MAYFIELD DEPOT

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

14th February 2014

FAO David Brettell

Dear Sirs

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

'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)' and external alterations to the building

We write in respect of the submitted planning application for Mayfield Depot and your subsequent e-mail (dated 24th January 2014) requesting additional information.

This letter provides a summary of the documentation / plans submitted thus far and the dates when these have been submitted. This letter also includes a list of information provided as part of this most recent submission dated 14th February 2014. For clarity we have also made comment upon the points raised in your e-mail dated 24th January 2014.

16th December 2013:

- The duly completed planning application forms, certificates and notices

Plans for Approval:

- Location Plan (1:1250)(Ref: MF-0001)
- Site Plan (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 (Ref: MF-0007)
- Existing Sections (Ref: MF-0008)
- Section Proposed (Ref: MF-0009)
- Inclusive Access 1 (Ref: MF-0010)
- Inclusive Access 2 (Ref: MF-0011)

- Inclusive Access 3 (Ref: MF-0012)
- Existing Platform Level (Ref: MF-0013)
- Proposed Roof Level (Ref: MF-0014)
- Mechanical Information (Ref: MF-0015)

Accompanying documents:

- Planning Statement – GVA
- Design and Access Statement - GVA
- Asbestos Report – SM&MS Consulting
- Bat Survey (06.06.2011) – The Appleton Group
- Ecology (Preliminary Ecological Appraisal -Nov 2011) – 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;
- Waste Management Plan – Depot Management Company Ltd (DMCL);
- Crowd Management and security Plan – Primary Security (26 Sept 2013).

20th December 2013:

- Existing Elevations - (1:500) (Ref: MF-0005)
- Proposed Elevations – (1:350) (Ref:MF-0006)

14th January 2014 (This submission):

- Proposed General Arrangement (Ref: MF-0004 Rev -) 09.12.2013
- Existing Elevations - (1:500) (Ref: MF-0005 Rev B) 17.01.14
- Proposed Elevations (Ref: MF-0006 Rev A) 07.02.14
- Section Proposed (Ref: MF-0009 Rev A) 07.02.14
- Inclusive Access 1 (Ref: MF-0010 Rev A) 07.02.14
- Inclusive Access 2 (Ref: MF-0011 Rev A) 07.02.14
- Inclusive Access 3 (Ref: MF-0012 Rev A) 08.02.14
- Acoustic Barrier Treatment (Ref: MF-0016 Rev A) 09.02.14
- Acoustic Barrier Treatment (Ref: MF-0017 Rev A) 09.02.14
- Acoustic Barrier Treatment Elevations (Ref: MF-0018 Rev A) 09.02.14
- Acoustic Barrier Treatment Warehouse 2 (Ref: MF-0019 Rev A) 09.02.14
- Remedial Works To Roof Level (Ref: MF-0020 Rev -) 09.02.14
- Boundary Treatment / External Scope of Work (Ref: MF-0021 Rev -) 10.02.14
- Details for Smoking Areas (Ref: MF-0022 Rev -) 10.02.14
- Drainage to Fairfield Street (Ref: MF-0023 Rev -) 12.02.14

- Construction Method Statement (Dave Wilding)
- Photographs to the Frontage of Mayfield Depot
- Management Plan for Smoking Areas.

Response to points raised in E-mail from David Brettell dated 26 January 2014:

1) Details of the treatment of the external area to the Fairfield frontage. This shall include the area to be re-graded, sections showing existing and proposed changes in level, surface treatment, drainage, materials, boundary treatment and photos. I also require information on the construction implications of this re-grading, in terms of vehicles visiting the site, removal of materials and method of construction, in order that the environmental implications can be considered:

Please refer to:

- Proposed Elevations (Ref: MF-0006 Rev A) 07.02.14
- Section Proposed (Ref: MF-0009 Rev A) 07.02.14
- Inclusive Access 1 (Ref: MF-0010 Rev A) 07.02.14
- Boundary Treatment / External Scope of Work (Ref: MF-0021 Rev -) 10.02.14
- Drainage to Fairfield Street (Ref: MF-0023 Rev -) 12.02.14
- Construction Method Statement (Dave Wilding)
- Photographs to the Frontage of Mayfield Depot

2) Full details of all internal structures required for noise attenuation:

Please refer to:

- Acoustic Barrier Treatment (Ref: MF-0016 Rev A) 09.02.14
- Acoustic Barrier Treatment (Ref: MF-0017 Rev A) 09.02.14
- Acoustic Barrier Treatment Elevations (Ref: MF-0018 Rev A) 09.02.14
- Acoustic Barrier Treatment Warehouse 2 (Ref: MF-0019 Rev A) 09.02.14

3) Full details of all noise insulation requirements, including service doors for vehicles:

Please refer to:

- Acoustic Barrier Treatment (Ref: MF-0016 Rev A) 09.02.14
- Acoustic Barrier Treatment (Ref: MF-0017 Rev A) 09.02.14
- Acoustic Barrier Treatment Elevations (Ref: MF-0018 Rev A) 09.02.14
- Acoustic Barrier Treatment Warehouse 2 (Ref: MF-0019 Rev A) 09.02.14

4) Details of measures to address the ingress of water from the roof:

Please refer to:

- Remedial Works To Roof Level (Ref: MF-0020 Rev -) 09.02.14

5) Details of gates to the service area on Baring Street:

Gates to the servicing yard will be repaired and refurbished.

6) Full design details, including materials, of any new entrances to the Fairfield Street frontage:

Please refer to:

- Proposed General Arrangement (Ref: MF-0004 Rev -) 09.12.2013
- Existing Elevations - (1:500) (Ref: MF-0005 Rev B) 17.01.14
- Proposed Elevations (Ref: MF-0006 Rev A) 07.02.14

7) Revised plans showing details of the additional external smoking area, as discussed, including details of lobby doors:

Please refer to:

- Details for Smoking Areas (Ref: MF-0022 Rev -) 10.02.14
- Management Plan for Smoking Areas.

8) Additional acoustic information on potential noise generation from the internal queue area. This should also include how the existing glazed areas will be treated:

Please refer to:

- Acoustic Barrier Treatment (Ref: MF-0016 Rev A) 09.02.14
- Acoustic Barrier Treatment (Ref: MF-0017 Rev A) 09.02.14
- Acoustic Barrier Treatment Elevations (Ref: MF-0018 Rev A) 09.02.14
- Acoustic Barrier Treatment Warehouse 2 (Ref: MF-0019 Rev A) 09.02.14

9) Plans showing the proposed treatment of all openings:

As above

10) Comments on why it is not proposed to restrict hours:

Opening Hours: It is not proposed to restrict opening hours for two reasons:

- Allow for breakfast conferencing events which could be starting as early as 6am;
- Allow for regulated entertainment such as screenings of events that occur in other time zones. These events would not require a license for sale of alcohol. This would accord with the premises license.

11) The management of visitors in the event of the capacity of the internal queue area being exceeded:

Please refer to:

Health and Safety Event Management Plan (submitted 16th December 2014).

Yours Sincerely



Bill Addy - Director

The Depot Management Company Limited