



Planning

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Manchester M60 2LA

Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Mayfield Phase 1
Address line 1	
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M1 2AD
Description of site location must be completed if postcode is not known:	
Easting (x)	385160
Northing (y)	397568
Description	

Land bounded by the Mancunian Way to the south, Mayfield Depot to the north, Baring Street and MacDonald Hotel to the west, and Temperance Street and Hoyle Street to the east, occupied by highways, surface car parking, hardstanding and the River Medlock.

2. Applicant Details

Title	
First name	
Surname	-
Company name	Mayfield Development Partnership LP
Address line 1	The Gatehouse
Address line 2	11 Baring Street
Address line 3	
Town/city	Manchester

2. Applicant Details

Country	
Postcode	M1 2PY
Are you an agent acting on behalf of the applicant?	
☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mrs
First name	Katie
Surname	Wray
Company name	Deloitte
Address line 1	Hanover Building
Address line 2	Corporation Street
Address line 3	
Town/city	Manchester
Country	
Postcode	M4 4AH
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Phased creation of circa 2.4 ha (6 acres) of public park, including hard and soft landscaping and new bridges across the River Medlock; erection of 9 storey office development above basement with mezzanine and plant level (Class B1) with ground floor Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and Restaurant), A4 (Drinking Establishment) B1 (Office) uses, rooftop amenity spaces and terrace levels, associated public realm and riverside walkway; erection of 11 storey Multi-Storey Car Park to provide 581 car parking spaces with associated landscaping; highways and infrastructure works including the creation of new junction from London Road to provide access to the multi-storey car park (MSCP) (Use Class Sui Generis); works to Baring Street, stopping up of Bond Street and Nether Street (alongside associated Traffic Regulation Orders to manage unrestricted parking to Buxton Street, Berry Street and Travis Street (to be delivered and implemented prior to the MSCP becoming operational)) alongside enabling works comprising phased demolition and site clearance, earthworks including re-profiling and construction of retaining walls for the land bounded by the Mancunian Way to the south, Mayfield Depot to the north, Baring Street to the west and Hoyle Street to the east.

Reference number	
124972/FO/2019	
Date of decision (date must be pre-application submission)	14/02/2020

Please state the condition number(s) to which this application relates

4. Description of the Proposal

Condition number(s)

Conditions 2, 3, 5, 6a, 7, 8, 9, 10, 11, 12, 13, 16, 18, 21, 22, 23, 66, 65a, 65b, 67, 71a, 72, 73, 74a-j, 75, 86 77a, 77b, 78, 79a-i, 80, 81, 82a-j, 84 and 85.

Has the development already started?

☒ Yes ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/10/2020

Has the development been completed?

☐ Yes ☒ No

5. Condition(s) - Removal/Variation

Please state why you wish the condition(s) to be removed or changed

The project is currently under construction and changes are sought to the final design of the park, including changes to park levels, flood compensation areas, tree planting, drainage, remediation and phasing of the development. These changes have been discussed in detail and agreed with statutory and non-statutory consultees by virtue of the process taken to discharge of planning conditions.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 2: substitution of revised drawings, addendum Planning Statement, EIA Addendum and supporting technical appendices to reflect the changes to the park design;
Conditions 3, 5, 6a, 7, 8, 9, 10, 11, 12, 13, 16, 18, 21, 22, 23, 66: amended to reflect the information discharged against 125248/FO/2019 between October 2020 and October 2021
Conditions 65a, 65b, 67, 71a, 72, 73, 74a-j, 75 and 86: amended to reflect new information submitted with this application.
Conditions 77a, 77b, 78, 79a-i, 80, 81, 82a-j, 84 and 85: amended to reflect the revised phasing of the park, due to come forward as a single phase of development and referencing information approved against Conditions 65a, 65b, 67, 71a, 72, 73, 74a-j and 75 for completeness.
Additional Conditions: new conditions are proposed to allow for the timely submission of further details where areas are being retained on a temporary basis, such as Freight Island (Phase X) and to allow for the submission of detailed information relating to an Art Strategy for the Park.

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

19/10/2021

Details of the pre-application advice received

The agent and applicant discussed the rationale behind the amendment and what information would be provided in support of the amendment. Additionally an EIA scoping exercise was undertaken to agree the approach to the amended Environmental Statement.

8. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE C - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that: - Neither Certificate A or B can be issued for this application - All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

The steps taken were:

A search of title registers and plans for all land that does not fall within the Mayfield Development Partnership LP ownership. The search identified some unregistered parcels of land within the red line boundary.

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	The Council of the City of Manchester of Town Hall
Address line 2	
Town/city	Manchester
Postcode	M60 2LA
Date notice served (DD/MM/YYYY)	17/11/2021

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	97 London Road
Address line 2	
Town/city	Manchester
Postcode	M1 2PG
Date notice served (DD/MM/YYYY)	17/11/2021

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Manchester Evening News

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

17/11/2021

Person role

8. Ownership Certificates and Agricultural Land Declaration

- ☐ The applicant
- ☒ The agent

Title	
First name	Mark
Surname	Underwood
Declaration date (DD/MM/YYYY)	17/11/2021

☒ Declaration made

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	17/11/2021
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