

20th January 2025

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

F.A.O Angela Leckie

Dear Angela

Mayfield, Plot M ('Republic'), Manchester – Application for Amendments via Variation of Condition to Planning Permission for 137349/JO/2023

This covering letter accompanies an application for a variation of condition under Section 73 of the Town and Country Planning Act 1990, to amend Planning Permission 137349/JO/2023 in respect of Plot M within the Mayfield Strategic Regeneration (SRF) area.

The Site is 0.49 hectares and is located to the north of the Mancunian Way and south of Mayfield Park. The application is submitted to Manchester City Council by Mayfield Republic Limited (the "Applicant").

Background

This Planning Permission relates to Plot M within the Mayfield masterplan, which is herein referred to as "The Republic". The permission approves a 13-storey building to provide 31,887 sq. m. (GEA) workspace with ground floor commercial / leisure uses, as described in more detail in the planning background section below.

The permission has been lawfully implemented by virtue of discharging all pre-commencement conditions (LPA ref. CDN/22/0776) and subsequently undertaking physical works through the piling of foundations for the core of the building.

Following approval and implementation, design development has taken place primarily to support the deliverability, sustainability credentials and overall commercial appeal of the proposals, including adjustments to the massing of the building on the northern elevation and changes to the proposed materiality. These are set out in more detail under the "Proposed Amendments" heading below.

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On this basis, the design amendments to the Republic have required the approved documents, including the Environmental Statement ('ES'), technical reports and drawings to be reviewed, updated where relevant, and resubmitted to the Local Planning Authority to reflect the current design.

Where documents or plans are updated, these will be reflected in revised wording for Condition 2 attached to 137349/JO/2023, as well as wording of other conditions that have been discharged.

The description of the development as set out on the Application Form submitted with this application is as follows:

"Variation of Condition 2, 5, 14, and 17 associated with planning permission ref. 137349/JO/2023 relating to the erection of 13 storey building (including ground and mezzanine) comprising office space (Use Class E) above flexible commercial uses at ground and mezzanine levels (Shop; Financial and Professional Services; Café and Restaurant (Use Class E) and / or Art Gallery; Museum; Conference & Training Centre (Use Class F1) and / or Bar; 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."

This Application relates to one of three buildings that comprise Phase 1 of the Mayfield development. The other two building plots consist of:

- A 9-storey office building with ground floor commercial spaces (Use Class E), known as 'The Poulton' (Plot O); and
- An 11-storey multistorey car park (Plot N) to provide 581 car parking spaces.

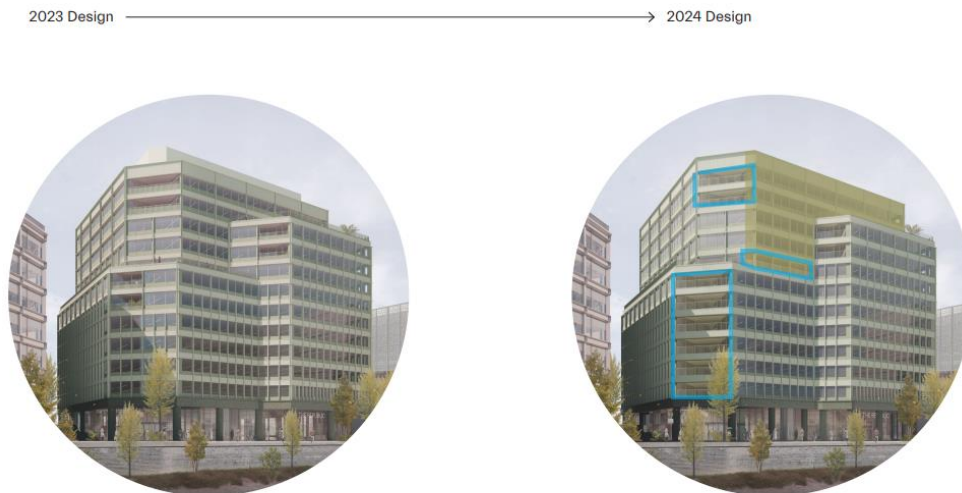
This letter explains the rationale for the proposed amendments to the Republic and assesses them against key planning considerations. It should be read together with the approved planning documents from the extant planning permission, which provide further detail of the application site and context, development proposals, planning policy context and site-specific issues, and have been resubmitted for completeness with this Application.

Proposed Design Amendments

As stated, the primary driver for amending the extant permission relates to improving the sustainability credentials for the development and to provide more of a balance to internal and external amenity areas, improving commercial appeal for tenants based on agent advice.

- **Massing:** The new building form aligns with the new structural grid solution to eliminate the need for structural transfer loads which in turn reduced embodied carbon during the construction phase of the development. This has resulted in alterations to the northern elevation of the building and adjustments to the terrace areas.
- **Ground Floor and Mezzanine:** The efficiency of the office floorplate has been optimised through relocating the core to a central location, creating a more balanced floor plate that accommodates a wider range of potential fit-out designs. This relocation also facilitates amendments to the ground floor layout, including the reception area, back-of-house spaces, and the introduction of a dedicated sprinkler tank. Furthermore, the ground floor main access points have been reconfigured to align with the new layout, offering greater flexibility in their use, while the mezzanine has been repurposed from cultural to commercial use, adapting to current market trends and enhancing its functionality and value.
- **External Appearance:** To enhance the building's sustainability and commercial appeal, loggias have been introduced on levels 1 to 4, providing a direct visual connection to Mayfield Park. This design element has also been extended to levels 5, 6, 10, and 11, ensuring a consistent and attractive architectural feature throughout and to provide tenants on each floor with external amenity space. For improved functionality and safety, external loggia doors are now inward opening, with additional doors incorporated at the larger terraces on levels 7 and 10. The inclusion of the loggias results in a minor decrease in floorspace from 32,989 sq. m. to 31,988sqm (GEA; 1,001 sq. m. or 3% decrease).
- **Façade detailed design:** Updates to the detailed façade design have incorporated inputs from a specialist façade sub-consultant as well as further co-ordination with the consultant design team. The key change to the façade design relates to the delivery of a unitised system in order to improve the quality of finishes to the building envelope. The proposed façade system does not impact the architectural design intent or the external appearance of the consented scheme with fin depths being maintained, but it does provide further carbon savings.

Figure 1.1: Key Design Changes to External Façade and curtain walling



Pre-Application Consultation

This Application is submitted following pre-application consultation with officers at Manchester City Council and other statutory consultees during the design development process regarding the principles of the proposed amendments, and the details and form of the forthcoming amendment application. A summary of pre-application engagement is provided below:

- 02/07/2024 - a meeting took place with Planning Officers to discuss proposed amendments to the building's massing. The proposed changes aimed to enhance the building's commercial appeal, sustainability credentials and flexibility from an occupier perspective. Feedback received from the LPA was that the changes had diminished the finesse, character and depth of the massing. It was therefore recommended that the design be further developed to address this, considering changes to the façade to address concerns around the massing.
- 22/08/2024 - Responding to feedback from the initial pre-application meeting, an updated design was presented to Planning Officers. The revised design featured additional loggias incorporated into the north and eastern facades, along with a unitised curtain walling system and clarification that the fin depth had been maintained. Planning Officers expressed support for the principles of these amendments noting they address feedback previously issued.
- 25/09/2024 – A meeting was held with Planning Officers to discuss the exact colour, tone and finish of the façade, these discussions are ongoing. It was agreed that the planning application can be made prior to these discussions concluding, which will need to be agreed prior to determination. A further meeting has been arranged to present physical

samples in December 2024 to finalise the approach, which will be clarified during determination.

The information submitted has been discussed in advance with the Local Planning Authority in relation to the proposed amendments, their impact on associated technical documents, and the associated Environmental Impact Assessment ('EIA') process.

Environmental Impact Assessment ("EIA") Screening

Planning applications for three buildings forming Phase 1a were assessed as part of the same Environmental Statement ('ES') approved under the original permission, alongside the remediation of the area, delivery of the new park and works to the River Medlock.

Assessment of the combined proposals were set out in an original Environmental Impact Assessment (2019), an Environmental Impact Assessment Addendum (2021) to reflect design changes to Mayfield Park, and an Environmental Impact Assessment Statement of Conformity (2023). Together and for the purposes of this letter, this is referred to hereafter as the Environmental Statement ('ES').

The EIA Statement of Conformity is provided with this Application for information only, to provide a summary of the previously approved technical assessments, as the changes described in the EIA Statement of Conformity have all been approved as part of 137349/JO/2023. Therefore, the only changes proposed to 137349/JO/2023 are set out in this letter, within the Design Changes document prepared by Morris and Co and the planning application drawings submitted with this application.

The approach to reassessing the ES has been set out under the headings below but, in summary, there are no significant changes from the approved ES because of the design amendments proposed. In broad terms, the generation of significant effects because of the proposed amendments set out in this letter, which were not previously identified as part of the Approved Development, have not taken place given that:

- The Approved Development went through an EIA Scoping process, which concluded that the development required an EIA in relation to focused topic areas. The EIA was undertaken in relation to these topics and approved because of the original planning application, which tested a scheme that is broadly in line with the amended proposals as set out in this letter.
- The EIA Technical Team has reviewed the proposed amendments set out in this letter, alongside the original conclusions of the relevant EIA chapters and EIA Statement of Conformity, and has confirmed that the conclusions contained therein will remain

broadly unaffected because of the proposed amendments. This is confirmed in the later sections of this letter.

- The relationship of the Approved Development with surrounding land uses following the proposed amendments will still be compatible given that the site is located within a key regeneration area within a city centre location, which is highly accessible by a variety of transportation methods.

An ES addendum has therefore not been prepared for submission with this Application due to the consistency of effects in EIA terms from the Approved to the Revised designs. There are no significant impacts that may arise that have not already been assessed as part of the Approved ES Addendum submitted with this Application.

This is based on the advice received from technical consultants who produced the ES Chapters summarised below, which confirmed that reassessment of the ES can be screened out. The input received from technical consultants has been set out under the subheadings below.

Introductory Chapters

The chapters that comprise the non-technical chapters of the ES are 1) Introduction; 2) EIA Methodology; 3) Site and Development Description; and 4) Consideration of Alternatives. These remain unchanged save for the amendments to the proposals as set out in this letter.

Construction Management and Phasing

In relation to the construction methodology set out in the approved ES, there is no change to either Chapter 5 or supporting Technical Appendices 5.1, 5.1A, 5.2, 5.2A, as the broad construction methodology remains the same.

This information and construction methodology for the building plots will be refined through the condition discharge process, with a recent CMP submitted (CDN/24/0889) adding details regarding site-specific mitigation measures required to control the impact of the Proposed Development, as set out in Chapter 5, and cross-referenced in Chapters 6-15 as relevant.

Noise and Vibration

Buro Happold, the authors of the approved ES chapter for noise and vibration, have reviewed the package of information relating to the proposed amendments to the design of the Republic office building (Plot M), including the proposed mitigation measures, and have confirmed that the conclusions of the original EIA will not change.

The approved ES chapter states that the use of Best Practicable Means (BPM) to control construction noise will be implemented to mitigate the potential effects, including site boundary

fencing, the selection of quieter plant and equipment and localised screening/enclosures. Use of these measures is expected to reduce construction noise levels by a minimum of 5 dB.

With respect to operational noise and vibration, none of the proposed design changes are expected to alter the conclusions of the original assessment, which concluded that no significant effects were expected from operation of the Proposed Development.

The likely worst-case noise levels from commercial units as assessed are not expected to be materially altered due to the changes to the scheme. The target noise levels for plant noise egress as defined remain valid in terms of the effective control of noise from this source. There are therefore no changes to the conclusions of the ES relating to noise and vibration.

Traffic and Transport

There are no significant changes in transport terms to the existing baseline conditions described in the ES. The anticipated opening year remains as 2027 and the future baseline traffic conditions assessed in the ES remain valid.

Parking and associated trip generation during both the construction and operational phases of the development are expected to remain the same as they are unaffected by the changes proposed as set out in this letter. Therefore, the effects outlined in the ES remain accurate and changes to this chapter have therefore been screened out of the assessment.

Air Quality

An overview of baseline conditions was presented in the 2019 ES chapter and included monitoring data up to 2018. Since then, MCC deployed additional air quality monitoring stations, to inform both the Local Air Quality Management (LAQM) process that were reflected in the EIA Statement of Conformity (2023). No changes to the baseline have arisen since the 2023 Statement of Conformity was produced.

Consistent with the detailed set out in the Statement of Conformity (2023), the revised construction traffic indicates that there will be a reduction in construction traffic of around 55% given that the demolition, earthworks, and site remediation works have already been completed. The impact from construction traffic can therefore be screened out as non-significant.

As there is no change to the anticipated operational traffic, it is considered that the conclusions of the original air quality ES chapter and Statement of Conformity remain valid. Therefore, the effects outlined in the ES remain accurate and changes to this chapter have therefore been screened out of the assessment.

Ecology

Buro Happold, the author of the original ES ecology chapter, has reviewed the previous conclusions considering the proposed changes set out in this letter.

The amendments are not considered to result in a material change in the assessment of the significant effects of the demolition, construction, or operational phases of the proposed development. Therefore, the effects outlined in the ES remain accurate and changes to this chapter have therefore been screened out of the assessment.

Ground Conditions

The ES concludes that the residual impact of the Proposed Development during both the construction and operational phases will not be significant provided that:

- Appropriate hazard identification and risk assessment of potential contamination and ground gas are undertaken as part of the site works to confirm baseline conditions;
- Mitigation measures are reviewed and adopted based on site observations during the works; and
- Good practice procedures are adhered to in both construction and health and safety during remediation and site development.

Based on the 2023 baseline conditions, which are now more widely understood through extensive ground investigations, the required mitigation measures have been reviewed and set out in detailed Site Investigation results and Remediation Strategies for the site. Good practice measures are also set out in a Construction Management Plan, relating to the enabling/construction phase of the works to protect against the risk of contaminant pathways.

Information from the 2021/2022 ground investigations has not identified any significant ground constraints that might render the site unsuitable for the proposed development. The presence of Made Ground presents minor potential impacts on the construction phase but an overall improvement for the operational phase of the proposed development due to clean cover (hardstanding and soft landscaping build ups).

The risks during construction can be adequately managed (through industry recognised standards and best practice measures), and so the redevelopment of the site is unlikely to generate any significant ground conditions (including groundwater) related environmental effects. The risks can also be adequately managed so as not to cause unacceptable harm to human health, the built environment, ecology, or controlled waters. As such, it is considered that the risks and resultant effects are sufficiently well understood and that based on the

information currently available, it is likely that the residual effects associated with ground conditions and groundwater would be negligible.

It is therefore considered that the proposed changes to the development will not change the assessment of the baseline conditions, receptors or significant impacts during construction or operation. Therefore, the effects outlined in the ES and information discharged under LPA ref. CDN/22/0776 remain accurate and changes to this chapter have therefore been screened out of the assessment. This is reflected in the condition wording approved under the previous 2023 amendments.

Water Resources and Flood Risk

The ES considered the impact of the proposed amendments on flood risk, including commentary on any updates to planning policy, guidance, or baseline data, prepared in conjunction with the original Flood Risk Assessment (FRA) for the development, dated September 2019 and prepared by Buro Happold.

A flood risk modelling exercise was undertaken in February 2023 between the EA and Buro Happold, which is reflected in the EIA Statement of Conformity . A technical note was then prepared to clarify the position and agreed with the Environmental Agency in regard to flood risk and associated modelling. The proposed amendments were not considered to impact the range of residual effects assessed within the original Environmental Impact Assessment or subsequent Statement of Conformity. The results of this assessment informed proposals submitted within the September 2023 amendment application (137349/JO/2023).

Following the approval of application ref. 137349/JO/2023 as-built level changes were identified within the Wildscape Area of the Mayfield Park site. As such, further hydraulic modelling was undertaken to assess the impact of the as-built level changes and agreed with the Environmental Agency in January 2024, a technical note summarising this has been produced by Buro Happold in support of this application. It is noted that while the as-built ground profile changes at the Wildscape Area slightly increase water levels within the designed flood zones, the overall impact on flood levels upstream, downstream, and across the Mayfield Park site is negligible, even showing improvement in some areas.

Furthermore, in relation to changes as set out within this amendment application there is no effect or change in impact on flood levels as the additional modelling undertaken specifically relates to the Wildscape Area of the Mayfield Park Site. In addition, the finished floor levels have not changed from that proposed previously, so the height above the DFE (Design Flood Event) remains the same as that agreed in Feb 2024. Consequently, it is considered that the conclusions as set out within the EIA Statement of Conformity remain unaffected.

Wind Microclimate

The changes have been reviewed by the wind microclimate consultant given that the building mass has been altered for one of the three buildings that formed part of the Environmental Statement and its Addendums.

The previous assessment highlight that the southeast corner of the Republic showed a small area around 2m by 2m that exceeds safety criteria by 8 hours and therefore requires mitigation. The exact type and location of mitigation would need to be determined in conjunction with the project architects. It was considered that one mitigation option could be a form of ground level screening around the entrance door to resolve the issue.

A further wind study has been undertaken to consider whether there are any additional significant effects not previously identified as a result of the massing changes, and therefore whether the EIA needs to be formally updated. The results have shown the area of wind acceleration remains at the same location, within a similar area of influence, and within the same hourly range of exceedance as previously reported.

On this basis, in accordance with the approved ES and planning permissions, the case remains that the final wind mitigation will be submitted as part of a planning condition discharge application. This will seek to ensure that effects are mitigated so they are not significant, and the entrance and areas surrounding the building meet the relevant comfort criteria. On the basis that the wind mitigation is conditioned, further detailed testing will be carried out as part of discharge of this planning condition, ahead of occupation of Plot M, to verify that the measures are successful.

Therefore, the effects outlined in the ES remain accurate and the conclusions have remained broadly the same, so changes to this chapter have therefore been screened out of requiring an updated Environmental Impact Assessment relating to wind microclimate, save for the areas identified above.

Daylight, Sunlight and Overshadowing

The approved ES concluded that Mayfield Park is suitable as a proposed amenity space, particularly following relocation of park areas having a particular requirement for sunlight exposure, by achieving the sunlight hours on a sufficient portion of the park such that it meets BR209 guidance.

However, the proposed increase in massing of Republic introduces the potential for overshadowing of sunlight on sensitive park areas and adjacent amenity space and has been reassessed.

Based on the assessment results, it is considered that the proposed amendments to the Republic will not change the conclusions of the ES in relation to Daylight and Sunlight because

the negligible impact on Mayfield Park and Mill Point amenity space will remain negligible as BR209 criteria for sunlight exposure are met for both spaces.

On this basis, the residual impacts are consistent with those set out in Daylight and Sunlight assessment of the ES and its associated technical appendices and can be screened out of this being reassessed.

Townscape and Visual Impact Assessment

The author of the TVIA has reviewed the proposed design changes and has confirmed that there will be no change to the conclusions of the TVIA chapter in the ES because of the proposed amendments to the Republic.

Whilst the building massing has changed, the development proposals will continue to deliver high quality office-led development within the Mayfield masterplan. Therefore, the effects outlined in the ES remain accurate and changes to this chapter have therefore been screened out of the assessment.

Socio-economic Impact

It is considered that due to the buildings decreasing slightly in scale (a decrease of 3% sq. m. GEA compared to that approved), the proposed amendments would result in a non-significant impact when considered alongside other committed development and / or proposed development close to the Site in relation to socio-economic impact. The proposed change leads to a minor reduction in estimated operational job creation from 280 FTE as per the consented scheme to 271 FTE following the design changes as per the Homes and Communities Agency Employment Density Guide¹. Therefore, the effects outlined in the ES remain accurate and changes to this chapter have therefore been screened out of the assessment.

Updated Supporting Documents

Supporting Planning Statement

As set out in this letter proposed amendments will not reduce the positive impacts of development nor its alignment with the City Council's strategic priorities. The proposals will allow the scheme to better support the economic role of the city centre, as destination of office development and will also better support the council's net zero ambitions, as an important material consideration in the planning process.

¹ Homes and Communities Agency Employment Density Guide (2015) - https://www.kirklees.gov.uk/beta/planning-policy/pdf/examination/national-evidence/NE48_employment_density_guide_3rd_edition.pdf

As a result, the development will continue to maximise the potential of the first of a multi-phased plan for the reconfiguration and redevelopment of Mayfield. The vision 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 activity. The amended scheme continues to accord fully with the latest Mayfield SRF.

Design and Access Statement

The design philosophy, approach and building access arrangements remain broadly unchanged and the design changes as described this letter have been set out in detail within a Design Update Document. This sets out clearly the changes from the approved scheme in 2023 to the current proposals, as summarised in this letter.

Unchanged Documents

There are no changes to the following documents as they are unaffected by the proposed amendments and should remain as referenced on the decision notice:

- UXO Desktop Study prepared by Planit UXB
- Sustainability Strategy prepared by Hillbreak
- Crime Impact Statement prepared by Greater Manchester Police
- TV Reception Survey prepared by G-Tech Surveys
- Statement of Consultation prepared by Deloitte
- Masterplan Drainage Strategy prepared by Buro Happold
- Lighting Strategy prepared by Spiers and Major
- Archaeological Desktop Assessment prepared by Salford Archaeology
- Written Scheme of Investigation prepared by Salford Archaeology
- Energy Strategy prepared by WSP
- Environmental Standards Statement prepared by WSP
- Ventilation Strategy prepared by WSP
- Waste Management Strategy prepared by Morris and Co.

- Remediation Strategy prepared by RoC Consulting
- Phase 1 Geoenvironmental and Geotechnical Desk Study Report prepared by BuroHappold
- Archaeological Excavation Report prepared by Salford Archaeology
- Enabling Works Construction Management Plan prepared by P.P O'Connor
- Remediation Validation Report prepared by E3P
- Phase 2 Site Investigation prepared by RoC Consulting
- Social Value Strategy prepared by P.P. O'Connor
- Operational Management Strategy prepared by Faithful Gould
- EIA Statement of Conformity prepared by Deloitte (with input from relevant technical consultants)
- Environmental Statement Volume 1 prepared by Deloitte (with input from relevant technical consultants)
- Environmental Statement Volume 2 prepared by Deloitte (with input from relevant technical consultants)

Planning Assessment

Planning Policy Framework

The Planning Policy Framework relevant to the proposed development has changed slightly since the approval of the original application for the Republic in February 2020 and June 2023 but there are no additional material considerations.

The key Development Plan documents remain the 2012 Manchester Core Strategy and Saved Policies of the 2006 Manchester Unitary Development Plan.

The National Planning Policy Framework has been replaced with the revised National Planning Policy Framework from December 2024. However, there have been no changes to the Framework or online Planning Policy Guidance that would affect consideration of the application.

Full consideration of the proposed development against the planning policy framework is considered within the approved Planning Statement and Planning Statement Addendum, which remains the case for the revised proposals.

Summary

The development proposed in this application is substantively unchanged from the approved development. It incorporates design amendments that have been agreed with the Planning Authority prior to the application being submitted.

The principle of development is considered to be established by the existing permission. In summary, the proposed amendments to the planning application will have no effect on the siting and density of the planning permission, nor any other material intensification of the approval on Site.

In addition to this Planning Addendum Statement and EIA Screening Letter, the following documentation has been submitted with this Application:

- Red Line Boundary Plan prepared by Morris & Co;
- Approved Planning Drawing Pack prepared by Morris & Co;
- Proposed Planning Drawing Pack prepared by Morris and Co (Drawing list in Appendix A to this letter);
- The Republic, Mayfield Manchester Planning Addendum Design Report dated November 2024 by Morris & Company; and
- The EIA Statement of Conformity approved under 137349/JO/2023 (for information only).

The development is therefore wholly compliant with the policies of the Development Plan and there are no material considerations that would justify refusal of the application. We therefore respectfully request that this application be supported by the Planning Authority.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact me or my colleague Michael Percival (mipercival@deloitte.co.uk) or Josh Wyatt Smith (jwyattsmith@deloitte.co.uk)

Kind regards

Deloitte LLP

Deloitte LLP

Appendix A – Drawing List

Previously Approved Drawings

- Dwgs A283-MCO-XX-00-DR-A-01101 Rev P02 (Ground Floor Plan)
- A283-MCO-XX-M1-DR-A-01102 Rev P02 (Mezzanine Plan)
- A283-MCO-XX-01-DR-A-01103 Rev P02 (First (Second to Fourth Similar) Floor Plan)
- A283-MCO-XX-05-DR-A-01107 Rev P02 (Fifth (Sixth Similar) Floor Plan)
- A283-MCO-XX-08-DR-A-01109 Rev P02 (Seventh Floor Plan),
- A283-MCO-XX-08-DR-A-01110 Rev P02 (Eighth (Ninth Similar) Floor Plan)
- A283-MCO-XX-10-DR-A-01112 Rev P02 (Tenth Floor Plan)
- A283-MCO-XX-11- DR-A-01113 Rev P02 (Eleventh Floor Plan)
- A283- MCO-XX-12-DR-A-01114 Rev P02 (Plant Level)
- A283-MCO-XX-R0FDR-A-01115 Rev P02 (Roof Plan)
- A283-MCO-XX-ZZ-DR-A-01201 Rev P02 (North Elevation)
- A283-MCO-XX-ZZ-DR-A-01202 Rev P02 (East Elevation)
- A283-MCO-XX-ZZ-DR-A01203 Rev P02 (South Elevation)
- A283- MCO-XX-ZZ-DR-A01204 Rev P02 (West Elevation)

Updated Drawings

- Dwgs A283-MCO-XX-00-DR-A-01101 Rev P03 (Ground Floor Plan)
- A283-MCO-XX-M1-DR-A-01102 Rev P03 (Mezzanine Plan)
- A283-MCO-XX-01-DR-A-01103 Rev P03 (First (Second to Fourth Similar) Floor Plan)
- A283-MCO-XX-05-DR-A-01107 Rev P03 (Fifth (Sixth Similar) Floor Plan)
- A283-MCO-XX-08-DR-A-01109 Rev P03 (Seventh Floor Plan),
- A283-MCO-XX-08-DR-A-01110 Rev P03 (Eighth (Ninth Similar) Floor Plan)

- A283-MCO-XX-10-DR-A-01112 Rev P03 (Tenth Floor Plan)
- A283-MCO-XX-11- DR-A-01113 Rev P03 (Eleventh Floor Plan)
- A283- MCO-XX-12-DR-A-01114 Rev P03 (Plant Level)
- A283-MCO-XX-R0FDR-A-01115 Rev P03 (Roof Plan)
- A283-MCO-XX-ZZ-DR-A-01201 Rev P03 (North Elevation)
- A283-MCO-XX-ZZ-DR-A-01202 Rev P03 (East Elevation)
- A283-MCO-XX-ZZ-DR-A01203 Rev P03 (South Elevation)
- A283- MCO-XX-ZZ-DR-A01204 Rev P03 (West Elevation)

Appendix B – Condition Wording Amendments

Condition 2

The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) Dwgs 0343-SEW-ZZ-ZZ-DR-Z-0001010 Rev P02 (Mayfield Phase 1, Application 2: (Baring Street Office 2) Phase 1 Context Plan), 0343-SEW-ZZ-ZZ-DR-Z-0001023 Rev P02 (Mayfield Phase 1, Application 2: Baring Street Office No.2 Existing Site Plan) A283-MCO-XX-ZZ-DR-A-01002 Rev P01 (Proposed Site Plan) and 0343-SEW-ZZ-ZZ-DR-Z-0001201 Rev P00 (Mayfield Phase 1, Application 2: Site Plan and Location Plan);

(b) Dwgs A283-MCO-XX-00-DR-A-01101 Rev P03 (Ground Floor Plan) ; A283-MCOXX-M1-DR-A-01102 Rev P03 (Mezzanine Plan); A283-MCO-XX-01-DR-A-01103 Rev P03 (First (Second to Fourth Similar) Floor Plan); A283-MCO-XX-03-DR-A-01105 Rev P02 (Third Floor Plan); A283-MCO-XX-05-DR-A-01107 Rev P03 (Fifth (Sixth Similar) Floor Plan); A283-MCO-XX-06-DR-A-01108 Rev P02 (Sixth Floor Plan), A283-MCOXX-08-DR-A-01109 Rev P03 (Seventh Floor Plan), A283-MCO-XX-08-DR-A-01110 Rev P03 (Eighth (Ninth Similar) Floor Plan), A283-MCO-XX-10-DR-A-01112 Rev P03 (Tenth Floor Plan); A283-MCO-XX-11- DR-A-01113 Rev P03 (Eleventh Floor Plan); A283- MCO-XX-12-DR-A-01114 Rev P03 (Plant Level), A283-MCO-XX-R0FDR-A-01115 Rev P03 (Roof Plan), A283-MCO-XX-ZZ-DR-A-01201 Rev P03 (North Elevation); A283- MCO-XX-ZZ-DR-A01204 Rev P03 (West Elevation) A283-MCO-XX-ZZ-DR-A-01202 Rev P03 (East Elevation) ; A283-MCO-XX-ZZ-DR-A01203 Rev P03 (South Elevation) ; A283-MCO-XX-ZZ-DR-A-01301 Rev P02 (Section AA) ; A283-MCO-XX-ZZ-DR-A01302 Rev P02 (Section BB) ; A283-MCO-XX-ZZ-DR-A-01303 Rev P02 (Section CC) ; A283-MCO-XX-ZZ-DR-A-21001 Rev P02 (Façade Typical Bay Study - Podium);

(c) 0436-SEW-ZZ-00-DR-L-001100 Rev4 (General Landscape Arrangement Drawings); 0436-SEW-ZZ-00-DR-L-001105 Rev3 (General Landscape Arrangement Drawing - Plot M).

(d) Recommendations within the Crime Impact Assessment Version A dated 26-06-23;

(e) Mayfield Cycling Strategy Dated 27 September 2019 by Buro Happold

(f) GTech Surveys Limited, Television and Radio Reception Impact Assessment Baring Street Office 2 dated 17 10 19;

(g) Sections 4.71 to 4.74 Servicing and Waste Management (Park) contained within Deloitte Real Estates Mayfield Manchester: Phase 1 Planning Statement September 2019

(h) Noise Targets (Offices) within Appendix 6.3 (WSP) Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate;

(i) Mitigation Measures in relation to Air Quality as set out in Sections 8.112 to 8.116 of Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate

(j) Mitigation Measures in relation to Wind as set out in Sections 12.115 of Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate

(K) Planning Statement Addendum prepared by Deloitte LLP dated 20th January 2025

EIA Statement of Conformity Update Letter dated 29th November 2024 by Deloitte LLP

(l) The Republic, Mayfield Manchester Planning Addendum Design Report dated November 2024 by Morris & Company

Condition 5

The proposed wording of Condition 5 is as follows, with amendments marked in red and green:

“The enabling phase of the development shall be carried in accordance with Construction Management Plan (Enabling Works) (dated September 2020) relating to Site Remediation prepared by P. P. O'Connor. ~~Prior to the commencement of above ground works,~~ a. The Development hereby approved shall be carried out in accordance with the detailed construction management plan approved in writing by the City Council as Local Planning Authority under CDN/24/0889. ~~outlining working practices during development shall be submitted to and approved in writing by the local planning authority with consideration to include consultation with the Environment Agency 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;~~
- ~~* Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works;~~
- ~~* Parking of construction vehicles and staff; and~~
- ~~* Sheeting over of construction vehicles. Development shall be carried out in accordance with the approved construction management plan.”~~

Condition 14

~~Prior to commencement of above ground works development~~ The development hereby approved shall be carried out in accordance with the Local Economic and Social Benefit Strategy approved in writing by the City Council as Local Planning Authority under CDN/24/0889 ~~shall be submitted and agreed in writing by Manchester City Council. This will include a requirement to report back to the City quarterly during the construction phase on outputs and outcomes.~~

Condition 17

~~“Before above ground works commence The development hereby approved shall be carried out in accordance with the scheme for acoustically insulating the Class E (g)(i) (Office Use) against noise from adjacent roads and any noise transfer from the ground floor commercial uses to the offices above shall be submitted to and approved in writing by the City Council as local planning authority~~

The development hereby approved shall be carried out in accordance with the Scheme for Acoustic Insulation approved in writing by the City Council as Local Planning Authority under CDN/24/0889

The approved noise insulation scheme shall be completed before each of the approved uses commence. Prior to occupation a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority. This is required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the above noise criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.”