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29 September 2025

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
PO Box 532
M602LA

Dear Angela

Mayfield, MSCP – Application for Discharge of Conditions 4, 37 and 38(a) attached to Planning Permission Ref: 137350/JO/2023

Please find enclosed an application for the discharge of Conditions 4, 37 and 38(a) attached to Planning Permission ref: 137350/JO/2023, relating to Phase 1 of the Mayfield development in Manchester City Centre. These conditions relate to the delivery of the highways works, due to commence in November 2025. The Applicant is Mayfield Development Partnership LP.

The description of development for Planning Permission Ref.: 137350/JO/2023 is:

"Variation to condition 2 (approved drawings) to make amendments to MultiStorey Car Park to include; an increase in the basement area to provide a full basement comprising circa 450 cycle parking spaces, lockers, shower facilities, introduction of commercial uses (Class E) at ground floor and basement; amendments to location of parking spaces and reduction in overall spaces from 581 spaces to 488 spaces; the provision of additional EV spaces and capacity; amendments to the external appearance (revised façade treatment to facilitate active and basement uses and alteration to the proposed structural grid and structural construction to allow for demountable modular build sitting above a concrete plinth to improve future adaptability); inclusion of Plant, PV array at roof level; inclusion of additional plant for powering, heating, cooling, and ventilating the building and EV charging spaces and revisions to the location of the security room, storage areas, servicing areas and back of house facilities and to amend conditions 43 (Plant noise) , 44 (Noise uses), 45 (Refuse), 46 (hours), 47 (Fumes), 51 (Deliveries), 61 (Amplified Music) 62 (Uses) and 63 (Management) to include these requirements for Phase C (MSCP) as a result of the new ground floor and basement uses proposed included attached to on planning permission 132255/JO/2021 (as amended by 138008/NMC/23)."

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The original permission approved the following development:

- 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. This has now been completed.

- Mayfield Park: provision of circa 2.4 ha (6 acres) of public park, including hard and soft landscaping to be delivered in phases with new bridges across the River Medlock, which has now been completed.

- Baring Street Office 1: 9 storey office development including ground, mezzanine and plant level comprising 11,142 sq. m. (GEA) including active ground floor uses (A1, A2, A3, A4 or B1), public realm and a riverside walkway. This is now governed by a separate planning permission.

- Baring Street Multi-Storey Car Park (MSCP): 10 storey MSCP including ground for 581 car parking spaces, which was amended under 137350/JO/2023; and

- Highways and Infrastructure Works: creation of a new junction from London Road with required access to the multi-storey car park, works to Baring Street, and Traffic Regulation Orders to Buxton Street, Berry Street and Travis Street, which will be delivered and implemented prior to the MSCP becoming operational.

The condition discharge information submitted by this application relates to conditions 4, 37 and 38(a) attached to 137350/JO/2023.

Condition Discharge

This section sets out the condition and documents that are submitted in support of the application for full discharge of conditions 4, 37 and 38(a) attached to Planning Permission ref: 137350/JO/2023.

<u>Condition 4 – Footpath and Highways Works</u>

Condition 4 is worded as follows:

4) Prior to the first occupation of each relevant phase of the development hereby approved, details of the following relevant footpath and highway works shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt further information submitted in relation to each phase of work, shall include the following:

(a)Detailed designs in relation to the above to including materials, layout, junction protection, carriageway widths, kerb heights, street lighting, entry treatments, signing, lining and traffic management.
(b) Details of any doors opening onto the highway or areas of public realm;
(c) Details of the relocation of 15 pay and display bays on Travis Street and the associated pay machines;
(d)A 20 mph speed limit should be introduced on the Mancunian Way Slip Road and Berry Street to ensure that the entirety of the phase 1 road network has consistent speed limits;
(e) Details of the elements of the highway that will be privatised to allow for private maintenance of high specification materials;
(f) Vehicle access control management; and
(g) Appropriate blister and corduroy tactile paving is provided at all relevant crossing/transition points. The scheme shall then be implemented in accordance with the approved details

The scheme shall then be implemented in accordance with the approved details.

The following documents have been submitted in support of this application containing the relevant information to meet the requirements of this conditions:

- 0424-SEW-ZZ-ZZ-DR-L-005300 (Prepared by SEW)
- 0424-SEW-ZZ-ZZ-SH-L-001000 (Prepared by SEW)
- 0424-SEW-ZZ-ZZ-SP-L-007000 (Prepared by SEW)
- 0424-SEW-ZZ-ZZ-SP-L-007001 (Prepared by SEW)
- 0424-SEW-ZZ-ZZ-DR-L-003001 (Prepared by SEW)
- 0424-SEW-ZZ-ZZ-DR-L-005101 (Prepared by SEW)
- 0424-SEW-ZZ-ZZ-DR-L-005200 (Prepared by SEW)
- 0042912-BHE-XX-XX-DR-C-2302 (Prepared by Buro Happold)
- 0042912-BHE-XX-XX-DR-C-2303 (Prepared by Buro Happold)
- 0042912-BHE-XX-XX-DR-C-2402 (Prepared by Buro Happold)
- 0042912-BHE-XX-XX-DR-C-2403(Prepared by Buro Happold)
- 0042912-BHE-XX-XX-DR-C-2450 (Prepared by Buro Happold)
- 0042912-BHE-XX-XX-DR-C-2502 (Prepared by Buro Happold)
- 0042912-BHE-XX-XX-DR-C-2503 (Prepared by Buro Happold)
- 0042912-BHE-XX-XX-DR-C-2102 (Prepared by Buro Happold)
- 0042912-BHE-XX-XX-DR-C-2103 (Prepared by Buro Happold)
- 0042912-BHE-XX-XX-DR-C-2202 (Prepared by Buro Happold)
- 0042912-BHE-XX-XX-DR-C-2203 (Prepared by Buro Happold)
- 0042912-BHE-XX-XX-DR-C-2801 (Prepared by Buro Happold)
- 0042912-BHE-XX-XX-DR-C-2800 (Prepared by Buro Happold)
- 0042912-BHE-XX-XX-DR-C-2850 (Prepared by Buro Happold)
- 0042912-BHE-XX-XX-DR-C-2851 (Prepared by Buro Happold)
- 210289T-MCC-MD-DR-C-1200-003 (Rev B) (Prepared By Manchester City Council Highways)

- 210289T-MCC-MD-DR-C-1200-004 (Rev B) (Prepared By Manchester City Council Highways)
- 210289T-MCC-MD-DR-C-1200-005 (Rev B) (Prepared By Manchester City Council Highways)
- 210289T-MCC-MD-DR-C-1200-006 (Rev B) (Prepared By Manchester City Council Highways)
- 210289T-MCC-MD-DR-C-1200-007 (Rev B) (Prepared By Manchester City Council Highways)
- 210289T-MCC-MD-DR-C-1200-001 (Rev B) (Prepared by Manchester City Council Highways)
- 210289T-MCC-MD-DR-C-1200-002 (Rev B) (Prepared by Manchester City Council Highways)
- Mayfield Permanent Highways – Hard Landscaping NBS - 01310-MAY-SEW-Z01-ZZ-SP-L-008000 (Prepared by SEW)
- Mayfield Permanent Highways – Soft Landscaping NBS 01310-MAY-SEW-Z01-ZZ-SP-L-008001 (Prepared by SEW)
- Mayfield Highway Works Phase 1 – MAY101-WSD-EXT-BUR-DC-7020-0201 (Prepared by Buro Happold)

Condition 37 – Construction Management Plan

Condition 37 is worded as follows:

37) Prior to the commencement of Phase D of the development (as detailed in condition 3 above) a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority which for the avoidance of doubt should include;

**Display of an emergency contact number;*
**Details of Wheel Washing;*
**Dust suppression measures;*
**Compound locations where relevant;*
**Location, removal and recycling of waste;*
**Routing strategy and swept path analysis;*
**Parking of construction vehicles and staff;*
**Sheeting over of construction vehicles;*
**Details of how measures in relation to safe working near to Metrolink will be complied with;*
**Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works;*

Development shall be carried out in accordance with the approved construction management plan.

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To support the discharge of Condition 37 a Construction Management Plan has been prepared by Eric Wright Group containing all relevant information as required within the condition wording and has been submitted as part of this application.

Condition 38(a) - Samples

Condition 38(a) is worded as follows:

38) (a) Notwithstanding the details submitted with the application, prior to the commencement of Phase D of the development (as detailed in condition 3 above) the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

> *(a) Samples and specifications of all materials to be used, a programme for the submission of these samples and a strategy for quality control management; and*
>
> *(b) The samples 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 as agreed above*

This application only seeks to discharge part (a) of this condition and part (b) of the condition will be discharged in line with the programme. The following documents have been submitted in support of this application containing the relevant information to meet the requirements of this conditions:

- Mayfield Permanent Highways – Hard Landscaping NBS - 01310-MAY-SEW-Z01-ZZ-SP-L-008000 (Prepared by SEW)
- Mayfield Permanent Highways – Soft Landscaping NBS 01310-MAY-SEW-Z01-ZZ-SP-L-008001 (Prepared by SEW)
- Construction Programme and Submission of Condition Discharge Information prepared by Eric Wright.

The Quality Control Management Strategy is indicatively set out within the NBS documents.

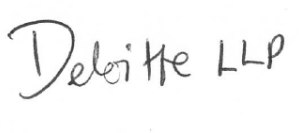
Summary

To allow Manchester City Council to support the full discharge of Planning Conditions 4, 37, 38(a) attached to Planning Permission Reference 137350/JO/2023, the information as listed above has been submitted alongside this letter. The relevant application forms submitted via the Planning Portal (PP- 14364175). Based on the information provided, these conditions merit discharge by Manchester City Council.

A fee has been paid to Manchester City Council for £298, 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 (mipercival@deloitte.co.uk) or Josh Wyatt-Smith (jwyattsmith@deloitte.co.uk).

Kind regards



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