

05 December 2022

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
PO Box 532
M60 2LA

Dear Angela

**Mayfield, Construction Compound
Section 96A (Non-Material Amendment) Application to Planning Permission Reference 126672/FO/2020**

Please find enclosed an application submitted by the applicant, Mayfield Development (General Partner) Ltd. for a non-material amendment to Planning Permission ref. 126672/FO/2020 in accordance with Section 96A of the Town and Country Planning Act 1990.

This application is submitted to amend condition 4, 8, 10a and 12 attached to 126672/FO/2020, which relates to the temporary conversion of a scrap yard and light industrial and distribution units for use as a construction compound to facilitate the construction of Mayfield and other neighbouring infrastructure developments when they come forward.

The permission approved the following description of development:

“Erection of a temporary construction compound and logistical hub (Sui Generis) to facilitate the construction of Mayfield Phase 1 (124972/FO/2019 and 125248/FO/2019) and neighbouring infrastructure developments for a ten year period, including associated demolition of on-site structures, erection of site cabins, physical landscaping and highway works, and car and cycle parking provision for construction workers.”

The amendments proposed in this application relate to altering the condition discharge trigger point for conditions to confirm that the details of bat roosts are submitted prior to demolition works taking place.

Condition 4

Condition 4, as per permission ref. 126672/FO/2020, is worded follows:

“Notwithstanding the approved plans and documents as specified in condition 3, prior to the commencement of the development (i) construction/demolition works hours; and (ii) construction compound operation hours shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented and operate in accordance with the agreed

hours thereafter. For the avoidance of doubt these construction/demolition and operation hours may be phased, if necessary.”

Via s96A of the Town and Country Planning Act, it is proposed that condition 4 be amended to read:

*Notwithstanding the approved plans and documents as specified in condition 3, prior to the **operation** of the development (i) construction/demolition works hours; and (ii) construction compound operation hours shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented and operate in accordance with the agreed hours thereafter. For the avoidance of doubt these construction/demolition and operation hours may be phased, if necessary”*

This will allow for the details to be agreed prior to operation of the construction compound, rather than commencement of delivering the compound.

Condition 8

Condition 8, as per permission ref. 126672/FO/2020, is worded follows:

“Notwithstanding the approved plans and documents as specified in condition 3, prior to commencement of the development mitigation measures to safeguard local air quality from activity at the compound shall be submitted to and approved in writing by the City Council as local planning authority. Any agreed mitigation measures shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.”

Via s96A of the Town and Country Planning Act, it is proposed that condition 8 be amended to read:

*“Notwithstanding the approved plans and documents as specified in condition 3, **prior to operation of each phase of the development**, mitigation measures to safeguard local air quality from activity at the compound shall be submitted to and approved in writing by the City Council as local planning authority. Any agreed mitigation measures shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation”*

This will allow for the details to be agreed prior to operation of the construction compound and in relation to each phase.

Condition 10a

Condition 10a, as per permission ref. 126672/FO/2020, is worded follows:

“Prior to any site set up or demolition in each phase, a method statement detailing precautionary measures for roosting bats in relation to that phase shall be submitted to and approved in writing by the City Council as Local Planning Authority. The agreed method statement shall be adhered to and implemented in full thereafter.”

Via s96A of the Town and Country Planning Act, it is proposed that condition 10a be amended to read:

*“Prior to any site set up or demolition **in each relevant phase**, a method statement detailing precautionary measures for roosting bats in relation to that phase shall be submitted to and approved in writing by the City Council as Local Planning Authority. The agreed method statement shall be adhered to and implemented in full thereafter.”*

This will allow for the details to be agreed in relation to each phase.

Condition 12

Condition 12, as per permission ref. 126672/FO/2020, is worded follows:

"Prior to commencement of the development a S247 agreement should be agreed via the MCC Statutory Approvals Team and at the developer's expense. In addition parking restrictions will need to be promoted through traffic regulation order via S278 agreement with this team.."

Via s96A of the Town and Country Planning Act, it is proposed that condition 12 be amended to read:

*"Prior to **operation** of the development a S247 agreement should be agreed via the MCC Statutory Approvals Team and at the developer's expense. In addition parking restrictions will need to be promoted through traffic regulation order via S278 agreement with this team"*

This will allow for the details to be agreed prior to operation of the construction compound and in relation to each phase.

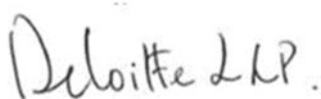
Summary of Application

In addition to this cover letter, the application submission comprises the completed Application Forms and Certificates and a Site Location Plan to identify the Site. The application fee to Manchester City Council for £234 has been provided via the Planning Portal (£234).

Based on the information submitted, we seek your formal agreement that the proposed amendments to wording of Conditions 1 attached to 126672/FO/2020 are acceptable and can be dealt with as a non-material amendment.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact me or my colleague Michael Percival (0161 455 6672 / mipercival@deloitte.co.uk).

Yours sincerely



Deloitte LLP