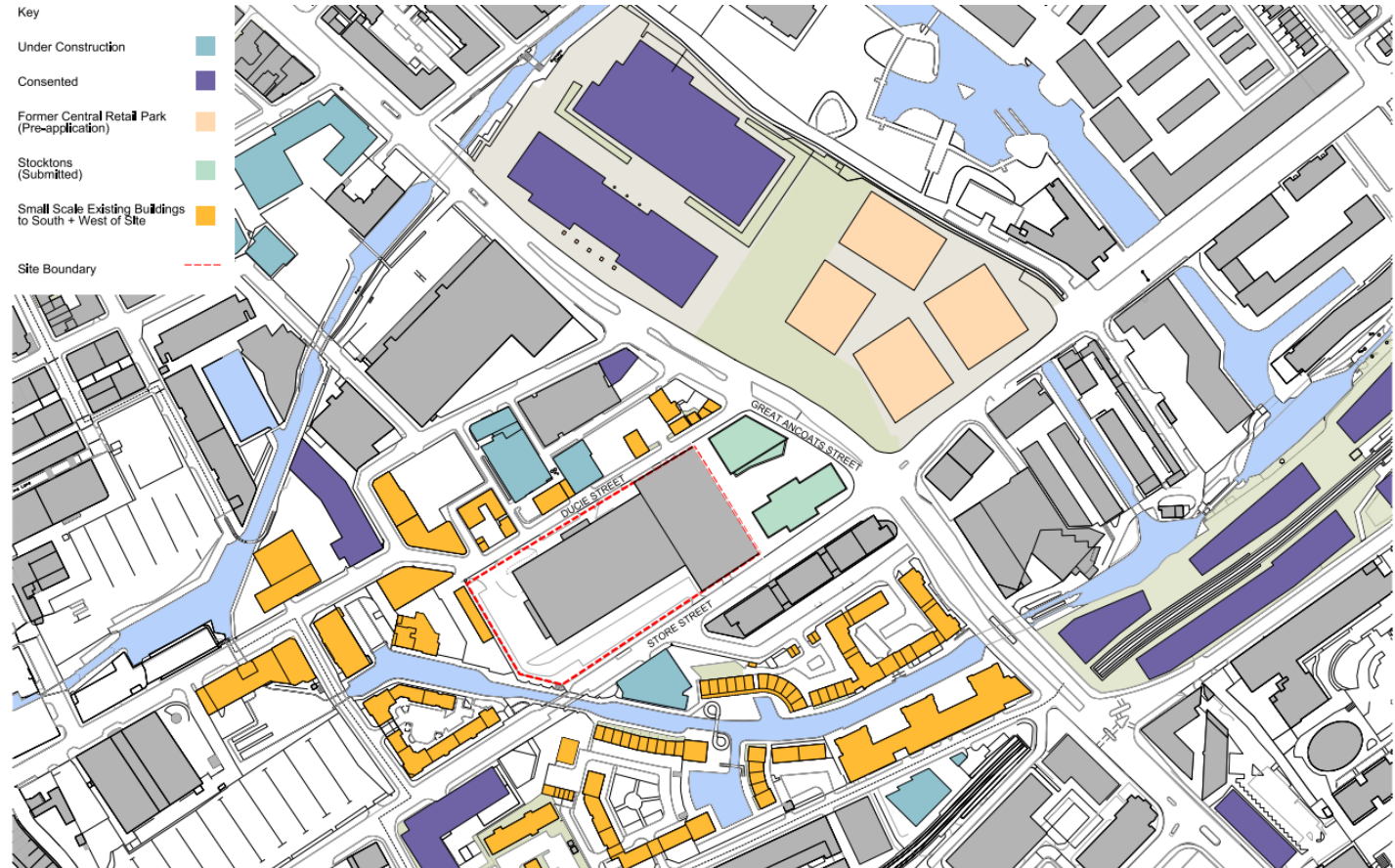


Figure 22: Future Context Diagram

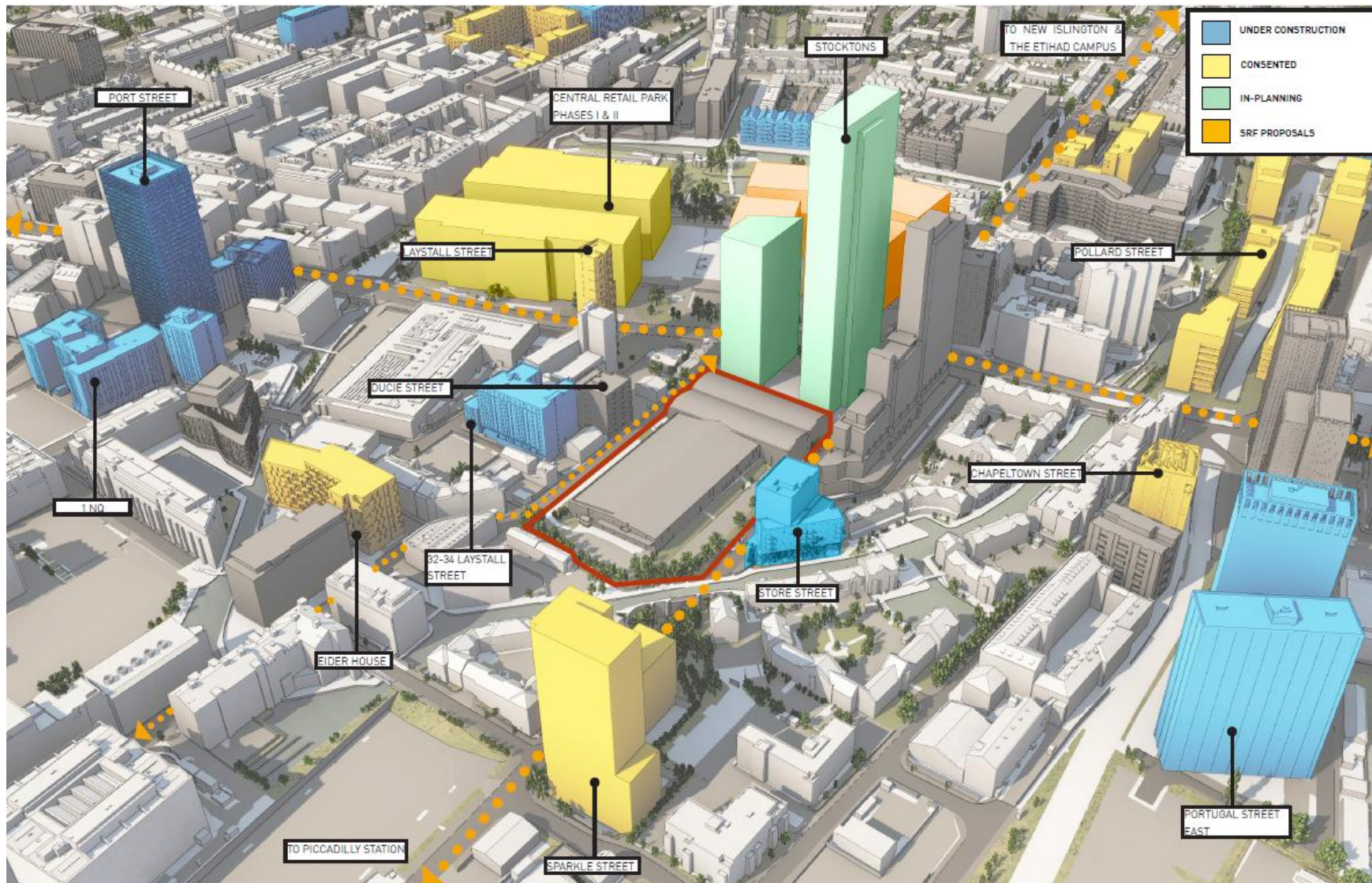


Figure 23: Future Context 3d Diagram

Design Principles

Design Principles

The design principles detailed within this section are intended to provide guidance for detailed development proposals coming forward within the Site. The successful application of these principles would help to create a thriving environment that aligns with the vision for the Site.

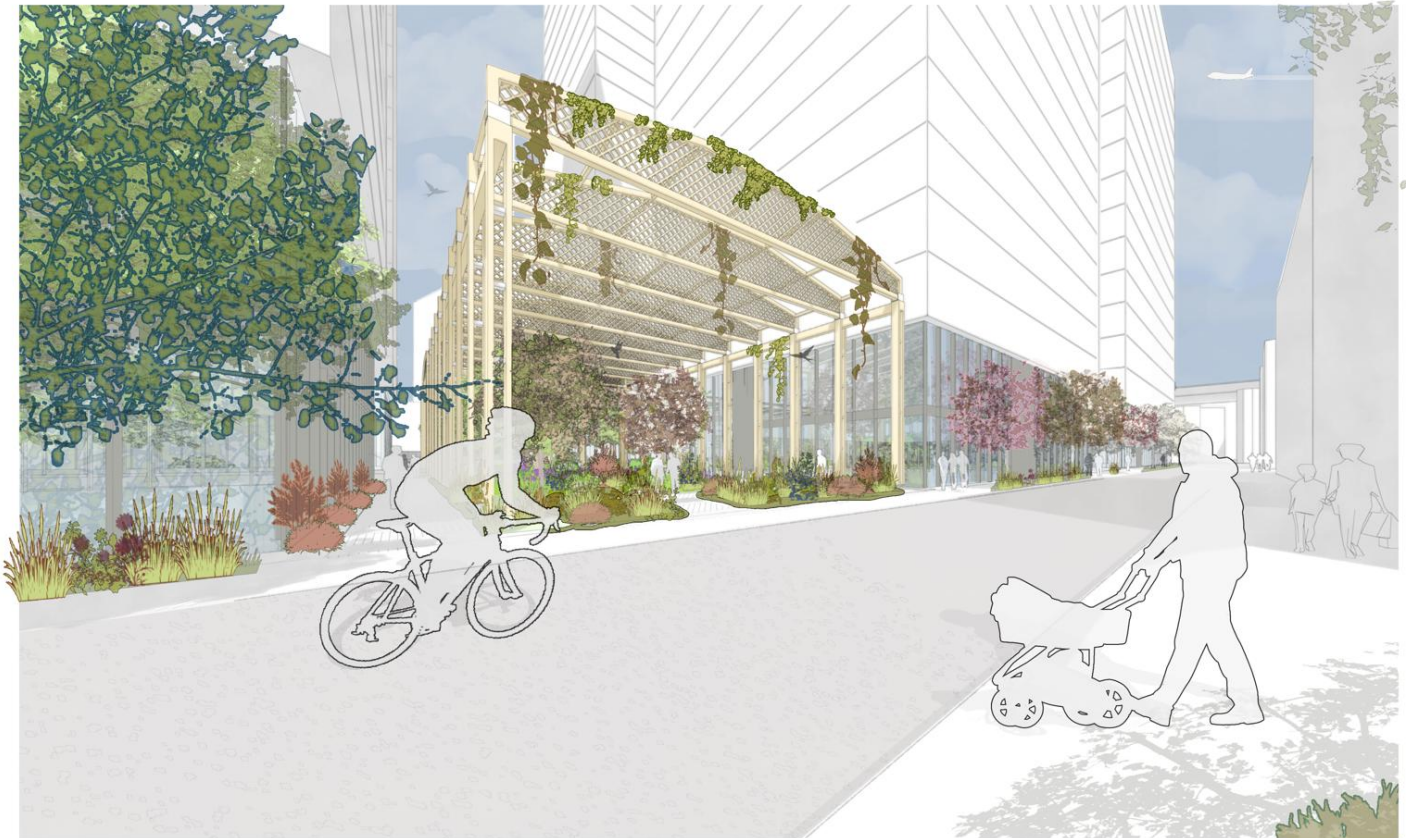


Figure 24: Ducie Street Sketch



Figure 25: Store Street Sketch

Use and Activity

To meet the objective of creating a thriving hub for commerce and community, the Site would accommodate a mix of uses as a key principle. The range of uses would likely include new homes, workspace, hotel and wellness alongside ground floor retail and other commercial uses and a new purpose-built Diecast Venue. The design of the new Venue would support its long-term value by offering high levels of flexibility and adaptability and providing for a range of uses and activities.

Figure 36 illustrates a potential development scenario, showcasing one way that the SRF's ambitions could translate into built form. Additionally, Figure 26 (opposite) provides an approximate quantum of development associated with this indicative scheme and suggests an appropriate apportionment of land uses across the SRF Update Site. If this quantum of development was to be delivered, this could result in the creation of up to 2,500 new jobs.

As such, this information should not be considered as fixed but provides a useful starting point and guidance for any discussions with the Local Planning Authority. It follows therefore that any proposals for the SRF area, regardless of whether they are largely consistent with the indicative proposals or not, would need to be fully justified as part of detailed design assessments, further statutory and non-statutory consultations, and

technical planning appraisals, as required by future formal planning application processes.

Alongside establishing an appropriate mix of uses, a key component of any development proposals for the site would be in their ability to address existing level changes between Ducie Street and Store Street. There is considered to be an opportunity to create largely an active frontage to Store Street and establish inclusive access to a new landscaped public space above the proposed Diecast Venue, broadly at the higher level of Ducie Street. This layering of uses would allow two key elements at the heart of the new neighbourhood – the Diecast Venue and a new public park - to sit comfortably together, unlocking the site's potential to create a unique new urban neighbourhood. This strategy would also facilitate the provision of new buildings edging Store Street and Ducie Street to further add to the mix of added value high-quality uses.

The indicative proposals aim to create inclusive public spaces with generous, well-designed open areas that encourage social interaction for all ages and backgrounds. These welcoming, flexible, and accessible spaces would adapt to various uses, supporting both informal gatherings and programmed events. Amenities, play areas, communal gardens, and cultural spaces would be

Use	Indicative Quantum
Residential	c. 1,400 homes
Hotel	c. 300-400 bedspaces
Apart-Hotel	c. 100-200 bedspaces
Workspace	c. 12,000 sq. m.
Leisure / Events / Retail / F&B	c. 6,500 sq. m.
Public realm	c.5,545 sq. m.

Figure 26: Indicative Quantum

designed to be accessible and relevant to all, fostering a multi-generational environment.

Safety would be carefully considered as part of the design, with thoughtful features that create a sense of comfort and confidence for everyone who uses the space. Natural surveillance, lighting, active frontages, and clear sightlines can provide for areas that feel safe and inviting at all times of day.

The form of development, including the specific mix of uses, their positioning, and overall layout, would be carefully designed to manage amenity impact between the uses and on existing communities, including noise and daylight-sunlight impact.

Specifically building on the experience and engagement on the current Diecast Venue, the design of the new purpose-built venue should be optimised to safeguard both current and future residential amenity, including managing access and egress of visitors as part of the operation.

The compatibility of proposed uses, especially between noise-sensitive uses like residential buildings and noise-generating uses such as the leisure and entertainment venue, would be carefully evaluated. Detailed Site proposals would include robust management plans, and designs would incorporate acoustic insulation and barriers to mitigate noise impacts.

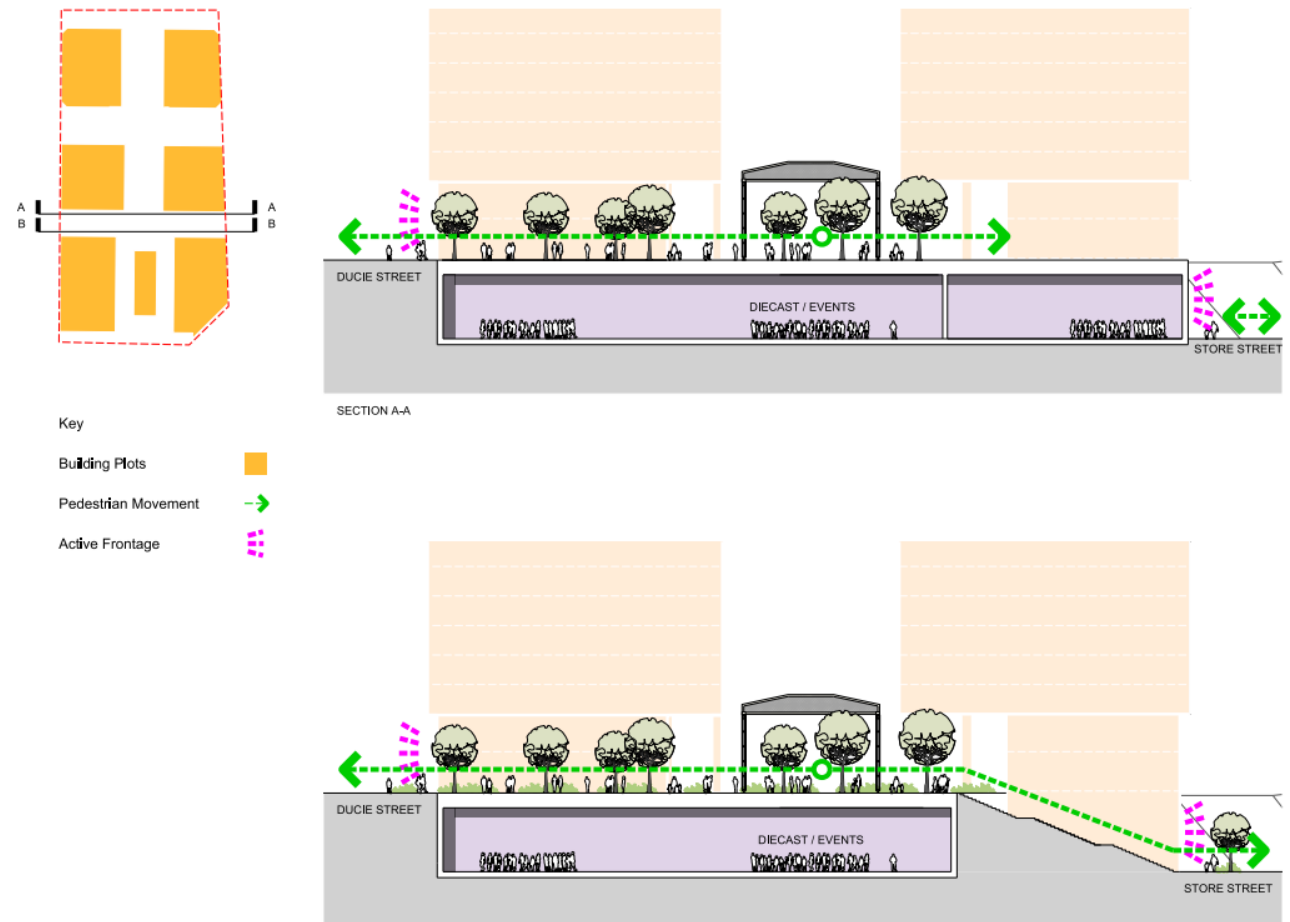


Figure 27: Indicative 3D Sections



Figure 28: Indicative 3D Section (Sketch)

Public Realm

There is an opportunity for a unique and engaging biodiverse green space at the heart of the Site, accessible to all and occupying approximately 40% of the site area.

This could be a substantial amount of public realm, comparable in scale to that to be provided at Manchester Digital Campus, and larger than successful spaces at First Street, Crown Street and Circle Square (as illustrated in Figure 30).

As part of future detailed design, opportunities to provide a sheltered environment, animated by active uses and a space where nature, culture, and community meet, would be explored.

The design of the space would seek to foster human connection and well-being, with opportunities for meandering pathways leading to sheltered areas that provide space for relaxation and sanctuary, and which may include areas of wild planting to create habitat and promote biodiversity. Opportunities would be explored in relation to the integration of open social spaces that can accommodate community activities, educational opportunities, pop-up active uses, or small events, such as outdoor markets.

The Site presents an opportunity for consideration of the adaptive-re-use and integration of elements from the existing industrial buildings on the Site to help create a unique sense of place. This could

include the adaptive re-use of the existing structure and roof trusses to create a distinctive semi-covered 'Bio-Park' structure to provide shelter from the elements, whilst allowing natural light to bathe the space, making it a perfect environment for plants to thrive. It may also include the integration of former industrial machinery used as sculptural elements within the landscape, and educational elements providing information about the site's industrial past, and the flora within the new sheltered 'Bio-Park'.



Figure 29: Illustrative Bio-Park View



Proposed Scheme
5545 Sq. m



Crown Street
2971 Sq. m



Deansgate Square
4567 Sq. m



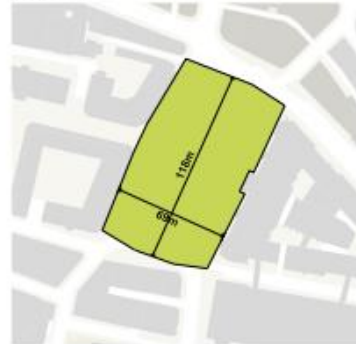
First Street
1901 Sq. m



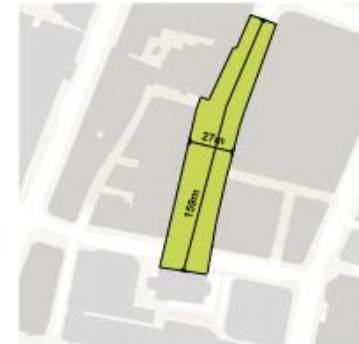
Sadler's Yard
2105 Sq. m



St. Peter's Square
10620 Sq. m



Albert Square
7994 Sq. m



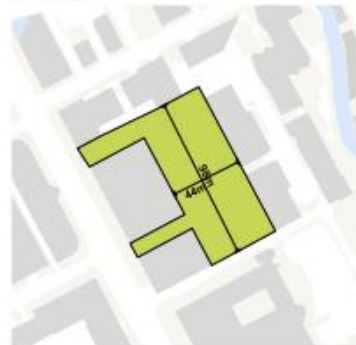
St. Ann's Square
3921 Sq. m



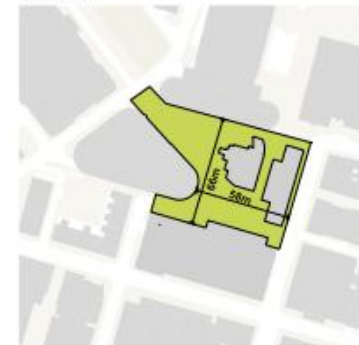
Central Retail Park
7652 Sq. m



St. John's Gardens
5087 Sq. m



Circle Square
5140 Sq. m



Spinningfields: Hardman Square
3902 Sq. m

Figure 30: Scale Comparison of Potential
Public Realm Offer

Connectivity and Integration

A strong emphasis on connectivity and accessibility would underpin the design approach, providing routes through the Site that are legible, accessible, and inclusive, and integrating the new neighbourhood seamlessly into the surrounding urban context. Together, these elements can establish the Site as a welcoming and inclusive neighbourhood where people from all walks of life can live, work, and thrive.

High quality public realm and active ground floor frontages could animate the streetscapes along Ducie Street and Store Street. These uses can be interspersed with essential service and back-of-house functions, if carefully designed and sensitively integrated to reduce their visual and functional impact on the public realm. This approach can significantly enhance the pedestrian experience and support the broader aim of establishing Store Street and Ducie Street as vibrant, pedestrian-priority environments, and help to integrate the Site into the fabric of the City Centre.

The layout of the Site could be defined by an informal network of accessible, pedestrian-friendly routes that navigate the Site's existing topography. These connections would link landscaped public spaces with surrounding streets, weaving the development into the city's wider context. The internal pathways can offer direct movement through the Site, but also be punctuated with moments of interest: vibrant and attractive public

spaces, high-quality landscaping, and opportunities for leisure and interaction, enhancing connectivity and permeability, and improving the flow between the development and its surroundings.

There is an opportunity to create a car-free development due to the Site's high levels of accessibility, and to promote active travel. The exception to this would be the provision of accessible parking bays carefully integrated into the streetscape. Vehicular access for deliveries and servicing alongside effective management strategies should be thoughtfully designed and incorporated into the Site layout, to provide a public realm that is welcoming and safe.

In terms of taxis and food deliveries, these would be managed through the integration of service bays along the two main street frontages (Store Street and Ducie Street) and in a carefully managed, shared surface service route running between Ducie Street and Store Street on the eastern side of the Site.

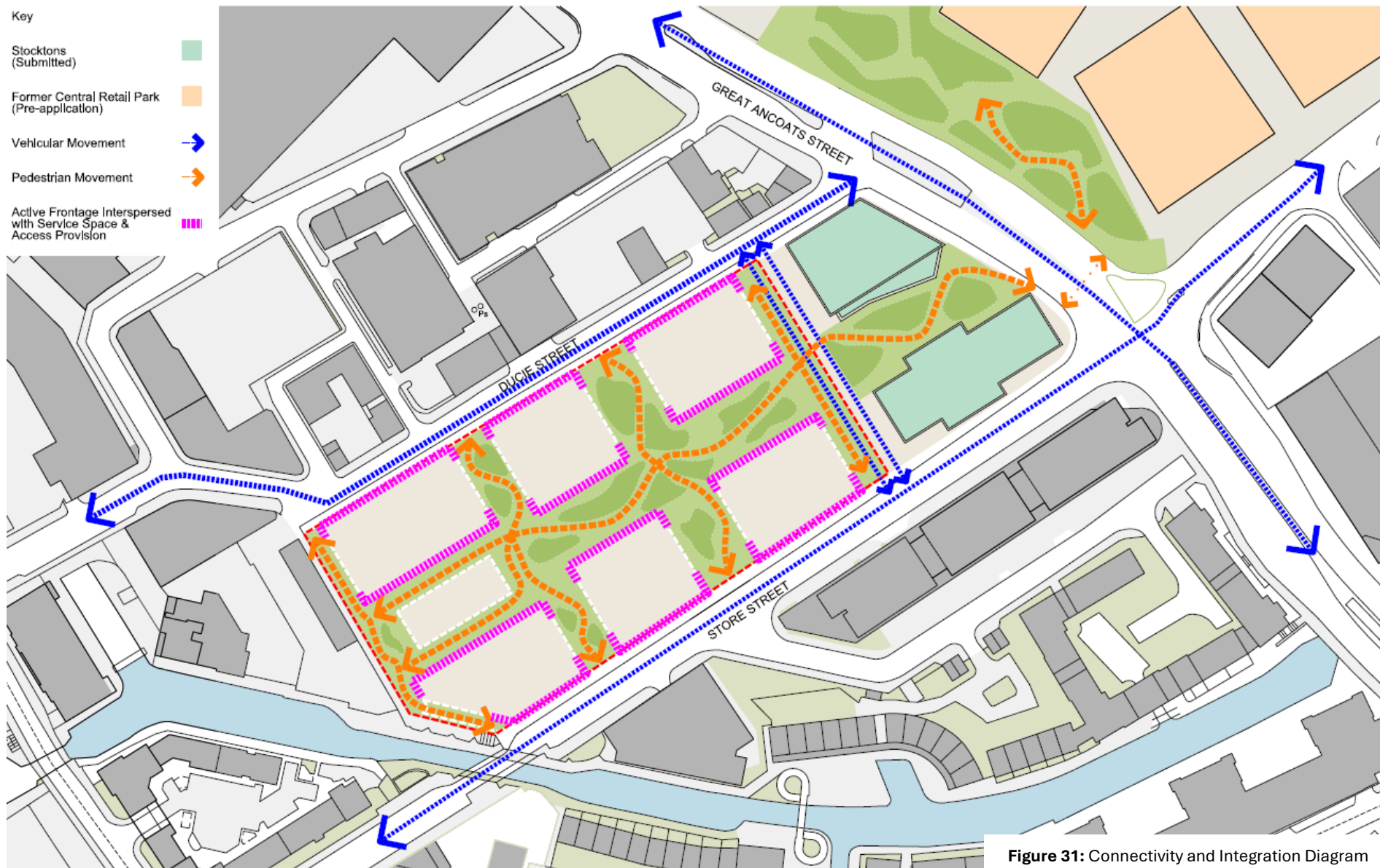


Figure 31: Connectivity and Integration Diagram

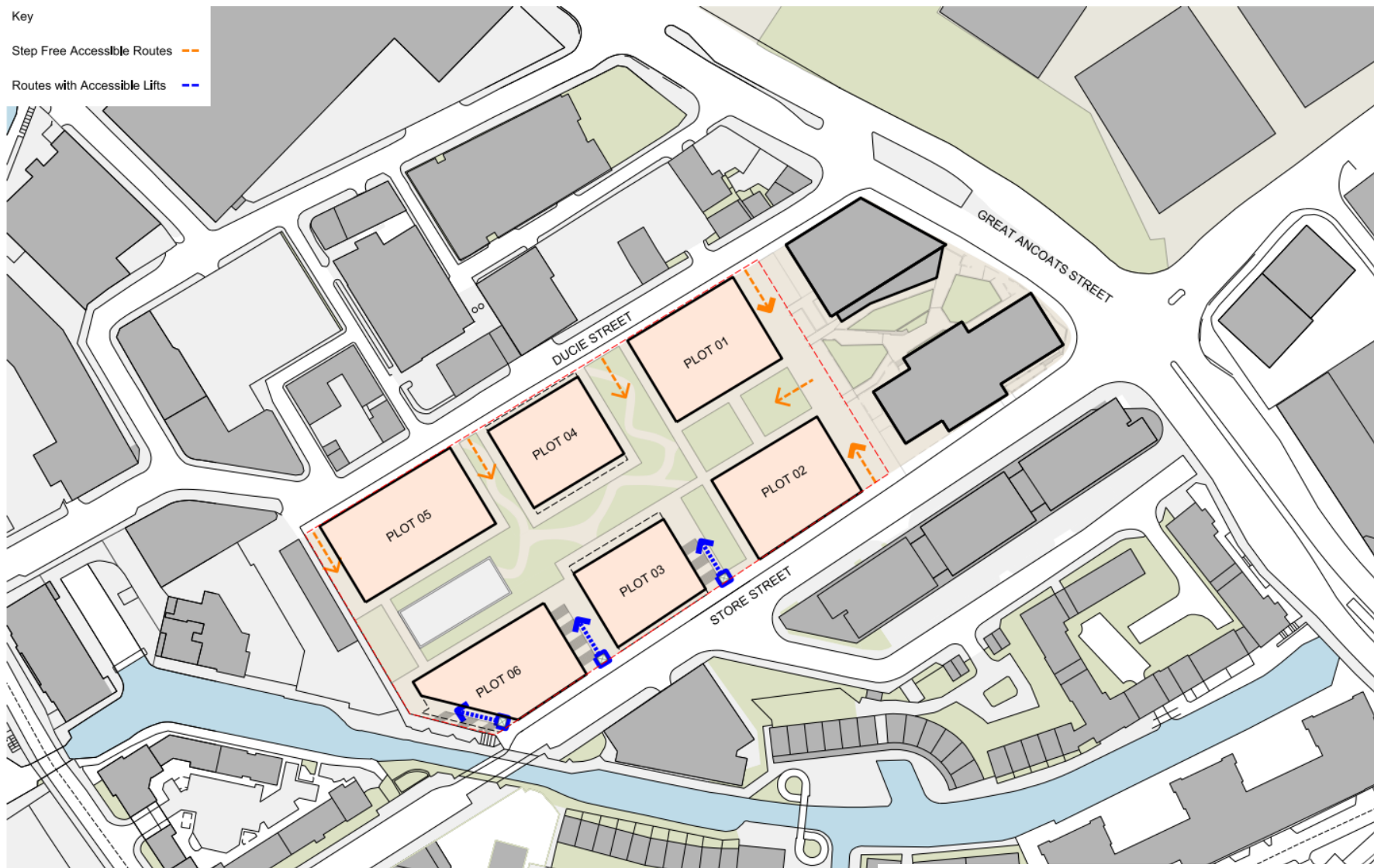


Figure 32: Indicative Accessible Routes

Layout and Scale

The illustrative layout of the new building plots reinforces the urban edges and active frontages along Ducie Street and Store Street, and enables the creation of a generous, sheltered central public realm space, which can also be animated by ground floor active uses interspersed with clear publicly accessible pedestrian routes.

The development plots can be set out to provide suitable separation distances between buildings and configured to enable the creation of elegant building forms.

The precise nature of the scale distribution within the SRF Site area would be the subject of further detailed design studies and technical assessments as part of detailed planning application processes. As shown Figure 34, however, it is anticipated that there would be an opportunity for building heights to step in height across the Site from circa 20 storeys to a high point of 50 storeys, as proposed on the Stockton's site. Additionally, a key principle would be for lower scale buildings to be accommodated at the south-west of the site to allow generous natural light into the central public space.



Figure 33: Indicative Sketch



Figure 34: Indicative Scale and Layout Plan

Energy and Sustainability

The Site represents a bold vision for the future of urban development, blending sustainability, community, and innovation. This exciting new neighbourhood promises to be a valuable asset for Manchester, attracting residents, businesses, and visitors alike.

Proposals for the Site would seek to minimise their environmental footprint and prioritise environmentally responsible construction techniques (where possible) and materials throughout the entire lifecycle of the development, working towards Manchester City Council's target to become a Zero Carbon city by 2038.

There is an opportunity to explore new and developing sustainability technologies (including solar, and geothermal energy sources), to minimise the environmental footprint of the development and create a truly sustainable neighbourhood.

The design could embrace circular economy principles, making *"reuse, repurpose, recycle"* intrinsic to the development's design and operation to minimise waste and maximise resource efficiency.



Figure 35: Precedent Energy and Sustainability Images

Illustrative Masterplan

Applying these design principles would help create a thriving new neighbourhood that achieves the vision and objectives for the former foundry Site.

The Illustrative Masterplan conveyed within this SRF Update is wholly indicative. It shows how the Site could develop if the design principles set out within the SRF Update are successfully applied.

Detailed design development would determine the final layout, massing, and appearance of buildings. All proposals would be subject to formal planning approval and consultation processes.

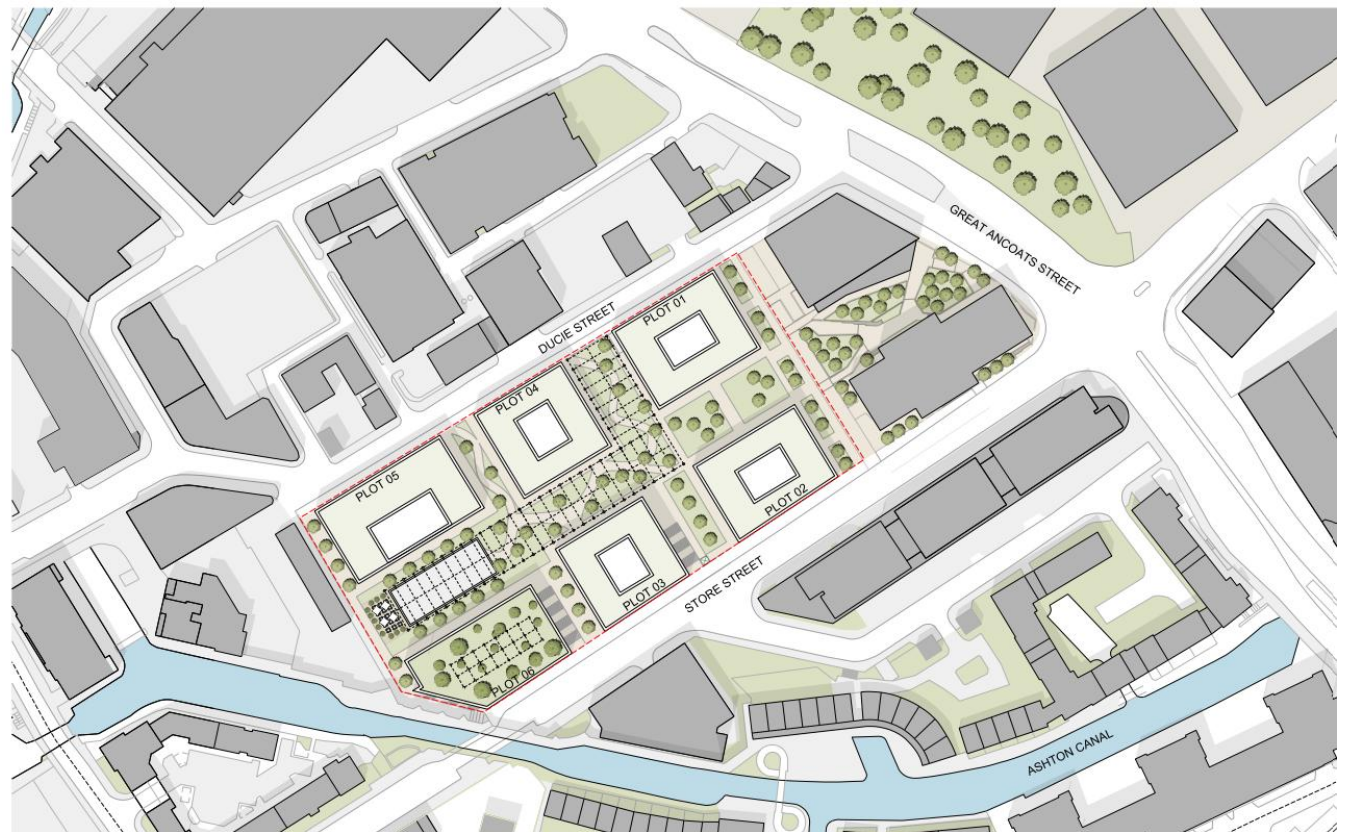


Figure 36: Illustrative Masterplan

Phasing & Delivery

The successful transformation of the Site would be implemented through a carefully phased approach, that seeks to ensure the continued operation of the existing leisure and entertainment venue on the Site for as long as possible, thereby allowing the community to enjoy these amenities while new development unfolds around it.

Each phase should be planned and coordinated, with careful consideration given to landscaping and the integration of new green spaces, to offer a smooth transition and the gradual integration of new uses with the existing fabric of the area.

It is anticipated that the initial development phase would consist of two residential buildings located on the east side of the Site, next to Stockton's, as indicated on Figure 38.

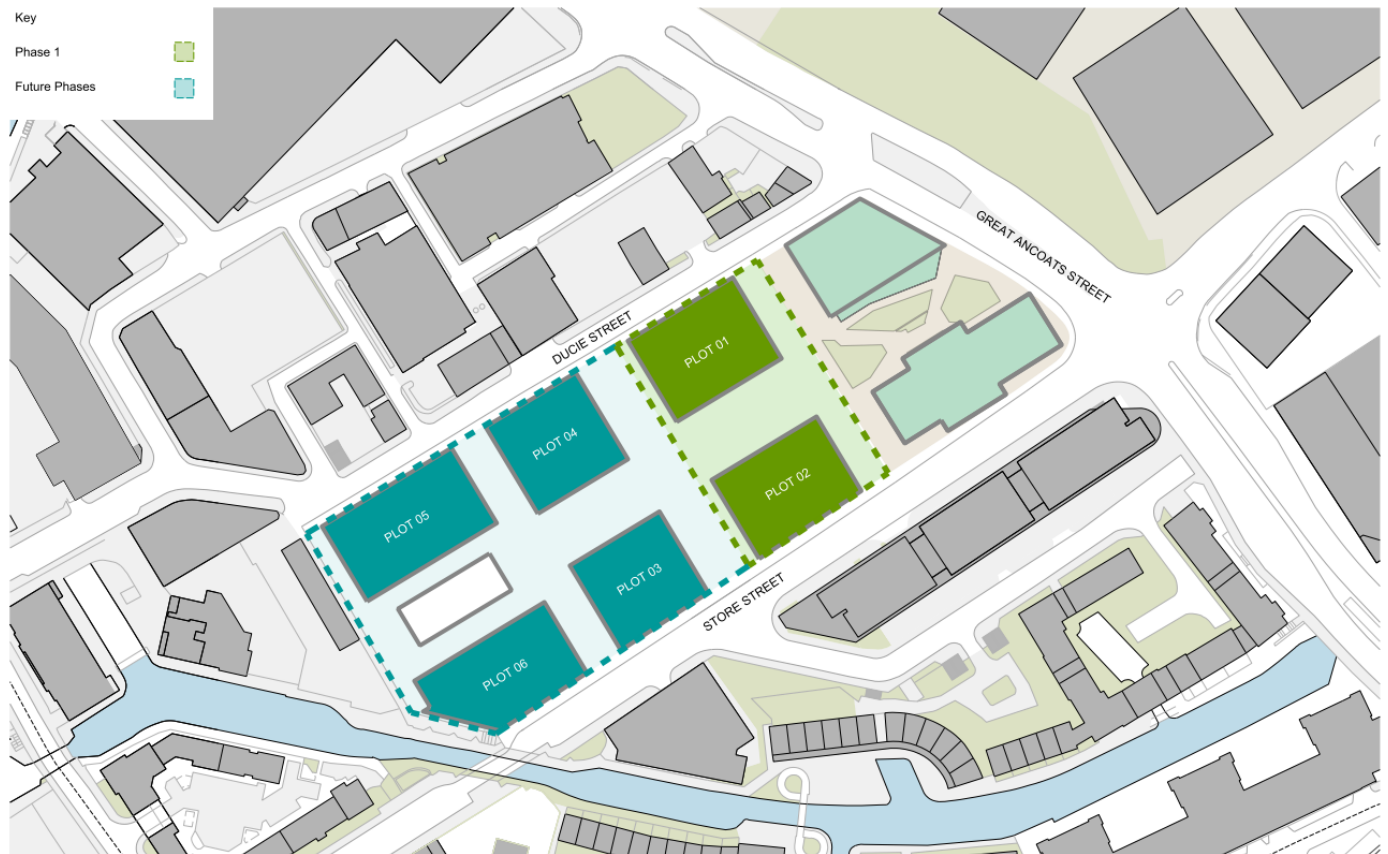


Figure 37: Indicative Phasing Plan

Glossary

Active Frontages: Building facades designed to engage with the street and public realm, often incorporating retail, restaurants, or other public-facing uses.

Amenity: A desirable or useful feature or facility of a building or place that enhances its attractiveness or value. In planning, it often refers to the pleasantness or comfort of a location, considering factors like light, noise, and views.

Ashton Canal: A canal bordering the Site to the southwest.

Bee Network: Manchester's initiative to create a more connected and people-friendly city through improved cycling and walking infrastructure.

Bio-Park: A proposed green space within the Site incorporating elements of shelter, biodiversity, and historical references.

BREEAM: Building Research Establishment Environmental Assessment Method, a sustainability assessment method for buildings.

Circular Economy: An economic model aimed at minimising waste and maximizing the use of resources.

Citylink: A walking route connecting the Etihad Campus and Holt Town.

Core Strategy (2012): A planning document outlining Manchester's spatial planning strategy until 2027, amended in 2024.

Diecast Entertainment Venue: The current leisure and entertainment use on the Site, which received permanent planning permission in May 2025.

Diecast: The 1.6ha site of the former Presbar Diecasting Foundry, now a leisure and entertainment venue and the focus of the SRF Update.

Ducie Street: A key route bordering the Site to the north.

Development Plan: A set of documents adopted by a local planning authority setting out the local planning policies for an area.

East Village Central: The wider regeneration area within which the Site is located.

East Village Central SRF (2022): The Strategic Regeneration Framework for East Village Central, which this document updates specifically for the former Presbar Diecasting Foundry Site.

ESG: Environmental, Social, and Governance, criteria used to evaluate a company's sustainability and societal impact.

Grade A Supply: Refers to the availability of high-quality office space.

Greater Manchester Places for Everyone Plan (PfE) (2024): A long-term spatial planning document for Greater Manchester.

Holt Town Neighbourhood Development Framework (NDF): A planning framework for the Holt Town area, aiming to deliver new homes and community infrastructure.

Manchester Piccadilly SRF (2018): The Strategic Regeneration Framework for the area around Piccadilly Station.

Material Considerations: Factors that can be taken into account when making planning decisions.

Mayfield: A mixed-use development project near the Site, including office space, residential units, and a park.

Metrolink: Manchester's light rail system.

NABERS UK: National Australian Built Environment Rating System, an energy efficiency rating system for buildings.

National Cycle Network (NCN) Route 66: A cycle route following the Rochdale and Ashton Canals.

National Planning Policy Framework (NPPF) (2024): The UK government's planning policies for England.

Paradise Walk: A north-south pathway along the western edge of the Site.

Piccadilly Basin: The area of Manchester City Centre where the Site is located.

Presbar Diecasting Foundry: The former foundry on the Site.

Public Realm: The publicly accessible spaces in a development, including streets, parks, and plazas.

Shooters Brook: A historic watercourse that runs under the Site.

SRF (Strategic Regeneration Framework): A document guiding the future development of an area.

Stockton's Site: A site adjacent to the Site, planned for residential and commercial development.

Store Street: A key route bordering the Site to the south.

Supplementary Planning Documents (SPDs):

Documents providing further detail on specific aspects of the Development Plan.

WELL Building Standard: A building standard focused on occupant health and well-being.

www.deloitte.com/about to learn more about our global network of member firms.
Real Estate Services is regulated by RICS.

This report and its appendices (“the document”) have been prepared on behalf of Diecast Bio Ltd, on the understanding that it will be made publicly available on the Local Planning Authority’s and others’ websites. All copyright and other proprietary rights in the document remain the property of Deloitte LLP and any rights not expressly granted in these terms or in the Contract are reserved. The document makes use of a range of third-party data sources. Whilst every reasonable care has been taken in compiling this document, Deloitte cannot guarantee its accuracy.

Neither the whole nor any part of this document nor any reference thereto may be included in any published document, circular or statement nor published in any way without our written approval as to the form and context in which it may appear.

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee (“DTTL”). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see