

18 January 2024

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

FAO Angela Leckie

Dear Angela

**Mayfield Phase 1 – Application for Discharge of Condition 5 attached to Planning Permission
Ref: 137350/JO/2023**

Please find enclosed an application for the discharge of Condition 5 attached to Planning Permission ref: 137350/JO/2023, relating to Phase 1 of the Mayfield development in Manchester City Centre. The Applicant is Mayfield Development Partnership LP.

For completeness, the description of development for Planning Permission Ref.: 137350/JO/2023 is:

“Variation to condition 2 (approved drawings) to make amendments to Multi-Storey Car Park to include; an increase in the basement area to provide a full basement comprising circa 450 cycle parking spaces, lockers, shower facilities, introduction of commercial uses (Class E) at ground floor and basement; amendments to location of parking spaces and reduction in overall spaces from 581 spaces to 488 spaces; the provision of additional EV spaces and capacity; amendments to the external appearance (revised façade treatment to facilitate active and basement uses and alteration to the proposed structural grid and structural construction to allow for demountable modular build sitting above a concrete plinth to improve future adaptability); inclusion of Plant, PV array at roof level; inclusion of additional plant for powering, heating, cooling, and ventilating the building and EV charging spaces and revisions to the location of the security room, storage areas, servicing areas and back of house facilities and to amend

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conditions 43 (Plant noise) , 44 (Noise uses), 45 (Refuse), 46 (hours), 47 (Fumes), 51 (Deliveries), 61 (Amplified Music) 62 (Uses) and 63 (Management) to include these requirements for Phase C (MSCP) as a result of the new ground floor and basement uses proposed included attached to on planning permission 132255/JO/2021 (as amended by 138008/NMC/23).”

The above description of development sets out the amendments to conditions required to reflect the park element of the scheme as constructed, the conditions discharged to date and revisions to the design of the multi-storey car park element of the scheme, the latter of which was approved in September 2023.

For completeness, the original permission approved the following development:

- Phased demolition and site clearance, earthworks including re-profiling and construction of retaining walls for the land bounded by the Mancunian Way to the south, Mayfield Depot to the north, Baring Street to the west and Hoyle Street to the east. This has now been completed.
- Mayfield Park: provision of circa 2.4 ha (6 acres) of public park, including hard and soft landscaping to be delivered in phases with new bridges across the River Medlock, which has now been completed.
- Baring Street Office 1: 9 storey office development including ground, mezzanine and plant level comprising 11,142 sq. m. (GEA) including active ground floor uses (A1, A2, A3, A4 or B1), public realm and a riverside walkway. This is now governed by a separate planning permission.
- Baring Street Multi-Storey Car Park (MSCP): 10 storey MSCP including ground for 581 car parking spaces, which was amended under 137350/JO/2023; and
- Highways and Infrastructure Works: creation of a new junction from London Road with required access to the multi-storey car park, works to Baring Street, and Traffic Regulation Orders to Buxton Street, Berry Street and Travis Street, which will be delivered and implemented prior to the MSCP becoming operational.

The condition discharge information submitted by this Application relates to the wayfinding strategy required by Condition 5 attached to 137350/JO/2023.

Condition Discharge

This section sets out the condition and documents that are submitted in support of the application for full discharge of conditions 5 and attached to Planning Permission ref: 137350/JO/2023.

Condition 5 – Wayfinding Strategy

Condition 5 requires the submission of the wayfinding strategy and wording of the condition is set out below:

“The submission of details of a wayfinding strategy, to include signage (including for directing cyclists to nearby cycle routes) and any other appropriate methods to ensure the legibility of linkages within adjacent neighbourhoods and transport infrastructure (which includes consideration of older and disabled people), shall be submitted within 6 months of phases F, G and H opening and approved by the Local Planning Authority.”

On this basis, Placemarque has prepared a wayfinding strategy setting out directional signage to Mayfield from the surrounding areas, covering on site signage and improved directional signage to the park and the multi-storey car park. The aim is to assist pedestrians, cyclists, and road users with directions to Mayfield and ensure legibility of linkages in line with the requirements of the planning condition.

Condition 24 – Construction Management Plan London Road Junction (Phase B)

Condition 24 requires the submission of the Construction Management Plan in relation to the London Road Junction works and slip road and the wording of the condition is set out as follows:

Prior to the commencement of Phase B of the development (as detailed in condition 3 above) a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority which for the avoidance of doubt should include;

**Display of an emergency contact number;*

**Details of measures to control dust and mud including on the surrounding public highway including:*

**details of how the wheels of contractor's vehicles are to be cleaned during the construction period;*

**Dust suppression measures;*

**Compound locations where relevant;*

**Location, removal and recycling of waste;*

**Routing strategy and swept path analysis;*

**Parking of construction vehicles and staff;*

**Sheeting over of construction vehicles;*

**Details of how measures in relation to safe working near to Metrolink will be complied with;*

**Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works;*

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

To address the requirements of the planning condition, AktinsRealis has prepared a Construction Management Plan associated with the works to the London Road Junction. Primarily this requires works to the highway, and the details of the programme of works have been agreed with Manchester City Council highways department by virtue of a S.278 application.

The Construction Management Plan reflects the scope of works agreed and the measures in place to reduce the impact on highways flows, as well as setting out how any adverse impacts in relation to dust and noise will be managed, and how local residents will be communicated with.

On this basis, Condition 24 merits full discharge by the Local Planning Authority.

Application Submission

To allow Manchester City Council to support the full discharge of Planning Conditions 5 and 24 attached to Planning Permission Reference 137350/JO/2023, the Wayfinding Strategy prepared by Placemarque and the Construction Management Plan accompanies this letter. The relevant application forms submitted via the Planning Portal (PP-12726252). Based on the information provided, these conditions merit discharge by Manchester City Council.

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 trust you will find this application in order, and we look forward to receiving written confirmation of its registration.

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).

Kind regards

John Cooper
Deloitte LLP