

Protecting theatres for everyone



Ref.: TC

15 July 2019

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Application: 123728/FO/2019

Site: Mayfield Depot And Temperance Street Arches Fairfield Street Manchester M1 2QF

Proposal: Temporary change of use for a 5 year period for the Mayfield Depot from Use Class B8 to Sui Generis Use Class, comprising theatre, music, dance, performance-related activities (Sui Generis), cinema and conferencing (Use Class D2), food and drink festivals including external food and drink operators (Use Class A3 and A4), art exhibitions and markets (Use Class A1/D2), marketing suites and offices (Use Class B1), with associated demolition, external alterations, landscaping, servicing and access.

Remit:

The Theatres Trust is the national advisory public body for theatres. We were established through the Theatres Trust Act 1976 'to promote the better protection of theatres' and provide statutory planning advice on theatre buildings and theatre use in England through The Town and Country Planning (Development Management Procedure) (England) Order 2015, requiring the Trust to be consulted by local authorities on planning applications which include 'development involving any land on which there is a theatre'.

Comment:

This application has come to the attention of the Trust because it is proposing a new mixed use cultural venue.

We are supportive of this proposal, which will utilise the vacant Mayfield Depot over a five year temporary period for a range of cultural uses including small and large scale theatre, live music, immersive theatre, dance and spoken word. The space will also be used for events and as a destination for food and drink.

Mayfield Depot has been used in the past for live music and theatre on an occasional basis,

Theatres Trust

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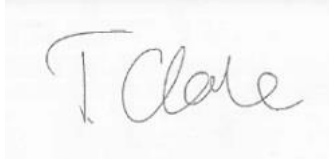
The National Advisory Public Body for Theatres

The Theatres Trust Charitable Fund co-operates with the Theatres Trust, has the same Trustees and is registered as a charity under number 274697

including as a venue for the Manchester International Festival. Although no detailed floorplans are provided, this is reflective of the versatility of the space and that it will not function as a permanent/formal venue. The applicant has nonetheless submitted information outlining how the venue will be managed, and has indicated that it will be run and operated by reputable organisations including the City Council. We would concur with the applicant that the site is appropriate for this type of use, with cultural uses also promoted within the Mayfield Strategic Regeneration Framework (2018).

In conclusion we consider this space will add further diversity to Manchester's cultural offer, while bringing a prominent site back to positive use pending a longer-term outcome. We therefore **recommend the granting of planning permission.**

Please contact us should you wish to discuss these comments in more detail.

A handwritten signature in black ink that reads "T Clarke". The signature is written in a cursive style with a large, prominent 'T'.

Tom Clarke MRTPI
National Planning Adviser