MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Jack Thompson
Manchester International Festival
C/o Agent

Agent (if used)

Mr Michael Percival
Deloitte LLP
2 Hardman Street
Spinningfields
Manchester
M3 3HF

Part 1 – Particulars of the application/development

Proposal: Temporary change of use of the Mayfield Depot for use as a theatre and live music venue (Sui Generis) across 14 performance nights between 10 October 2018 and 10 November 2018 and associated works.

Location: Mayfield Depot , Fairfield Street, Manchester, M1 2QF

Date of application: 13 September 2018

Application number: 121133/FO/2018

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Temporarily Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing support regarding the information required to be submitted to support the application and discussions regarding the acceptability of the proposals and the issues to consider.

Condition(s) attached to this decision

1) The permission hereby granted is for 14 performance / event nights only as follows:

(a) 10th, 12th, 13th, 14th, 18th, 19th, 20th and 21st October between 18.00 and 20.00;

(b) 3rd and 10th November between 17.30 and 01.00 (4th Nov); and

(c) 6th, 7th, 8th and 9th November 19.00 to 23.00

the use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued at all other times.

Reason - The area is undergoing significant changes as a result of regeneration being promoted by the City Council and it will be necessary to reconsider the suitability and acceptability of the use following this temporary period the consequences of which have not been considered beyond the 31st January 2017 pursuant to Core Strategy Policies SP1, CC1, CC4 and DM1 and saved UDP Policy DC26.

2) The operation of the development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) Location plans submitted with application 31-08-18;

(b) General site layout plan dated 27-06-18, Backstage Layout Plan dated 23-07-18 and Audience Journey Plan dated 23-08-18;

(c) Mayfield Regeneration Development, Bat Surveys, 035548, 29 November 2017, Revision 00;

(d)Measures detailed in sections 5,6,7 and 8 of the Crime Impact Statement, Mayfield Depot, Fairfield Street Leisure, Version E: 22.07.14;

(e) MANCHESTER INTERNATIONAL FESTIVAL, Everything That Happened and Would Happen Event Plan, DATED: 20 August 2018;

(f) Civic Engineers, Mayfield Depot - Asbestos Remedial, Management and Mitigation Strategy, 4th June 2014;

(g) Hazardous Waste Regulations 2005 Consignment Note dated 02-08-18;

(h) Deloitte's e-mail dated 13-09-18 in relation to Asbestos removal;

(i) Measures details in Manchester International Festival Risk Assessment dated 14-04-13; and

(j) Management measures in green in Deloitte's e-mail dated 10-10-18.

Reason

To ensure that the development is carried out in accordance with the approved plans pursuant to Core Strategy policies CC7, T2 , SP1, DM1 and saved UDP policies DC26.

3) The consent hereby granted is on the basis that noise from music at the event shall be inaudible inside all nearby noise sensitive premises and that the development hereby approved shall operate in accordance with the measures detailed in the following:

(a) Buro Happold's Mayfield Temporary Use, Noise Statement, 035548, 17 February 2017, Revision 02; and

(b) Responses from the applicant in green in Deloitte's e-mail dated 10-10-18

the specified measures shall be implemented in full and retained in operation at all times when the use hereby permitted is in operation

Reason

In the interests of amenity and to ensure that the development is carried out in accordance with the approved plans pursuant to Core Strategy policies SP1, DM1 and saved UDP policies DC26.

4) No items associated with the operation of the approved use , including, fencing, portable toilets, storage containers, security barriers shall be located on the highway adajcent to the premises.

Reason

For the avoidance of doubt, in the interests of amenity and to protect the quality of the environment in this part of the City Centre and pursuant to Core Strategy policies SP1 and DM1.

Informatives

This permission does not grant approval under Building Regulations.

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Date: 17 October 2018

Signed: 

Julie Roscoe
Head of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.