

25 June 2025

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Planning Department
Manchester City Council
Town Hall
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Dear Angela

Mayfield, The Republic (Plot M), Manchester – Application for Partial Discharge of Conditions 3 and 30 attached to Planning Permission 141645/JO/2024.

Please find enclosed an application for the partial discharge of Conditions 3 and 30 attached to Planning Permission ref. 141645/JO/2024. The application relates to The Republic development within the Mayfield neighbourhood and the applicant is Mayfield Republic Ltd.

Background

Planning permission (ref. 125248/FO/2019) was granted on Site on 14 February 2020, for:

“Erection of 13 storey building (including ground and mezzanine) comprising office space (Use Class B1) above flexible uses at ground and mezzanine levels (Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and Restaurant), A4 (Drinking Establishment) /D1 (Art Gallery, Museum and Conference & Training Centre)/D2 (Cinema)/ Theatre (Sui Generis)) with rooftop amenity spaces and external terrace levels, internal ancillary storage spaces for waste, cycles, rooftop plant, back of house functions and associated landscaping works.”

The Planning Permission has since been amended via the following consents:

Application Reference	Description	Status
134907/NMC/2022	Non material amendment application to amend the wording to conditions 3a (Schedule of Building Materials), 13 (Circular Economy Statement), 14 (Local Benefit Strategy), 17 (Acoustic Insulation), and 30 (Landscaping	Approved 13 January 2023

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	Material Schedule), 34 (Noise External Areas) and 36 (Management of A3/4) attached to application ref no 125248/FO/2019 Non material amendment of conditions 10 and 23 attached to application ref no 125248/FO/2019 as amended by application ref no 134907/NMC/2022 to amend trigger point for submission of details for conditions 10 (Suds) and 23 (Surface Water Drainage) attached to application ref no 125248/FO/2019.	
137349/JO/2023	Variation of condition 2 (approved Dwgs) attached to planning permission 125248/FO/2019 with amendments to include alterations to massing on southern elevation terrace areas, changes to external facade design and changes in entrance and internal layout and to amend the wording of conditions 3 (Materials), 4 (Contaminated Land), 5 (CMP), 6 (Archaeology), 7 (EA contamination), 8 (Piling), 10 (SUDS 1), 13 (Circular Economy Statement), 14 (Local Labour Agreement), 17 (Noise commercial), 23 (Surface Water Drainage), 30 (Landscaping), 34 (Noise External Areas), 36 (Management of Commercial units) and 38 (UXB Mitigation) to align with condition discharges for application ref no 125248/FO/2019	Approved September 15 2023
141645/JO/2024	Variation of conditions 2 (Approved Drawings), 5 (CMP), 14 (Labour Agreement) and 17 (Noise and Ventilation) of planning permission 137349/JO/2023 to allow for alterations to the massing of the approved building and update wording of discharged conditions.	Approved 25 April 2025 – operative consent

Condition Discharge

This section sets out the relevant conditions and documents that have been submitted in support of the application.

Condition 3a (Materials)

The wording of Condition 3 is as follows:

“(a) Notwithstanding the details submitted with the application, and in line with the Deloitte e-mail re Material Agreement 23-04-25, prior to the commencement of above ground works the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: Samples and specifications of all materials to be used on all external elevations and drawings to illustrate details of full sized sample panels that will be produced. The panel to be produced shall include jointing and fixing details between all component materials and any component panels, details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management. This process shall include for reviewing the extent and design of the louvred panels on each building to minimise the amount and provide an architecturally appropriate louvre in line with Deloitte's e-mail dated 11-09-23.; and

(b) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.”

This application seeks to discharge part 3a of this condition. In order to support this a Materials Schedule and Visual Mock Up Drawing has been prepared by Bowmer and Kirkland and submitted in support of this application. These documents include all the relevant information as requested within part 3a of the condition wording.

Condition 30 (Public Realm Details)

The wording of Condition 30 is as follows:

Prior to the commencement of above ground works a programmes for submission of final details of the public realm works and highway works as shown in dwg numbered 0368-SEW-ZZ-00-DR-L-001100 Rev P01 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) Final details of the any required wind mitigation measures as set out in the Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate and EIA Statement of Conformity dated June 2023;

(b) Details of all hard (to include use of natural stone or other high quality materials) landscaping including adjacent to the Mancunian Way;

(c) Details of all soft landscaping works, (excluding tree planting) with species choice to be agreed in consultation with Greater Manchester Ecology Unit;

(d) 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 arboriculturalist 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;

(e) 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 bricks and bird boxes;

(f) Location and design of all street furniture including seating, bins, bollards, handrails, recycling bins, play and exercise equipment, boundary treatments, planters and cycle parking provision: all to include features which fully consider and promote inclusive access (which includes older and disabled people);

(g) Lighting around the site;

(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; and

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 mortar cycle parking; provision of clear routes to ensure unrestricted access for all; 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.

This application seeks to partially discharge Condition 30, providing a schedule setting out implementation timeframes and details of when information shall be agreed in relation to parts a (wind mitigation), c (soft landscaping), d (planting), e (biodiversity), f (street furniture), g (lighting) and h (temporary landscaping). Full details to discharge part b of

Condition 30 including sample images, specifications and dates at which these were agreed on Site are also included in support of this application. For completeness, the below documents have been prepared by Studio Egret West and submitted in support of this application:

- 'Mayfield Phase 1a – Republic Landscape and Public Realm Schedule'
- 'Mayfield Park Example Materials'

These documents contain all information as set out above.

Summary

The below table provides a summary of documents submitted in support of this application:

Condition		Partial or Full Discharge	Documents Submitted
3a	Materials	Partial	• Mayfield Phase 1a, Republic - Materials Schedule
30	Landscaping Details	Full	• Mayfield Phase 1a – Republic Landscape and Public Realm Schedule • 'Mayfield Park Example Materials'

The application has been submitted through the Planning Portal and the reference number for this application is PP – 14105682.

A fee has been paid to Manchester City Council for £215 in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the partial discharge of Conditions 3 and 30 as outlined above.

If you require any further details, please contact my colleagues Josh Wyatt-Smith (jwyattsmith@deloitte.co.uk / 0161 455 8451) or Michael Percival (mipercival@deloitte.co.uk / 01614556672).

Deloitte LLP

Yours Sincerely

Deloitte LLP