



Planning

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Date: 25 August 2022

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 134743/NMC/2022

Description: Non Material Amendment application to amend wording of Conditions 25 (sustainability strategy) and 78 (lighting) attached to application ref no 132255/JO/2021 to confirm agreed details and amend trigger point for submission of details

Location: Mayfield , Baring Street, Manchester

I refer to your application for a non-material amendment to planning permission reference 132255/JO/2021.

Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

Reason 2: The re-wording of conditions 25 and 78 is acceptable for the following reasons:

Condition 25 : The original condition was worded on the basis that the buildings would be delivered simultaneously with the 1st phases of the Park the amendments relate to altering the trigger point for the submission of a sustainability strategy prior to the building plots commencing at which point more details of this will have been finalised.

Condition 78: The decision notice issued for 132255/JO/2021 approves lighting details for conditions 73, 80, and 84 but condition 78 was omitted and approved details should also have been included.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 132255/JO/2021. These documents should be read in

conjunction with one another. Therefore, the conditions previously applied to approval 132255/JO/2021 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

25) 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

Reason: Pursuant to Core Strategy Policies SP1, DM1, CC1, CC8, CC10, EN1, EN4, EN6, EN8 and EC1

78) 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.

Reason

In the interests of the protection of bat roosts and associated foraging and commuting areas pursuant Section 15 of the National Planning Policy Framework and pursuant to Core Strategy policies EN15 and SP1

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing