MAYFIELD
DEPOT

Manchester City Council
Planning Department
Town Hall Extension,
Manchester
M2 5DB

22nd November 2013

Dear Sirs

Application for Planning Permission (Change of Use).
Mayfield Depot Fairfield St Manchester M1 2QF

On behalf of The Depot Management Company Ltd, please find enclosed a planning application seeking:

'Temporary Change of Use (3 years) from Warehousing, Storage and Distribution Use (Class B8) to Art Gallery and Exhibition, Conference and Event, Leisure and Dance Venue (Class D1, D2 and Sui Generis)'

As agreed in pre-application discussion, we hereby submit one original and three paper copies in addition to one CD copy of the following (including an application fee of **£385** – cheque):

- The duly completed planning application forms, certificates and notices

Plans for Approval:

- Location Map (1:1250)(Ref: MF-0001)
- Location Map (1:500) (Ref: MF-0002)
- Existing General Arrangement (Ref: MF-0003)
- Proposed General Arrangement (Ref: MF-0004)
- Existing Elevations (Ref: MF-0005)
- Proposed Elevations (Ref: MF-0006)
- Waste Storage Area (Ref: MF-0007)

Accompanying documents:

- Planning Statement – GVA
- Design and Access Statement - GVA
- Asbestos Report – SM&MS Consulting
- Ecology (Preliminary Ecological Appraisal) – Wardell Armstrong
- Crime Impact Statement – GM Police
- Statement of Community Involvement – Ground Control
- Noise Assessment – Vanguardia
- Transport Statement – Civic Engineering
- Health and Safety Event Management Plan (14/11/2013) – Ground Control;
- Premises License.

We are pleased to submit the application for Planning Permission to change the permitted use of the Mayfield Depot from its former use as industrial storage and distribution to that of an Arts and Entertainment venue. If this application is permitted it will allow The Depot Management Company limited to create a truly unique venue in heart of Manchester city centre and to significantly alter Manchester's cultural landscape.

The Depot Management Company Limited has been recently formed to deliver this project, to create and operate the Mayfield Depot as a short term event's space.

The company directors are Bill Addy, The Addy Consultancy, Jon Drape, director of event production company Ground Control and David Norris, formerly a director of Ear to the Ground. We represent three distinct areas of expertise each bringing to the Mayfield Depot the necessary skills and experience to deliver this project. Combining development planning and delivery with a team of highly experienced creative events specialists who have a track record for producing major music, performance and visual arts events across the UK.

The idea for the Mayfield Depot was borne in the creative energy that is the Manchester International Festival and we are delighted that the very successful initial use of the building during the MIF earlier this year has created the detailed response that we now submit for planning permission.

Although we had submitted an application for planning permission earlier this year, we firmly believe that the decision we took to withdraw the application was the correct one as the intervening time has allowed a far more considered and detailed response.

That this building will provide a unique addition to the Manchester cultural landscape is undoubted, although there are other examples of Manchester's industrial heritage in use as performance and exhibition space, there are none which provide the opportunities and at the scale that the Mayfield Depot will

allow, nor are there any with such proximity to the heart of the city.

Manchester has always been a pioneering city no more so than in its culture, arts and music the Mayfield Depot if it is allowed to realise its potential will enhance the reputation of the city as a birthplace of modern culture.

We seek permission to use the venue for DJ led music events and much criticism has been leveled at this element of our proposal. We would argue that this criticism is unwarranted and misrepresentative of our proposals. Although we are proposing events which are late night and could accommodate up to 7500 people, they are limited to only 25 nights per year and will operate with strict conditions and in an environment of full consultation with all the responsible authorities.

It is worth noting that a similar event already operates at a capacity of 5000 within a former warehouse elsewhere in Greater Manchester, which is much less accessible than the Mayfield Depot and whose operation we believe is not as strictly conditioned as would be our own proposals.

The Mayfield Depot will provide a venue, which can deliver this experience within a safe, secure environment with minimal additional disruption to what is the heart of the city.

We submit our application and welcome the opportunity to work with you to deliver this unique opportunity.

Yours Sincerely

[redacted]

Bill Addy

Director

The Depot Management Company Limited