

13 September 2024

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

Dear Angela,

Mayfield, The Republic, Manchester – Application for Discharge of Conditions 5, 14 and 17 attached to Planning Permission 137349/JO/2023.

Please find enclosed an application for the discharge of Conditions 5, 14 and 17 attached to Planning Permission ref. 137349/JO/2023. 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 Material Schedule), 34 (Noise External Areas) and 36 (Management of A3/4) attached to application ref no 125248/FO/2019	Approved September 30 2022

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee (“DTTL”). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms.

Application Reference	Description	Status
135956/NMC/2023	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	Approved 13 January 2023
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 – Operative Consent	Approved September 15 2023

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

Condition Discharge

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

Condition 5 – Construction Management Plan

The wording of Condition 5 is as follows:

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 detailed construction management plan 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.

To support the full discharge of Condition 5, a Construction Management Plan containing all information requested by the above condition wording has been prepared by Lendlease and submitted with this application.

Condition 14 – Local Labour and Social Benefit Strategy

The wording of Condition 14 is as follows:

Prior to commencement of above ground works development, a Local Economic and Social Benefit Strategy for Mayfield (Construction Phase) 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.

To support the full discharge of Condition 14, a Local Labour and Social Benefit Strategy has been prepared by Lendlease providing details as to how the development will support employment opportunities for local people and support local business growth. This document has been submitted in support of this application.

Condition 17 - Details of Acoustic Insulation of Externally Mounted Ancillary Equipment

The wording of Condition 17 is as follows:

Before above ground works commence a 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 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 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.

To support the full discharge of Condition 17 details of all acoustic insulation of externally mounted ancillary equipment has been provided by WSP. This document has been submitted in support of this application.

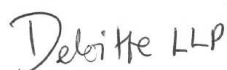
Condition		Partial or Full Discharge	Documents Submitted
5	Construction Management Plan	Full	• 'The Republic, Mayfield – Construction Management Plan'
14	Local Labour and Social Benefit Strategy	Full	• 'The Republic, Mayfield, Local Labour and Social Benefit Strategy'
17	Details of Acoustic Insulation of Externally Mounted Ancillary Equipment	Full	• 'The Republic Mayfield, Scheme of Acoustic Insulation'

The application has been submitted through the Planning Portal and the reference number for this application is PP-13290845.

A fee has been paid to Manchester City Council for £145 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 5, 14 and 17 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



Deloitte LLP