

19 December 2024

FAO Angela Leckie
Planning Department
Manchester City Council
PO Box 532
Town Hall Extension
Albert Square
Manchester
M60 2LA

Dear Angela,

Mayfield Phase 1b – Application for Full Planning Permission

Please find enclosed a Full Planning Application being submitted on behalf of Mayfield Medlock Limited, which seeks approval from Manchester City Council for the development of land for residential-led development.

The Site is located adjacent to the north of the Mancunian Way, to the south of Mayfield Park, to the west of Hoyle Street and to the east of Mayfield Phase 1a, with Baring Street beyond (see Figure 1). The Site falls within the Mayfield Strategic Regeneration Framework (SRF) Area.

Background

The proposals form the first residential phase of development as part of a wider regeneration priority area. The ambition for Mayfield, as set out in the SRF, is to deliver a world class, transformational, distinctive and imaginative commercially led neighbourhood, anchored by Mayfield Park, which will become a powerhouse of socio-economic productivity.

Following the endorsement of the initial SRF by Manchester City Council in 2018, applications were submitted in 2019 and approved in 2020 relating to the Poulton, multi-storey car park, Mayfield Park and the Republic. This comprised over 400,000 sq. ft. of commercial floorspace, and these planning permissions were implemented through the discharge of pre-commencement conditions and physical works being undertaken on site in 2021. They are due to continue construction during 2025.

The proposals will help to contribute to the ambitions of the Mayfield SRF by creating a new, best-in-class residential community within the heart of Mayfield. Building on the success of approved Phase 1a applications for development coming forward in this part wider strategic

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regeneration area, Phase 1b will further help to establish the area as a new and vibrant neighbourhood and will provide a catalyst for other schemes to come forward and unlock the economic potential of the area to the south of Manchester Piccadilly Station.

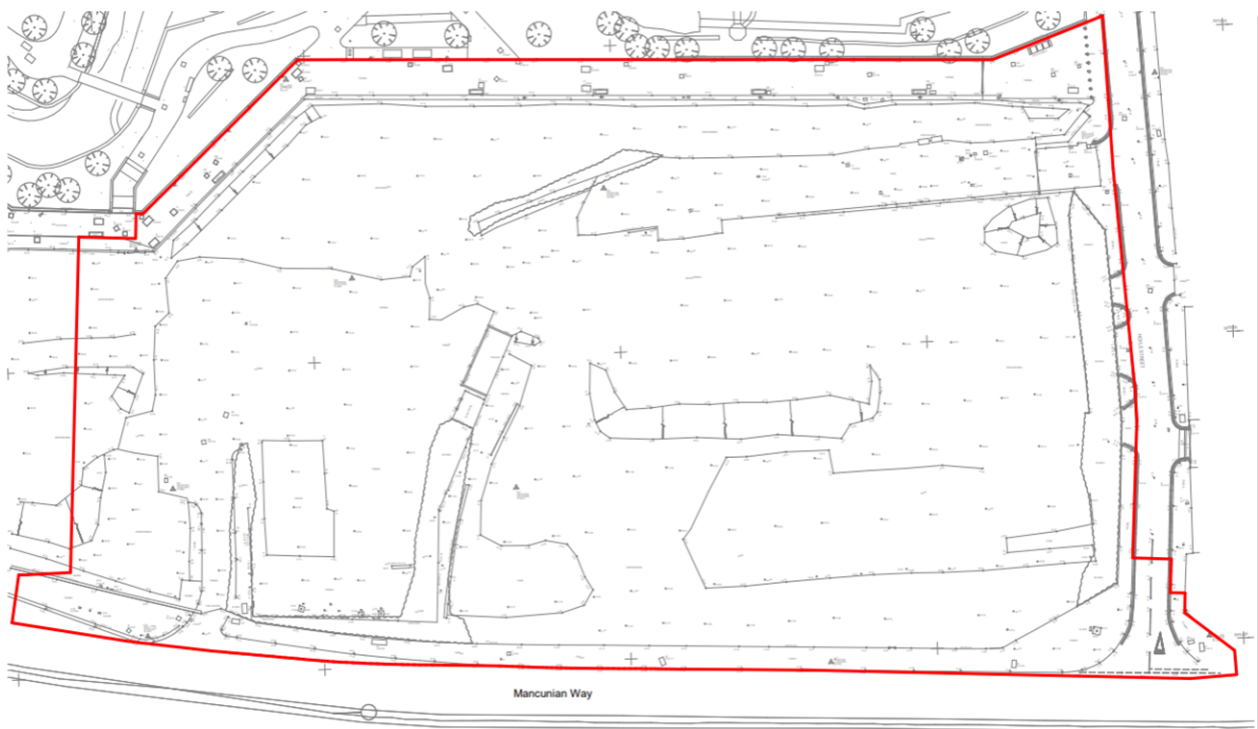


Figure 1 – The Site

The Proposed Development

The proposals are for a new residential-led development, providing 879 high quality apartments contained within two development Plots. The residential uses are contained within four buildings, on top of two storey podium, which range from 7 storeys to 23 storeys in height (Plot J) and 9 to 28 storeys in height (Plot K).

Residents will be provided with a wide range of shared internal and external amenity spaces throughout each building and a new landscaped extension of Mayfield Park which has been designed to provide unique character areas which provide year-round interest and appeal to a variety of different visitors. Publicly accessible commercial units will also be located at lower and upper ground levels in both plots.

The Description of Development as set out on the Application Form is as follows:

“Phased redevelopment of Mayfield Phase 1b comprising site remediation and reprofiling followed by the erection of two residential plots of development comprising 879 no. new homes (Use Class C3) contained within four buildings ranging from 7

storeys to 23 storeys in height (Plot J) and 9 to 28 storeys in height (Plot K), with upper and lower ground floor commercial spaces comprising restaurant and / or retail units (Use Class E(b) and/or E(a)), and / or indoor sports facilities (Use Class F2) together with highways works, access, servicing, rooftop plant, cycle parking and back of house, along with delivery of associated public realm and other associated works for each relevant phase.”

Application Submission

The Covering Letter should be read in conjunction with the following documents submitted with this application:

Document	Responsibility
Application Forms and Certificates	Deloitte
Planning and Tall Building Statement	Deloitte
Accommodation Schedule	ShedKM & Studio Egret West
Site Location Plan and Existing Site Plan	ShedKM & Studio Egret West
Proposed Plans, Sections and Elevations	ShedKM & Studio Egret West
Landscape Plans	Studio Egret West
Design and Access Statements (Masterplan and Landscaping, Plot J and Plot K)	ShedKM & Studio Egret West
Planning and Tall Building Statement	Deloitte
Statement of Consultation	Influential
Archaeological Assessment	Civic Archaeology
Environmental Standards Statement*	WSP
Energy Statement*	WSP
Ecological Assessment and Biodiversity Net Gain Assessment*	Buro Happold
Crime Impact Statement	GMP: Secure by Design
TV Reception Survey	Pager Power
Broadband Connectivity Assessment	Pager Power
Viability Assessment	Gerald Eve
Ventilation Strategy	WSP
Safety Assessment (Manchester Airport)	Pager Power

Document	Responsibility
Residential Management Strategy	Landsec U&I
Fire Statement	Jensen Hughes
UXO Survey	PlanitUXB
Green and Blue Infrastructure Statement	Deloitte
Waste Management and Servicing Strategy*	SLR
Heritage Assessment*	Stephen Levrant Heritage Architecture Ltd (SLHA)
Acoustic Assessment*	WSP
Air Quality Assessment*	WSP
Transport Assessment*	Civic Engineers
Wind Microclimate Assessment*	Buro Happold
Flood Risk Assessment*	Buro Happold
Drainage Strategy*	Civic Engineers
Phase 1 and Phase 2 Ground Conditions Assessment and Remediation Strategy*	Civic Earth
Townscape Views and ZVI*	Chris Burnett and OurStudio
Daylight and Sunlight Analysis*	GIA
Environmental Statement	
Volume 1: Environmental Statement Technical Chapters, including: - Construction Management and Phasing - Climate Change Resilience and GHG Emissions - Daylight, Sunlight and Overshadowing - Townscape and Visual Impact - Wind Microclimate - Human Health - Socio-Economic - Ecology - Ground Conditions - Water Resources - Air Quality - Noise and Vibration - Heritage - Transport and Access	

Document	Responsibility
Volume 2: Technical Appendices (marked by * in list above. Non-exhaustive - refer to document for full list)	
Volume 3: Non-Technical Summary	

Alongside the submission, payment of the planning application fee in the sum of £216,362.00 has been made via the Planning Portal (ref: PP-13613152). I would be grateful if you could please confirm receipt of this fee and written confirmation of receipt and registration of this application.

If there are any points of clarification required, please do not hesitate to contact Michael Percival (0161 455 6672 / mipercival@deloitte.co.uk).

Yours sincerely,



Deloitte LLP