

23th January 2025

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

Dear Angela,

Mayfield, The Republic (Plot M), Manchester – Application for Discharge of Conditions 10, 13 and 23 attached to Planning Permission 141645/JO/2024.

Please find enclosed an application for the discharge of Conditions 10, 13 and 23 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.	Live application, due for determination 24 March 2025.

Planning Permission ref. 137349/JO/2023 has been implemented; however, construction has not yet commenced above ground following piling works being undertaken in January 2023.

A subsequent Variation of Condition Application to Planning Permission ref. 137349/JO/2023 was submitted to Manchester City Council on 2nd December 2024 and is due for determination 24 March 2025 (141645/JO/2024). The information set out in this letter is therefore seeking to be discharged against this live application.

Condition Discharge

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

Condition 13 (Circular Economy Statement)

The wording of Condition 5 is as follows:

“Prior to the commencement of above ground works 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 in line with the Principle of Ambition set out on Page 20 of the Phase 1 Sustainability Statement (Application 1) 27 September 2019.

The performance of the Strategy, lessons learnt, constraints and any proposed mitigating measures for improving performance on futures phases and overcoming constraints shall be submitted to the City Council.”

To support the full discharge of Condition 13, a Circular Economy Statement containing all information requested by the above condition wording has been prepared by Lendlease and submitted with this application.

Condition 10 (SuDS) and 23 (Surface Water Drainage)

The wording of Condition 10 is as follows:

“Notwithstanding the details as set out within condition 2 no development shall take place other than below ground piling, until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority. In order to discharge the above drainage condition the following additional information has to be provided:

**Maximise use of green SuDS in design including the public realm;*

**Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area;*

**Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building. Hydraulic calculation needs to be provided;*

**Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.*

**Construction details of flow control and SuDS attenuation elements."*

The wording of Condition 23 is as follows:

"Prior to commencement of development, other than below ground piling, a scheme for dealing with the discharge of surface water and which demonstrates that the site will be drained on a separate system, with only foul drainage connected into the foul sewer , shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented in full before use of the residential premises first commences."

To support the discharge of Conditions 10 and 23 a Drainage Statement has been prepared by Civic Engineers summarising the proposed drainage design of Phase 1a within the context of the wider Mayfield development and relevant planning documentation previously submitted to Manchester City Council.

Summary

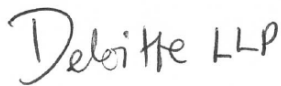
Condition		Partial or Full Discharge	Documents Submitted
10	SuDS	Full	<i>The Republic Mayfield – Drainage Statement</i>
13	Circular Economy Statement	Full	<i>The Republic Mayfield – Circular Economy Statement</i>
23	Surface Water Drainage	Full	<i>The Republic Mayfield – Drainage Statement</i>

The application has been submitted through the Planning Portal and the reference number for this application is PP – 13700484.

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 full discharge of Conditions 10, 13, and 23 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).

Kind regards

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

Deloitte LLP