
RE:App Ref no 141645/JO/2024 - The Republic

From Percival, Michael <mipercival@deloitte.co.uk>

Date Wed 23/04/2025 18:24

To Angela Leckie <angela.leckie@manchester.gov.uk>

 2 attachments (554 KB)

141645_JO_2024-COVERING_LETTER-2630441.pdf; Amended Condition Wording - Republic (DRAFT).docx;

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Hello Angela

Many thanks for coming back to us on the below and we appreciate you working through this with us.

On this basis, our preference would be to agree the various other changes that are proposed in this application i.e. to approved plans and conditions as set out in the application, primarily relating to massing and façade articulation.

Further to this, to assist you in preparing the decision, our suggested wording of conditions for your review and inclusion in the new decision notice is attached. This reflects our previous correspondence and proposes wording in green in line with conditions that are now discharged, or needed slight alterations to wording due to errors in the original drafting.

We note that the attached covering letter submitted with the application makes reference to agreeing the exact colour, tone and finish to the building are to be agreed prior to determination. As we have not yet concluded this, we would respectfully request that this is to be agreed through the condition discharge process of Condition 3 attached to the permission, which relates to the approval of external materials. We will be in touch in due course to discuss this further.

If you have any questions, please let me know.

Kind regards
Mikey

Michael Percival

Pronouns: he / him / his

Assistant Director | Deloitte LLP

D: 01614556672

From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: Wednesday, April 23, 2025 2:16 PM
To: Percival, Michael <mipercival@deloitte.co.uk>; Dave Roscoe <dave.roscoe@manchester.gov.uk>; Cooper, John <johcooper@deloitte.co.uk>; Henrietta Nowne (Landsec) - <Henrietta.Nowne@landsec-uandi.com>; Ben Myers (Morris&Co.) - <B.Myers@morrisand.company>
Subject: [EXT] Re: App Ref no 141645/JO/2024 - The Republic

Hi Mikey

I did just call to discuss. Thanks for the update of the documentation following the last meeting. We have reviewed this alongside the summary below and whilst we can accept that an anodised finish is not available in the proposed material tone, unfortunately we are still not wholly convinced that in Masterplanning Terms, the building needs to be a pale green or that an anodised finish would not achieve the interplay of light and shadow that the Team are seeking to deliver. In addition, notwithstanding this we are not convinced about the overall tonal / visual quality of the RAL6019 material the was presented to us previously and would like to understand what other finishes with better visual qualities could be utilised as an alternative.

Please feel free to give me a call or for yourself or John to call Dave if this needs to be explained further.

Best Wishes

Angela

Angela Leckie
Principal Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

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Tel (Internal) 34651
email angela.leckie@manchester.gov.uk
www.manchester.gov.uk

Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre -arranged meetings via Microsoft Teams

Upcoming Leave

From: Percival, Michael <mipercival@deloitte.co.uk>
Sent: 17 April 2025 09:33
To: Dave Roscoe <dave.roscoe@manchester.gov.uk>; Angela Leckie <angela.leckie@manchester.gov.uk>; Cooper, John <johcooper@deloitte.co.uk>; Henrietta Nowne (Landsec) - <Henrietta.Nowne@landsec-uandi.com>; Ben Myers (Morris&Co.) - <B.Myers@morrisand.company>
Subject: RE:App Ref no 141645/JO/2024 - The Republic

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Dear David / Angela

Many thanks for your time last week.

We have since adjusted the presentation and supplemented the key points explained with some additional narrative that we have set out in previous meetings, so that you have a comprehensive picture of the investigative work we have undertaken to date and can discuss more easily with colleagues.

In summary, we have tested the full range of colours that are set out in the detailed Mayfield taxonomy study in order to unequivocally conclude what is the best colour for this building, in line with the architectural design intent that we have maintained since submitting the original application in 2019. What should hopefully be clear from this study is that the contextualised tone of the building we are seeking to achieve is fundamentally not possible in an anodised finish, with the closest possible matches to the taxonomy study tested to confirm this.

The presentation clearly demonstrates that the colours that can be achieved in an anodised finish do not meet the required design intent for the building, and specifically in relation to the following criteria set out:

- Delicacy: Anodised finishes lack the subtlety of the proposed PPC colour.
- Lightness: The anodised options are all too heavy in tone, and do not provide the lightness required to complement the adjacent buildings.
- Response to light and shade: The reflective nature of the anodised finish limits the effectiveness of the facade design, which relies on the interplay of light and shadow.
- Context: The anodised finishes do not respond to the surrounding context in the same way that the proposed PPC colour does.
- Unique: the building needs to be distinctly Mayfield, reflecting the industrial heritage with the contrasting softness of the park's landscape, which the PPC green tone achieves.

In our view, the lighter anodic PPC green tone therefore achieves all of the necessary ambitions for the architecture of the building, is wholly complementary to the masterplan intent, compositionally work with the adjacent consented Phase 1a buildings of the Poulton and the MSCP, and have also then subsequently informed the tones proposed in Phase 1b.

This creates a varied, heterogenous series of buildings that will create a fantastic backdrop to the park and befitting of its world class status ambitious and new neighbourhood in the city.

We would be grateful if you could review and let us know whether, in this very specific case, you would be willing to allow us to deliver the building in the proposed PPC finish.

Please give me a call if you would like to discuss further and we look forward to hearing from you in due course.

Kind regards

Michael Percival

Pronouns: he / him / his

Assistant Director | Deloitte LLP

D: 01614556672

-----Original Appointment-----

From: Dave Roscoe <dave.roscoe@manchester.gov.uk>

Sent: Tuesday, March 18, 2025 11:45 AM

To: Dave Roscoe; Angela Leckie; Cooper, John; Percival, Michael; Henrietta Nowne (Landsec) -; Ben Myers (Morris&Co.) -

Subject: App Ref no 141645/JO/2024 - The Republic

When: 09 April 2025 13:15-14:00 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.
Where: Room 5010 Town Hall Extension

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