

19 August 2022

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

Dear Angela

Mayfield, Phase 1: Section 96A (Non-Material Amendment) Application to Planning Permission Reference 132255/JO/2021

Please find enclosed an application submitted by the applicant, Mayfield Development (General Partner) Ltd. for a non-material amendment to Planning Permission ref. 132255/JO/2021 in accordance with Section 96A of the Town and Country Planning Act 1990.

This application is submitted in order to amend the wording of Conditions 25 and 78 attached to 132255/JO/2021. The wording amendments relate to altering the trigger point for the submission of a sustainability strategy prior to the building plots commencing, and to reflect the agreed lighting details set out on the decision notice. This has been discussed and agreed in advance of submission with the Local Planning Authority.

Proposed Non-Material Amendments

Condition 25 – Sustainability Strategy

Condition 25, as per permission ref. 132255/JO/2021, is worded follows:

“Prior to first occupation a Sustainability Strategy shall be submitted and agreed in writing by Manchester City Council. This will detail how Mayfield will maximise the social, environmental and economic benefits for the City of Manchester, with reference to the Phase 1 Sustainability Statement (Application 1) 27 September 2019 as a reference document. This will include a reporting mechanism back to the City Council. The strategy should also consider how Mayfield can:

- *Remove health inequalities and enable more healthy lifestyles;*
- *Align with the Play Strategy with Manchester Joint Health & Wellbeing Strategy; and*

- *Local Labour or Recruitment Plan which outlines the immediate and future staffing of the approved end use”*

Via s96A of the Town and Country Planning Act, it is proposed that Condition 25 be amended to read as follows:

Prior to commencement of either (a) the multi-storey car park (Plot N) or (b) the Office Building (Plot O) identified in Condition 3 (phasing), a Sustainability Strategy shall be submitted and agreed in writing by Manchester City Council. This will detail how Mayfield will maximise the social, environmental and economic benefits for the City of Manchester, with reference to the Phase 1 Sustainability Statement (Application 1) 27 September 2019 as a reference document. This will include a reporting mechanism back to the City Council. The strategy should also consider how Mayfield can:

- *Remove health inequalities and enable more healthy lifestyles;*
- *Align with the Play Strategy with Manchester Joint Health & Wellbeing Strategy; and*
- *Local Labour or Recruitment Plan which outlines the immediate and future staffing of the approved end use”*

Condition 78 – Lighting Details

Condition 78, as per permission ref. 132255/JO/2021, is currently worded follows:

Prior to any Phase H (as detailed in condition 3 above) commencing a lighting design strategy for external lighting shall be submitted to and approved in writing by the LPA. The strategy shall:

(a) show how and where street lighting will be installed and through appropriate lighting contour plans demonstrated clearly that any impacts on the River Medlock for bats is negligible; and

(b) Specify frequency and duration of use.

All external lighting shall be installed and operated in accordance with agreed specifications and locations set out in the strategy

Via s96A of the Town and Country Planning Act, it is proposed that Condition 78 be amended to read as follows:

“All external lighting shall be installed and operated as part of Phase H in accordance with agreed specifications and locations set out in MAY101-WSL-EXT-FRA-DC-7000-0001, MAY101-WSL-EXT-FRA-DC-7000-0003, MAY101-WSL-EXT-FRA-DC-7060-0001 and MAY101-WSL-EXT-FRA-DC-7060-0002. All external lighting shall be installed and operated in accordance with agreed specifications and locations set out in the approved strategy.”

This ensures that the condition wording for Condition 78 is consistent with the approved details for Phases F, H and I as set out in Conditions 73, 80, and 84, which have confirmed approval of lighting details.

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 (PP-11490118).

On the basis of the information submitted, we seek your formal agreement that the proposed amendments to wording of conditions 25 and 78 attached to 132255/JO/2021 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

Mark Underwood
Deloitte LLP