

23 June 2023

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Dear Angela

Mayfield Phase 1 –Application for the Variation of Conditions 2, 43, 44, 45, 45, 46, 47, 51, 61, 62 and 63 attached to Planning Permission Reference Ref: 132255/JO/2021 as amended by 137219/NMC/2023

Please find enclosed an application for the variation of Conditions 2, 43, 44, 45, 45, 46, 47, 51, 61, 62 and 63 attached to Planning Permission ref 132255/JO/2021, as amended by 137219/NMC/2023 ("The Permission") relating to an amendment to the MSCP element of the Phase 1 of the Mayfield development in Manchester City Centre. The applicant is Mayfield Medlock Ltd.

The description of development as set out on application form is as follows:

"Variation of Conditions 2, 43, 44, 45, 45, 46, 47, 51, 61, 62 and 63 (as applied for in 137219/NMC/2023) to LPA Ref.: 132255/JO/2021, approving the following development: Phased creation of circa 2.4 ha (6 acres) of public park, including hard and soft landscaping and new bridges across the River Medlock; erection of 9 storey office (Use Class E) development above basement with mezzanine and plant level together with ground floor commercial (Use Class E / Sui Generis (bar)) uses, rooftop amenity spaces and terrace levels, associated public realm and riverside walkway; erection of a multi-storey car park, cycle hub and associated ground and basement floor commercial (Use Class E / Sui Generis (bar)) uses with associated back of house facilities and landscaping; highways and infrastructure works including the creation of new junction from London Road to provide access to the multi-storey car park (MSCP) (Use Class Sui Generis); alongside works to Baring Street, Bond Street Nether Street, Buxton Street, Berry Street and Travis Street (to be delivered and implemented prior to the MSCP becoming operational)) alongside enabling works comprising phased demolition and site clearance, earthworks including re-profiling and construction of retaining walls."

Planning Background

The Site forms part of the Mayfield Strategic Regeneration Framework area, which was most recently endorsed by Manchester City Council's Executive in May 2018. The Permission was granted in February 2020, and related to a phased development comprising enabling works, Mayfield Park, Baring Street Office 1 (Poulton), Baring Street Multi-Storey Car Park (MSCP) as well as Highways and Infrastructure works.

Construction commenced on site in March 2021, comprising the enabling works for the development, which constitutes removal of onsite structures, reprofiling of the site, works to the River Medlock, infrastructure delivery and remediation works.

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The Mayfield Park was completed in September 2022 and all design changes were incorporated as part of 132255/JO/2021, which amended the final design's profile, river strategy, ecological planting, design and approach to drainage and other civil engineering elements. 132255/JO/2021 therefore represents the current extant permission for Poulton, MSCP and Mayfield Park, alongside associated highways work.

A non-material amendment was recently submitted to amend the description of development and allow for relevant technical details to be submitted as part of the MSCP phase of development (LPA Reference: 137219/NMC/2023). This new description of development is set out in this letter and on the submitted application forms, along with cross reference to those conditions that have been previously sought for amendment.

In summary, this previously submitted non-material amendment application sought to add in the ability for conditions to be discharged against the MSCP phase of development (Phase C) as well as the Poulton (Phase E), which is also reflected in this Variation of Condition (S.73) application (Conditions 43, 44, 45, 45, 46, 47, 51, 61, 62 and 63). This is due to the inclusion of additional active ground floor retail uses within this MSCP phase of development.

The revised proposals, as described below, will continue to capitalise on the substantial progress made since u+i were selected as the preferred development partner in 2016, who are now a Landsec entity. The acquisition of u+i to form part of Landsec has driven the activity taking place on site, which has put Mayfield back on the map as a key part of the city centre.

Proposed Amendments

The design changes to the MSCP compared to the approved scheme, as set out in the updated and enclosed planning drawings and documents, are summarised as follows:

- **Activation of ground floor and basement:** increase in the basement area to provide a full basement comprising circa 450 cycle parking spaces, lockers, shower facilities, and active commercial uses that are physically linked to new ground floor areas.
- **Car parking alterations:** redistribution of car parking and reduction in overall spaces (reducing from 581 spaces to 488 spaces in total) to allow for the increase in other uses within the ground and basement levels. The provision of EV spaces has also increased, with 10% active provision and 10% passive provision on day 1 of opening, with a further 30% (50% in total) to be available for retrofit in the future in line with demand.
- **External appearance:** revised façade treatment to facilitate active ground floor uses, align with the emerging 'Mayfield datum' and better reflect historic character of Mayfield area at the upper levels of the building.
- **Structural changes:** alteration to the proposed structural grid and structural construction to allow for demountable modular build sitting above a concrete plinth to improve future adaptability.
- **Plant, back of house and servicing:** the building now has a full PV array at roof level as well as including plant for powering, heating, cooling, and ventilating the building and EV charging spaces. It also contains a revised location for the security room, storage areas, servicing areas and back of house facilities.

All changes are in line with technical standards and a full breakdown of the proposed changes is provided within the Planning Statement Addendum and Design and Access Statement submitted as part of this application.

Application Submission

To allow Manchester City Council to support the application for the variation of Conditions 2, 43, 44, 45, 45, 46, 47, 51, 61, 62, and 63 of Planning Permission Reference 132255/JO/2021 (as amended by 137219/NMC/2023), the following information has been submitted with this Application:

- Planning Statement Addendum (this Statement) and Appendices prepared by Deloitte LLP, with input from the other consultants as relevant;
- Design and Access Statement Addendum prepared by SEW;
- Ventilation Strategy prepared by Hoare Lea;
- EIA Statement of Conformity prepared by Deloitte and other technical consultants; and
- Previously approved information under LPA Ref.: 132255/JO/2021, including all non-EIA and EIA information.

Additionally, Appendix B within the Planning Statement sets out the originally approved condition wording and the revisions to the wording of those conditions based on the substituted drawings and documents.

In addition to the supporting information set out in this letter, a Variation of Condition Application Form has been submitted via the Planning Portal to formalise this Application (PP-12216893).

A fee has been paid to Manchester City Council for £234, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We trust you will find this application in order, and we look forward to receiving written confirmation of its validation.

If you require any further details, please do not hesitate to contact myself or my colleague Michael Percival on 0161 455 6672 (mipercival@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP