

31 March 2021

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

Deloitte LLP
2 New Street Square
London
EC4A 3BZ

Phone: +44 (0)20 7936 3000
Fax: +44 (0)20 7583 1198
www.deloitterealestate.co.uk

Direct phone: 02073034089
maunderwood@deloitte.co.uk

Dear Angela

Mayfield Phase 1 – Application for Discharge of Conditions 67, 71a, 72, 73, 74 (parts a-i), 77a, 79 (parts a-i), 82a, 83 (parts a-i) attached to Planning Permission Ref: 124972/FO/2019

Please find enclosed an application for the discharge of Conditions 67, 71a, 72, 73, 74 (parts a-i), 77a, 79 (parts a-i), 82a, 83 (parts a-i) attached to Planning Permission ref: 124972/FO/2019, relating to Phase 1 of the Mayfield development in Manchester City Centre. The applicant is Mayfield Development (General Partner) Ltd.

For completeness, the description of development for Planning Permission ref 124972/FO/2019 is:

‘Phased creation of circa 2.4 ha (6 acres) of public park, including hard and soft landscaping and new bridges across the River Medlock; erection of 9 storey office development above basement with mezzanine and plant level (Class B1) with ground floor Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and Restaurant), A4 (Drinking Establishment) B1 (Office) uses, rooftop amenity spaces and terrace levels, associated public realm and riverside walkway; erection of 11 storey Multi-Storey Car Park to provide 581 car parking spaces with associated landscaping; highways and infrastructure works including the creation of new junction from London Road to provide access to the multi-storey car park (MSCP) (Use Class Sui Generis); works to Baring Street, stopping up of Bond Street and Nether Street (alongside associated Traffic Regulation Orders to manage unrestricted parking to Buxton Street, Berry Street and Travis Street (to be delivered and implemented prior to the MSCP becoming operational)) alongside enabling works comprising phased demolition and site clearance, earthworks including re-profiling and construction of retaining walls for the land bounded by the Mancunian Way to the south, Mayfield Depot to the north, Baring Street to the west and Hoyle Street to the east’.

The condition discharge information submitted relates primarily to the park and public realm areas, including details plans of hard and soft landscaping, furniture, management and maintenance, temporary areas and lighting, amongst other details as set out in this letter.

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Condition Discharge

This section sets out the relevant conditions and documents that are submitted in support of the application for full discharge of conditions 67, 71a, 72, 73, 74 (parts a-i), 77a, 79 (parts a-i), 82a, 83 (parts a-i) attached to Planning Permission ref: 124972/FO/2019, which provides detailed design information in relation to the construction and management of the proposed park (Phases F, H and I).

Condition 74, 79 and 83 (parts a-i): – Full Landscaping Details for Phases F, H and I

The wording of Conditions 74, 79 and 83 is duplicated to cover each three phases of work for the park is set out below, which is now to be brought forward as a single phase.

A summary of the information submitted against each part of the condition is also provided for completeness below and reference should be made to the document 0345-SEW-ZZ-ZZ-SH-L-PL1100 for full details requested by these conditions:

“Prior to the commencement of Phase F as detailed on condition 3 a programme for submission of final details of the public realm works and highway works as shown in dwgs numbered 0345-SEW-ZZ-00-DR-L-007103 Rev P00, 0345-SEW-ZZ-00-DR-L-007104 Rev P00, 0345-SEW-ZZ-00-DR-L-007105 Rev P00, 0345-SEW-ZZ-00-DR-L-007402, 0345-SEW-ZZ-00-DR-L-007111 and 0345-SEW-ZZ-00-DR-L-007110 shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted.

- (a) Details of all hard landscaping (to include use of natural stone or other high-quality materials) which demonstrably and fully considers and promote inclusive access (including older and disabled people);

Hard Materials

In terms of hard materials, the industrial past has shaped the look and feel of Mayfield. The site's existing materials palette are a mix of the restrained and unfussy, and typical of industrial detailing, with simplicity, functionality and robustness being the key design considerations of industrial design.

The design approach for the new Mayfield Park is therefore is to capture Mayfield's spirit through the choice of materials already associated with Mayfield - clay, concrete, and stone, set off with simple detailing. This will be balanced by a more natural approach to planting celebrating the wildness of the Park and its association with nature.

- (b) Details of all soft landscaping works (excluding tree planting) with species choice to be agreed in consultation with Greater Manchester Ecology Unit. The proposed choice of planting shall be informed through input from a qualified ecologist and horticulturalist to ensure that the planting is suitable for its proposed microclimate (including the impact of the massing, height and materials on adjacent buildings) and ground conditions and evidence that species choice will create seasonal interest and be adaptable to disease and future climate change scenarios;
- (c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on-going maintenance; The proposed choice of planting shall be informed through input from a qualified ecologist and arboriculturist to ensure that the planting is suitable for its proposed microclimate (including the impact of the massing, height and materials on adjacent buildings) and ground conditions and

evidence that species choice will create seasonal interest and be adaptable to disease and future climate change scenarios;

Soft Landscaping

The Design Team are proposing 'designed ecology', where art and science creates richly vegetated and floral landscapes that boost ecosystem services and seasonal interest, this will include resilient plant species, sustainable drainage systems and accommodating future floods.

The soft landscape proposals have gone through a series of iterations during the design development stages, and have been commented on by Greater Manchester Ecology Unit (GMEU), ecologists within the Design Team from Buro Happold and in terms of soil specification from Tim O'Hare Associates.

Planting schedules for trees and general soft landscaping is provided in 0345-SEW-ZZ-ZZ-SH-L-PL1003 and PL1007 respectively included with this submission.

- (d) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, bat boxes and brick, bird boxes to include input from a qualified ecologist and any necessary monitoring to be agreed in consultation with Greater Manchester Ecology Unit which demonstrates achievement of the Recommendations and Targets set out within Buro Happold's Mayfield Ecology Strategy with Biodiversity Net Gain calculations - Phase 1 Dated 26 September 2019;

Biodiversity Enhancements

The river corridor has been enhanced by increasing the amount of open river by removing the Baring Street culvert. Several walls are proposed to be removed to be replaced by bio-engineered backs with native vegetation mixes to enhance the character of the river and provide a soft, more naturalised edge.

The large wildscape area will be lowered from existing levels and will provide a flood area in times of high-water levels. Planting here is native-dominant with some non-natives for colour interest outside of UK native plant flowering season. Plants have been chosen that should survive infrequent inundation in flood events.

The soft landscaping design has incorporated several areas of native species-rich grassland which include an abundance of forbs which are considered to provide a variety of nectar opportunities for native invertebrate species. Additionally, some of the ornamental, non-native species within the park are recognised by the Royal Horticultural Society as being 'Plants for Pollinators', and so are considered to provide some benefit to native invertebrates also.

Habitat features within the wildscape area including log piles, sunken hibernacula and open scrapes are considered to offer resting and hibernating habitat opportunities. Additionally, the shrubs planted across the site should provide sheltering opportunities, particularly as they mature.

Artificial nest boxes suitable for wagtails and dippers are proposed on the retained north facing river walls, with some incorporated beneath foot bridges to provide a variety of nesting habitat choices. Kingfisher nest boxes have also been incorporated into the proposed gabion retaining wall adjacent to the river on the eastern extent. Two boxes have been placed to allow for multiple broods in a year.

Additionally, kingfisher posts have been added adjacent to the river where it flows more slowly and is typically deeper. These are intended to support kingfishers whilst adjacent vegetation, such as trees, mature and more branches over the water course become available overtime.

A bat licence has been obtained from Natural England for the demolition of the Baring Street culvert which was identified to contain a bat roost. Replacement roosting habitat will be provided in the form of Norfolk bat bricks incorporated into the repaired facing of the river wall in two locations across the river. In addition, where possible, gaps within the underside of the retained section of culvert will be left where safe to do so.

Boxes suitable for black redstart are incorporated across the site, as detailed within the bird nesting strategy. Features incorporated in the soft landscaping of the park are considered to provide habitat mosaics that can support black redstart foraging.

As outlined within the Bird Nesting Strategy (Buro Happold, 2021) produced to support the discharge of Condition 72, the habitat features incorporated into the park design include several different types of bird boxes which will support generalist birds. Those suited to supported larger and smaller urban adapted bird species that are considered likely to be found within an urban park environment have been included.

- (e) Location and design of all street furniture including seating, lighting, bins, bollards, handrails, recycling bins, play and exercise equipment, boundary treatments, planters and cycle parking provision: also include features which fully consider and promote inclusive access;

Street Furniture

The street furniture within the park will reflect Mayfield's industrial past and apply a simple palette of materials. Materials for the furniture will be a mix of concrete and stone supplemented using timber and steel to complement the hard landscaping materials.

The strategy for the street furniture is to provide a variety of seating opportunities for groups and individuals across the park, from standalone benches to integrated benches as part of low walls. Smaller seating will be found along the quieter secondary routes whilst larger, integrated seating will form part of the main focal areas of the park, such as the seating steps facing onto the Mayfield Lawn. Other furniture within the Park such as litter, recycling and dog bins, bollards and water fountains will be evenly distributed throughout the Park.

- (f) Lighting around the site;

Lighting

Lighting proposals should provide good visual guidance, support visibility for pedestrians and be part of the wider site security, which is combined with both CCTV and park staff to create a safe environment.

Lighting details are provided on a series of plans prepared by Studio Fractal (ref. 4292_05_001-019 and document 4292_SP_001) and the lux levels have been reviewed Buro Happold ecologists to ensure there is no conflict with the proposed enhancements of the site in that regard. The proposals utilise both bollards and column lighting to adhere to the varied lighting strategy.

- (g) Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people to include details of: designated routes for pedestrians; cyclists and vehicles; management of cyclists; kerb edges; crossing and controlled crossing design and location; location of drop kerbs (including level areas between grass and hardstanding); location of rumble strips; location of raised crossings; design and location of any pop up power supplies; location of on-site vehicle parking and drop off points; management of motor cycle parking; provision of clear routes to ensure unrestricted access for all;

Inclusive Access

Mayfield Park should be used and accessed by all members of the local community as well as workers and residents in adjacent plot developments. The public and highway spaces should support the movement of pedestrians and cyclists whilst minimising the impacts of motorised vehicles.

A key design criterion is that the Park should be Inclusive and be able to be used safely, easily and with dignity by all regardless of disability, age, gender, culture or ethnicity. The Park is intended to create inclusive spaces for all age groups and people whether this is through inclusive level access points, play, access to nature, by removing barriers and by being realistic, offering more than one solution to help balance everyone's needs.

The supporting document prepared by SEW sets out how inclusive access has been considered and promoted, and specifically how design for inclusive access can be achieved in general areas within the Park and in the play area. It also describes designated routes for pedestrians and cyclists, and how pedestrian and cycle movement will be managed. Location of pop up power supplies are also included within the pack of information.

- (h) Details of temporary landscaping and boundaries to adjacent plots in line with the phasing within Temporary Treatment Plans within section 6.12 of the Masterplan Design and Access Statement by Studio Egret West.

Temporary Boundary Treatments

The development of the different phases of this Application will require temporary boundary and area treatments. Drawing references 0345-SEW-ZZ-ZZ-00-DR-L-PL7102 and PL7108 illustrate the location of temporary boundaries and the areas where temporary finishes are required. All areas in use outside the Application boundary will be accessed via existing entrances, public roads and pathways.

- (i) The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including Age-Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

DFA2 and Age-Friendly Public Realm

The design of Mayfield Park has put the consideration of Inclusive Access for all age groups and for those with a wide range of disabilities as a key design parameter. All areas of paving, whatever its function, has been designed to requirements of Manchester City Council's Design for Access (DFA) 2

guidance and the latest good practice guidance of BS 8300-1:2018 'Design of an accessible and inclusive built environment' Part 1: External environment – Code of practice.

Full details are included within the supporting document prepared by SEW (Ref.0345-SEW-ZZ-ZZ-SH-L-PL1100), which sets out measures taken to create step free access and highly accessible standards of public realm in line with DFA2.

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Full and comprehensive details in relation to each part of the above conditions are provided by SEW Condition Discharge Document, which also provides a direct response to further consultation inputs received during the design development process relating to specific topic areas. If any tree or shrub dies or is seriously compromised within 5 years of being planted, a replacement will be provided.

Condition 67 – Landscaping and Ecological Management Plan

Further to information set out above relating to Conditions 74, 79 and 83 (parts a-i), Condition 67 requires the submission of an ecological and landscaping management plan in line with the proposed park design with the following wording:

“Prior to commencement of Phase F (as detailed in condition 3 above) a landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to, and approved in writing by, the local planning authority. The landscape and ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The scheme shall include the following elements:-

- details of maintenance regimes details of new grassland and woodland habitats created in riparian park, including planting schedules.
- details of treatment of restored River Medlock channel and corridor.
- details of management responsibilities.”

In order to provide the details required by Condition 67 relating to ecological management, full details of landscape and ecological management are contained within the supporting document prepared by SEW (Ref.0345-SEW-ZZ-ZZ-SH-L-PL1100, p.67-77).

This covers tree, shrub, grassland and river vegetation maintenance, as well as hard landscaping and street furniture maintenance. The details of bird nesting proposed across the site, including maintenance of relevant habitats, are provided as part of Condition 72 attached to this planning permission as set out later in this letter.

The strategy confirms that this will be managed on an ongoing basis by both the landscaping contractor and the estate management company for the park for the next 5 years. After this point, the estate management company will undertake the work.

Condition 71a, 77a, and 82a: Circularity of Materials – Phase F, H and I

Conditions 71a, 77a and 82a, which requires details of the circularity of materials proposed, is worded as follows:

“Prior to commencement of Phase H (as detailed in condition 3 above) a Strategy for the how the circularity in all features of material sourcing, design, construction and stewardship will be secured and monitored shall be submitted to an approved in writing by the City Council as Local Planning Authority, with reference to the Phase 1 Sustainability Statement (Application 1) 27 September 2019.”

As set out in the supporting document prepared by SEW (Ref.0345-SEW-ZZ-ZZ-SH-L-PL1100) the sustainability and circularity credentials of each hard landscaping material and street furniture have been provided.

In summary, the clay, concrete, self- and resin-bound gravel hard landscaping materials are durable, all locally sourced where possible, use recycled aggregates as a composite material, and can be recycled or reused in the future. Furniture provided by STREETLIFE have a strong track record of manufacturing sustainable street furniture sourced from managed forest and recycled sources.

In the future, the selection of building materials will be assessed and reported upon, along with all other features of Mayfield, to provide a comprehensive summary of the embodied carbon and sustainability credentials for the project.

Condition 72 – Bird Nesting Strategy

Condition 72, which requires information to be submitted in relation to nesting birds on site, is worded as follows:

“Prior to commencement of Phase F (as detailed in condition 3 above) a bird nesting strategy for the entire site shall be submitted to and approved in writing by the City Council as Local Planning Authority. This shall include:

- a) Target species to include but not restricted to kingfisher, dipper, grey wagtail, sand martin, black redstart and birds typical of urban environments;
- b) A range of nest box designs and locations; and
- c) A five year monitoring plan to be supplied to the LPA. The agreed Strategy and Monitoring Plan shall be adhered to and implemented in full.”

To satisfy the requirements of this planning condition, please find enclosed a Bird Nesting Strategy (dated 30 March 2020) prepared by Buro Happold. This includes details of all target species that are proposed to be delivered as part of the park, including dipper, wagtail, black redstart, kingfisher, blue tits, coal tits, house sparrows, black birds, robins and wrens, amongst others. The range of nest designs is set out in this document and a plan is appended to the note setting out the location of all bird boxes and habitats

proposed. The monitoring plan to ensure the successful take up of habitats is provided as part of the note, which suggests surveys at specific times of year and types of weather and staggering these to allow for a robust monitoring process.

Condition 73 – Lighting Strategy

Condition 73 is worded as follows:

“Prior to any Phase F (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”

Full details of all lighting installations are provided on Studio Fractal plans (Ref.: 4292_05_001 to 019), with supporting lighting calculations provided in document reference 4266_09_001 and all proposed specifications contained in document reference 4292_SP_001. This includes frequency and duration of use and lighting calculations in line with ecologist guidance for bats.

Application Submission

To allow Manchester City Council to support the full discharge of Planning Conditions 74, 79 and 83 (parts a-i), 67, 72, and 73 and partial discharge of conditions 71a, 77a and 82a of Planning Permission Reference 124972/FO/2019, please find enclosed the following information:

Condition Number	Subject	Full or Partial Discharge	Information submitted
74, 79 and 83 (parts a-i)	Full hard and soft landscaping details for Phases F, H and I, with lighting, ecological enhancements and street furniture	Full	General Arrangement Plans: SEW-ZZ-00-DR-L-PL7102 Rev P04 (Site Overall GA Plan); SEW-ZZ-00-DR-L-PL7103 Rev P01 (Hard Landscape GA); SEW-ZZ-00-DR-L-PL7105 Rev P01 (Street Furniture GA); SEW-ZZ-00-DR-L-PL7108 Rev P01 (Temporary Works & Retained Worthwhile Uses GA); SEW-ZZ-00-DR-L-PL7109 Rev P00 (Pedestrian, Cycle & Vehicle Route GA); SEW-ZZ-00-DR-L-PL7110 Rev P04 (Detailed Plan - Gatehouse Entrance & The Poulton); SEW-ZZ-00-DR-L-PL7111 Rev P00 (Detailed Plan - May'Field' Lawn Space); SEW-ZZ-00-DR-L-PL7112 Rev P04 (Detailed Plan - Wildscape Area); SEW-ZZ-00-DR-L-PL7113 Rev P04 (Detailed Plan - Play Yard); SEW-ZZ-00-DR-L-PL7114 Rev P01 (Play Yard Equipment GA); SEW-ZZ-00-DR-L-PL7116 Rev P01 (Boundaries & Edge Protection GA); SEW-ZZ-00-DR-L-PL7118 Rev P00 (Pop-Up socket locations); SEW-ZZ-00-DR-L-PL7119 Rev P00 (Tree Species GA); SEW-ZZ-00-DR-L-

Condition Number	Subject	Full or Partial Discharge	Information submitted
			PL7121 Rev P00 (Pre Planted River Corridor GA); SEW-ZZ-00-DR-L-PL7122 P00 (Pre Planted Wildflower GA); SEW-ZZ-00-DR-L-PL7123 P00 (Planting Character Type GA); SEW-ZZ-00-DR-L-PL7125 P00 (Habitat Creation GA); SEW-ZZ-00-DR-L-PL7126 P00 (Mayfield Lawn Type GA) Hard Landscape Details: SEW-ZZ-00-DR-L-PL3208 Rev P00 (Typical Step Detail Landscape Details). Soft Landscape Details: SEW-ZZ-00-DR-L-PL3701 Rev P01 (Typical Tree Pit - +80cm girth); SEW-ZZ-00-DR-L-PL3702 Rev P01 (Typical Tree Pit - 40-50cm girth); SEW-ZZ-00-DR-L-PL3703 Rev P01 (Typical Tree Pit - <30cm girth); SEW-ZZ-00-DR-L-PL3704 Rev P01 (Typical Tree Pit - Small Tree Furniture, Fittings & Equipment) Furniture: SEW-ZZ-00-DR-L-PL3601 Rev P00 (Typical Seating Plinth Details - Design Intent Boundaries & Edge Protection). Boundaries and edge protection: SEW-ZZ-00-DR-L-PL3501 Rev P00 (Typical Edge Protection Elevations - Design Intent (Sheet 1 of 2)); SEW-ZZ-00-DR-L-PL3502 Rev P00 (Typical Edge Protection Elevations - Design Intent (Sheet 2 of 2)); SEW-ZZ-00-DR-L-PL3503 Rev P00 (Typical Edge Protection Detail - Design Intent); SEW-ZZ-00-DR-L-PL3504 Rev P00 (Maintenance Gates Planting Plans) Detailed Plantings Plan (all Rev P00): SEW-ZZ-00-DR-L-PL7151 Detailed Planting Plan - Sheet 01 SEW-ZZ-00-DR-L-PL7152 Detailed Planting Plan - Sheet 02 SEW-ZZ-00-DR-L-PL7153 Detailed Planting Plan - Sheet 03 SEW-ZZ-00-DR-L-PL7154 Detailed Planting Plan - Sheet 04 SEW-ZZ-00-DR-L-PL7155 Detailed Planting Plan - Sheet 05 SEW-ZZ-00-DR-L-PL7156 Detailed Planting Plan - Sheet 06 SEW-ZZ-00-DR-L-PL7157 Detailed Planting Plan - Sheet 07 SEW-ZZ-00-DR-L-PL7158 Detailed Planting Plan - Sheet 08 SEW-ZZ-00-DR-L-PL7159 Detailed Planting Plan - Sheet 09 SEW-ZZ-00-DR-L-PL7160 Detailed Planting Plan - Sheet 10 SEW-ZZ-00-DR-L-PL7161 Detailed Planting Plan - Sheet 11 Jetties & Raised Walkway (all Rev P00): SEW-ZZ-ZZ-DR-L-PL3401 (Boardwalk and Jetties - Design Intent (Sheet 1 of 2)); SEW-ZZ-ZZ-DR-L-PL3402 (Boardwalk and Jetties - Design Intent (Sheet 2 of 2)); SEW-ZZ-ZZ-DR-L-PL3403

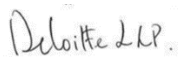
Condition Number	Subject	Full or Partial Discharge	Information submitted
			(Culvert Bridge - Design Intent (Sheet 1 of 2)) SEW-ZZ-ZZ-DR-L-PL3404 (Culvert Bridge - Design Intent (Sheet 2 of 2)); SEW-ZZ-ZZ-DR-L-PL3405 (Steel Bridge - Design Intent); SEW-ZZ-ZZ-DR-L-PL3406 (Northern Bridge - Design Intent (Sheet 1 of 2)); SEW-ZZ-ZZ-DR-L-PL3407 (Northern Bridge - Design Intent (Sheet 2 of 2)); SEW-ZZ-ZZ-DR-L-PL3410 (Jetty 01 - Design Intent); SEW-ZZ-ZZ-DR-L-PL3411 (Jetty 02 - Design Intent Elevations). Elevations (all Rev P00): SEW-ZZ-00-DR-L-PL7301 (Hoyle Street Gate and Boundary Treatment Elevation - Design Intent); SEW-ZZ-00-DR-L-PL7302 (Maintenance Yard Gate and Boundary Treatment Elevation - Design Intent); SEW-ZZ-00-DR-L-PL7303 Baring Street Gate and Boundary Treatment Elevation - Design Intent. Schedules and specifications: SEW-ZZ-ZZ-SH-L-PL1100 Planning condition discharge document; SEW-ZZ-ZZ-SH-L-PL1003 Tree Planting Schedule; SEW-ZZ-ZZ-SH-L-PL1007 Planting Schedule.
71a, 77a and 82a	Circularity Strategy	Partial	SEW-ZZ-ZZ-SH-L-PL1100 Planning condition discharge document as set out under each relevant section.
67	Landscaping and Ecological Enhancements Plan	Full	SEW-ZZ-ZZ-SH-L-PL1100 Planning condition discharge document pages 67 – 77.
72	Bird Nesting Strategy	Full	Buro Happold Bird Nesting Strategy dated 30 March 2021.
73	Lighting Strategy	Full	Studio Fractal information: Lighting calculations 4266_09_001; Lighting GA plans 4292_05_001 and 002; Bridge and bench lighting details 4292_05_003 to 012; Bollards and Column Lighting 4292_05_013 to 019; Lighting control brief 4292_CS_001; Lighting Load Schedules 4292_LS_001; and Detailed Lighting Specification Document 4292_SP-001.

In addition to the supporting information set out in this letter, a Condition Discharge Application Form has been submitted via the Planning Portal to formalise this Application (PP-09685631). Based on the information provided, these conditions merit discharge by Manchester City Council.

A fee has been paid to Manchester City Council for £116.00, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We trust you will find this application in order and we look forward to receiving written confirmation of its registration.

If you require any further details please do not hesitate to contact myself or my colleague Michael Percival on 0161 455 6672 (mipercival@deloitte.co.uk).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP".

For Deloitte LLP