

Mayfield Manchester: Phase 1, Poulton
Planning Statement Addendum

June 2023

Contents

1	Planning Statement Addendum	Error! Bookmark not defined.
2	Material Planning Considerations	14
3	Conclusion	22
4	Appendix A – Original Planning Statement	

1 Introduction

Introduction

- 1.1 This Planning Statement Addendum (herein referred to as the “Statement”) accompanies a Full Planning Application for Plot O in respect of land within the Mayfield Strategic Regeneration (SRF) area, also referred to as the Poulton. The Poulton forms a part of Planning Permission Ref. 132255/JO/2021 (identified as Phase E), which this application seeks to replace with a new Full Planning Permission for this phase of development.
- 1.2 The approved building in the above Planning Permission sought to provide a 9-storey office building to provide 11,142 sq. m. (GEA) office and ground floor commercial spaces (Use Class E), which is described in more detail in the planning background section below. This application is submitted to Manchester City Council by Mayfield Poulton Limited (“The Applicant”).
- 1.3 Following approval and implementation, design development has taken place to further improve the activation at ground floor, commercial appeal, and sustainability of the proposals. Similarly, the development partner for the Mayfield Partnership (u+i) has since been purchased by Landsec to become LandsecU+i, who will now fund Phase 1 of the Mayfield development moving forward. As a result of their involvement, LandsecU+i have introduced several policies that ensure the developments meet their exceptional standards of quality and longevity and enhancing the quality of the designs.
- 1.4 Changes are also sought to respond to regulatory and policy changes that have taken place since approval of the original permission. These changes will further establish a building that is both successful upon completion and throughout its lifetime. The building changes have also reflected the delivery of the new park, which has inspired improvements in terms of form, function, and appearance.
- 1.5 In summary, the changes sought to the approved design of the Poulton are to increase the overall height and massing of the building, reconfigure the internal layout of the building as well as to amend the external materials that are proposed on the building. These are set out in more detail under the “Proposed Amendments” heading below. No changes are proposed to the park or public realm areas associated with this planning permission, save for co-ordination with building entrance locations. All park areas have been delivered since permission was granted and all other public realm areas are to be agreed by way of planning condition.
- 1.6 On this basis, the design amendments to the Poulton require the previously approved documents, including the Environmental Statement (‘ES’), technical reports, planning documentation and drawings to be reviewed, updated where relevant, and resubmitted to the Local Planning Authority to reflect the current design.
- 1.7 This application therefore seeks approval for the following description of development, as set out on the submitted Application Form:
- “Erection of 9 storey office development (Use Class E) above basement level (Use Class E – restaurant, retail, gym) with plant level with ground floor commercial retail uses (Use Class E) with mezzanine level above, rooftop amenity spaces and terrace levels, with public realm comprising a riverside walkway and associated works.”*
- 1.8 Separately, an application has been prepared for amendments to Plot N (the multi-storey car park ‘MSCP’) via S.73 application to LPA Ref: 132255/JO/2021. Similarly, Plot M (‘the Republic’) was approved concurrently alongside the permission granted for the Poulton, MSCP and Mayfield Park, albeit forming a separate planning permission. The design of the Republic has also been developed and changes are sought through a variation of condition (S.73) application. This will allow the LPA to consider all buildings concurrently, albeit they form separate Applications.

- 1.9 This Addendum Statement explains the rationale for the proposed amendments and assesses them against key planning considerations. It should be read together with the approved planning documents from the extant planning permission (LPA Ref. 132255/JO/2021), which have been resubmitted to allow them to form part of any new planning approval. These documents provide further detail of the application site and context, development proposals, planning policy context and site-specific issues.
- 1.10 Planning applications for all three buildings were assessed as part of the same Environmental Statement ('ES') approved under the extant permission, which was last updated in November 2021. The approach to reassessing the ES has been set out under the headings below but, in summary, an Environmental Statement of Conformity has been prepared and submitted with this Application and concurrent applications. This confirms that there are no significant changes from the approved ES because of the design amendments proposed. This is based on the advice received from technical consultants who produced the ES Chapters. The Approved ES and various technical appendices have been submitted with this Application, alongside the Statement of Conformity.

Planning Background

- 1.11 Mayfield is a regeneration area within Manchester City Centre that seeks to act as a catalyst for increased economic activity in this part of the city centre and provide a significant outdoor public amenity space in the form of Mayfield Park – a 2.6-hectare open space centred on a revitalised River Medlock.
- 1.12 The Strategic Regeneration Framework (endorsed 2018) sets out a comprehensive strategy that will guide the future reconfiguration and redevelopment of five distinct neighbourhoods; Wyre Street, Baring Street Campus, Hoyle Street West, Hoyle Street East, and the Mayfield Depot to develop their own sense of place and character. This Application, and other plots mentioned as forming Phase 1, are located within the Baring Street Campus in the southwest corner of the Mayfield Framework area.
- 1.13 The Site and Framework area are strategically located to contribute to the emerging regeneration context of the local area. The significant quantum of new floorspace, public realm and environmental improvements will accelerate the cycle of development currently taking place, most notably at North Campus and Aytoun Street (ID Manchester). This growth will continue to be delivered on or near to the Site over the next 5-10 years and beyond.
- 1.14 Permission was approved in February 2020 under planning permission references 124972/FO/2019 (Application 1) and 125248/FO/2019 (Application 2), which have since been partially delivered, as amended (via approval of LPA Ref.: 132255/JO/2021). The first Application was approved on 14 February 2020 and comprised the following:
- **Enabling works:** 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.
 - **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;
 - **Baring Street Office 1 (Poulton):** 9 storey office development including ground, mezzanine and plant level comprising 11,142 sq. m. (GEA) including active ground floor uses and basement areas, public realm and a riverside walkway;
 - **Baring Street Multi-Storey Car Park (MSCP):** 10 storey MSCP including ground for 581 car parking spaces; 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.

- 1.15 The second Application (Ref.: 125248/FO/2019) was approved on 14 February 2020 and encompassed a 13-storey office development including ground and mezzanine floors comprising 29,315 sq. m. (GIA) (circa 31,887 sq. m. (GEA)) with active ground floor uses, highways and associated access and public realm. This was amended (LPA Reference: 135956/NMC/2023) to revise condition wording and alter the timing of submission of information relating to the development.
- 1.16 Following formal discharge of all relevant planning conditions, construction commenced for both permissions in March 2021, comprising the enabling works for the development including the removal of onsite structures, reprofiling of the site, works to the River Medlock, infrastructure delivery and remediation works.
- 1.17 The Mayfield Park was completed in September 2022 and design changes, driven by further investigatory and modelling works, were incorporated as part of 132255/JO/2021 (a variation of condition for 124972/FO/2019). This permission confirmed the amendments the final design's profile, river strategy, ecological planting, design and approach to drainage and other civil engineering elements. This helped to significantly improve the sustainability of the design through reuse of materials and construction approach, which in turn added authenticity to the delivery scheme.
- 1.18 The revised proposals will continue to capitalise on the substantial progress made since the formation of the Mayfield Partnership, and the introduction of Landsec to the Partnership, as set out above. The opening of the park, of which the details are described in this Statement, represented a landmark moment for the city through the creation of a new verdant greenspace that sits at the heart of the emerging neighbourhood.

Proposed Amendments

- 1.19 The primary driver for amending the extant permission relates to sustainability credentials for the development as a whole and the component parts, as well as reflecting the new regulatory environment and more stringent accreditations building designs.
- 1.20 Overall, the occupier market has matured since 2019, partially due to COVID-19 health crisis and the needs of modern offices, which has also driven design changes. There are greater opportunities for ecological and landscaping improvements now that Mayfield Park has been delivered, and commercial drivers within the Mayfield Partnership. For example, the building now targets the following sustainability targets, some of which were not fully established or utilised prior to the original submission in 2019:
- BREEAM – target of “Excellent”
 - WELL Accreditation
 - NABERS – 5.5* Targeted
 - Building Regulations (2023) Standards
- 1.21 The design changes from the originally approved scheme for the Poulton, as set out in the updated and enclosed planning drawings and documents, are summarised as follows:
- **Height and massing:** increase in the overall height and massing of the building through alteration to the approved terrace area, additional terrace on level 08, removal of the cantilever, and new outdoor terrace and integrated rooftop pavilion on level 09. This improves the amenity space for tenants, the quality of the internal workspace and helps to reduce embodied carbon whilst resulting in an uplift from 11,142 sq. m. to 12,095 sq. m. (GEA) (953 sq. m. (GEA), or ~10%, increase).
 - **External appearance:** in addition to the formation of roof terraces across several levels of the building, there is a change to the external materials that are proposed at ground and first floor level to deliver a new “datum” level, which will be consistent with The Republic and multi-storey car park adjacent.
 - **Internal reconfiguration:** revised floorplans now align with the new massing and structural layout, including revised lift core and riser design.

- 1.22 The Site description and area as set out in the original application all remain consistent with the previously approved development and are therefore unchanged.

Pre-Application Consultation

- 1.23 This Application is submitted following pre-application consultation with officers at Manchester City Council during the design development process regarding the principles of the proposed amendments, and the details and form of the forthcoming amendment application.
- 1.24 This represents an application for Full Planning Permission via the Town and Country Planning Act 1990, which has been agreed with the Local Planning Authority as a mechanism for handling the proposed changes. 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.
- 1.25 The chapters prepared in relation to the EIA, which supported the original Phase 1 Applications, have been reviewed in the context of the changes. This reassessment of the Proposed Development has been set out in an EIA Statement of Conformity, which summarises the changes to the buildings assessed as part of Phase 1, as set out below. The submission of this Planning Statement Addendum, ES Statement of Conformity and supporting technical appendices, as set out in this Statement, to reflect the changes to the approved design.

Environmental Impact Assessment

- 1.26 The original EIA covered the assessment of Mayfield Park, Plot O (Office 1 – 'The Poulton'), Plot N (multi-storey car park) and Plot M (Office 2 – 'The Republic'). The three buildings forming the basis of the EIA were originally approved under two separate permissions: 124972/FO/2019 (Plots O, N and Park plus enabling works for phase 1, now 132255/JO/2021) and 125248/FO/2019 (Plot M).
- 1.27 The approved ES needs to be assessed to consider whether it needs to be updated because of the proposed amendments to all three buildings. An updated ES would be required if significant effects that have not been previously identified arise because of the proposed changes.
- 1.28 In summary, amendments relate only to changes to the external appearance of the building plots and, whilst this could cumulatively influence the conclusions of the Environmental Statement ('ES'), it has not generated significantly different effects compared to the previous ES conclusions. In broad terms, the generation of significant effects because of the proposed amendments that were not previously identified as part of the Approved Development are unlikely, 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 Statement.
 - The EIA Technical Team has reviewed the proposed amendments, alongside the original conclusions of the relevant EIA chapter, and has confirmed that the conclusions contained therein will remain broadly unaffected because of the proposed amendments. This is confirmed in an ES Statement of Conformity submitted with this Application.
 - 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.

- 1.29 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.
- 1.30 As above, the proposals and their effects on relevant ES chapters has been set out in ES Statement of Conformity submitted with this Application, which seeks to compare the two proposals and establish that any potentially significant effects previously identified can continue to be avoided or mitigated against during construction and operation of the three buildings.

Application documentation

- 1.31 This Addendum Statement should be read together with the planning application documentation approved as part of 132255/JO/2021, which has been resubmitted with this Application for completeness and would form part of a subsequent approval as part of any new decision notice issued. In summary, the documentation submitted to reflect the changes proposed, as described in this Statement, are as follows:
- Planning Statement Addendum (this Statement) and Appendices prepared by Deloitte Real Estate, with input from the other consultants as relevant;
 - Approved and Proposed Drawings comprising plans, sections and elevations;
 - Design and Access Statement Addendum prepared by Bennetts Associates;
 - Energy Statement prepared by Hoare Lea;
 - Environmental Standards Statement prepared by Hoare Lea;
 - Ventilation Strategy prepared by Hoare Lea;
 - EIA Statement of Conformity prepared by Deloitte and Buro Happold with technical appendices; and
 - Previously approved information under LPA Ref.: 132255/JO/2021, as relevant

Document Structure

- 1.32 The remainder of this Addendum Planning Statement is structured as follows:
- Section 2 – provides a more detailed description, and rationale for, the proposed amendments.
 - Section 3 – assesses the proposed amendments against the approved application documents, key planning policy and site-specific issues; and
 - Section 4 – concludes by summarising the case for the grant of Planning Permission.

2 Proposed Amendments and Rationale

Introduction

- 2.1 This Section explains the proposed amendments and rationale for the changes proposed to The Poulton. It should be viewed alongside the updated drawings and supporting documentation submitted with this Application, specifically the Design and Access Statement Addendum prepared by Bennetts Associates.
- 2.2 These amendments have been driven by several factors that are centred on improving the sustainability credentials of the development proposals. As such, changes are proposed in relation to the façade materiality, massing of the building and structural grid, as described in detail below.

Proposed Amendments

- 2.3 The amendments to the Poulton are as follows:
- **Height and massing:** increase in the overall height and massing of the building through alteration to the approved terrace area, additional terrace on level 08, removal of the cantilever, and new outdoor terrace and integrated rooftop pavilion on level 09. Floor to floor heights have also been adjusted alongside the rooftop plant enclosure. This improves the amenity space for tenants, the quality of the internal workspace and helps to reduce embodied carbon whilst resulting in an uplift from 11,142 sq. m. to 12,095 sq. m. (GEA) (953 sq. m. (GEA), or ~10%, increase).
 - **External appearance:** in addition to the formation of roof terraces across several levels of the building, there is a change to the external materials that are proposed at ground and first floor level to deliver a new “datum” level, which will be consistent with The Republic and multi-storey car park adjacent.
 - **Internal reconfiguration:** revised floorplans now align with the new massing and structural layout, including revised lift core and riser design.
- 2.4 The detail of each physical change is set out below under their respective subheadings, providing rationale for the proposed changes.

Height and massing

- 2.5 The proposed changes to the height and massing have been driven by a combination of environmental and commercial opportunities, namely, to reduce the embodied carbon associated with the building and to create a more attractive commercial tenant proposition.
- 2.6 In terms of changes to the building height, the ground floor has increased from 3.5m to 5m and provides a half deck of mezzanine floor above, which provides increased flexibility for ground floor uses and a more generous entrance and lobby area for commercial tenants located on the upper floors.
- 2.7 The typical floor to floor heights for office floors above have been increased by 100mm per floor to 3.825m and 4.125m, in line with the latest BCO guidance. The plant screen has been reduced 200mm to 5 metres in height to reduce the overall impact of the lower floors increasing in height, which is now 77.4m tall compared to 75.56m tall (AOD), or 41.4m tall from ground floor level.
- 2.8 These marginal increases in the height of floors throughout the building will give it stronger commercial appeal for occupiers by representing a one development within a new generation of high-quality office buildings across the city centre to help fuel the next phase of economic growth.

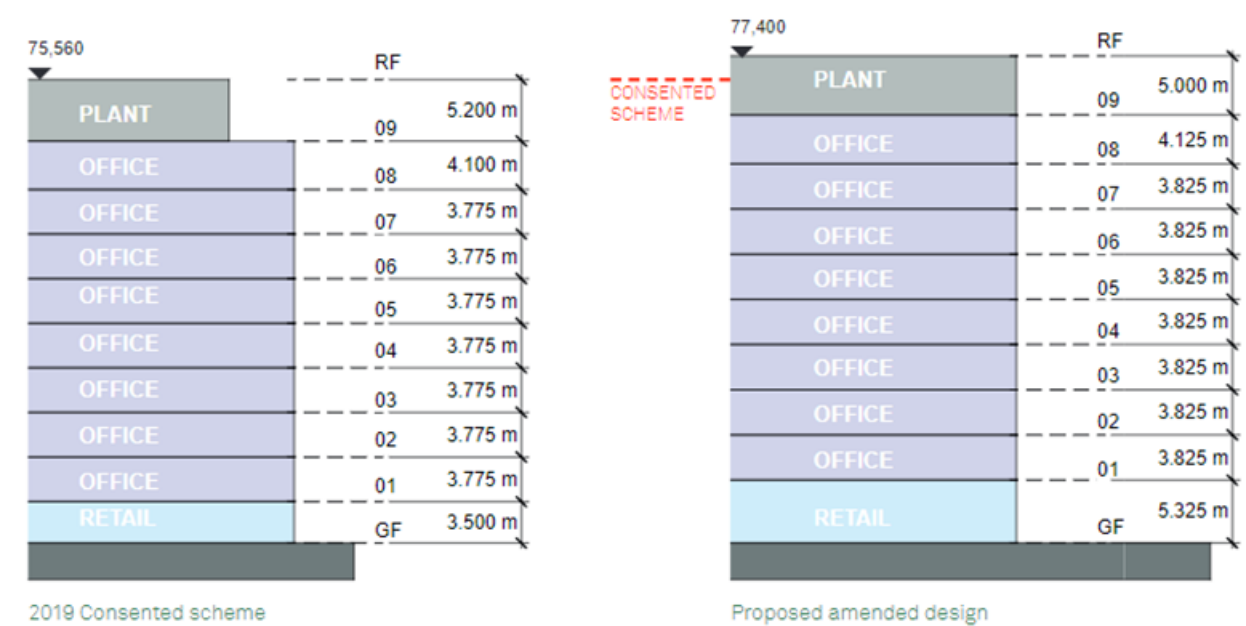


Figure 1 - Revised height and building section

- 2.9 As well as overall massing, the form of the building has also changed. The approved proposals included a cantilever between ground and 3rd floor, which has been removed as part of this revised design to reduce embodied carbon. This former cantilever required a transfer slab to be introduced that would have required floor build-ups within the building to be thicker with greater reinforcements, and so removing it makes a considerable embodied carbon saving.
- 2.10 The terraces have also been redistributed across different levels of the building, now located on levels 6, 8 and 9 on the development, having only previously been provided on level 5. Terraces on level 6 and 8 will be for the tenants of those floors, whilst the terrace at roof level (level 9) will be able to be booked by different tenants within the building so that all have access to private external amenity space. As a result of these changes, the overall GEA of the building has increased from 11,142 sq. m. to 12,095 sq. m. ((GEA) 953 sq. m. (GEA) or ~10% increase).

External façade

- 2.11 In broad terms, the revised proposals are like those that have been approved. The proposals continue to provide a contextual, contemporary addition to the townscape. The base, which will form the “Mayfield Datum” with adjacent plots, will have depth and solidity and the upper volume will contrast with a dark corrugated zinc, picking up on industrial context. Proportions of the façade are carefully considered, along with solid to glazed ratios required to counteract solar gain, to maximise views of park.
- 2.12 At ground floor level, pre-cast concrete is proposed to replace the previously two-tone zinc and anodised aluminium curtain walling system, with the structural grid now being expressed via deep reveals and changes to the materiality from pre-cast to glazing. Double height glazed curtain walling panels between pillars proposed at ground floor level maintain openness, visibility, and connection with the park throughout.
- 2.13 In line with the approved scheme, zinc cladding is proposed throughout the upper levels of the external façade. This material has been chosen due to its lightweight and durable characteristics, as well as being easy to maintain due to being self-healing and ensuring a robust long-term finish. Zinc cladding is proposed in reference to the industrial context of the surrounding area, seeking to reflect this within a contemporary façade.



Figure 2 - Facade design

- 2.14 Proposed amendments to the external façade also include changes to the external setbacks, with a chamfer being introduced at level 6 to address Mayfield Park, as well as reducing the impact of the north elevation. In addition, a chamfer is being introduced towards Baring Street to better address the approach from Piccadilly Station and within the base of the structure, which will allow for a generous space to be provided at the entrance.

Internal layout

- 2.15 The internal layout of the building has been reconfigured to align with the new massing and structural layout, namely revising the lift core and riser design. A new outdoor terrace outdoor terrace and integrated rooftop pavilion has been introduced on level 09 to enhance the commercial appeal of the development. This has been driven by the need for a shared meeting room and conference area to enhance the commercial appeal for future tenants.



Figure 3 - Roof terrace

- 2.16 As part of the updated proposals cycle parking has been removed from the Poulton and is now being centralised within the updated proposals for the transport hub proposed at Plot N of the masterplan. The transport hub will offer 450 secure cycle spaces accessible to users of the office space at the Poulton. The basement within the Poulton has the potential to be physically connected into the basement of the transport hub.
- 2.17 Changes are also being proposed in relation to the mezzanine deck, with the proposals now including a double height lobby area with space above the building's reception. The internal layout has been reconfigured to facilitate additional space for food and beverage use (Use Class E) along Baring Street, helping to further activate the frontages of the Proposed Development. This will bring both a commercial benefit as well as social enhancements in terms of increasing natural surveillance and safety within the area.



Figure 4 - Ground floor plan

Drop in Application

- 2.18 It has been agreed with the Local Planning Authority that the proposed amendments to the approved scheme, as outlined above, are able to be agreed via a drop in application to replace Phase E with a new Full Planning Permission.
- 2.19 Although deemed to require a new Planning Permission, Phase E (Poulton) as set out in 132255/JO/2021 has been utilised to form the basis of the information submitted and the wording of planning conditions to be applied to any future planning permission. Table 2-1 sets out the originally approved drawings associated with the above application and the revised proposed drawings.

Table 2-1 - Approved and Revised Planning Drawings

Approved Planning Drawing	Proposed Planning Drawing
0343-SEW-ZZ-ZZ-DR-Z-0001000 Rev P00 (Mayfield Phase 1, Application 1: Earthworks and Riverworks Phase A)	Drawing removed due to phase being completed
0343-SEW-ZZ-ZZ-DR-Z-0000026 Rev P00 (Mayfield Phase 1, Application 1: Demolition Plan)	Drawing removed due to phase being completed
1811-BA-XX-00-DR-A-P-0002 Rev B (Planning, Contextual Ground floor plan, Proposed)	1811-BA-XX-00-DR-P-0002 Rev C (Planning, Contextual Ground floor plan, Proposed)

Approved Planning Drawing	Proposed Planning Drawing
1811-BA-XX-99-DR-A-P-0099 Rev A (Planning, Basement floor plan, Proposed)	1811-BA-XX-99 DR-A-P-0099 Rev C Basement floor plan
1811-BA-XX-00-DR-A-P-0100 Rev C (Planning, Ground floor plan, Proposed)	1811-BA-XX-00-DR-A-P-0100 Rev D Ground floor plan
1811-BA-XX-01-DR-A-P-0101 Rev A (Planning First floor/ mezzanine plan, Proposed)	1811-BA-XX-01-DR-A-P-0101 Rev B First floor / mezzanine plan
1811-BA-XX-02-DR-A-P-0102 Rev B (Planning, Second Level floor plan, Proposed)	1811-BA-XX-02-DR-A-P-0102 Rev C Typical floor plan for level 2
1811-BA-XX-03-DR-A-P-0103 Rev A (Planning, Third floor plan Level 3 floor plan, Proposed)	1811-BA-XX-02-DR-A-P-0103 Rev C Typical floor plan for level 3
1811-BA-XX-04-DR-A-P-0104 Rev A (Planning, Fourth floor plan, Proposed)	1811-BA-XX-02-DR-A-P-0104 Rev C Typical floor plan for level 4
1811-BA-XX-05-DR-A-P-0105 Rev A (Planning, Fifth floor plan, Proposed)	1811-BA-XX-02-DR-A-P-0105 Rev C Typical floor plan for level 5
1811-BA-XX-06-DR-A-P-0106 Rev A (Planning, Sixth floor plan, Proposed)	1811-BA-XX-06-DR-A-P-0106 Rev B Sixth floor plan
1811-BAXX-07-DR-A-P-0107 Rev A (Planning, Seventh floor plan, Proposed)	1811-BA-XX-06-DR-A-P-0107 Rev B Seventh floor plan
1811-BA-XX-08-DR-A-P-0108 Rev A (Planning, Eighth floor plan, Proposed)	1811-BA-XX-08-DR A-P-0108 Rev B Eighth floor plan
1811-BA-XX-09-DR-A-P-0109 Rev A (Planning, Ninth floor plan, Proposed)	1811-BA-XX-09-DR-A-P-0109 Rev B Ninth floor plan
1811-BA-XX-10-DR-A-P-0110 Rev A (Planning, Roof plan, Proposed)	1811-BA-XX-10-DR-A-P-0110 Rev B Roof plan
1811-BA-XX-AA-DR-A-P-0210 Rev B (Planning, Section, Proposed)	1811-BA-XX-AA-DR-A-P-0210 Rev C Section proposed
1811-BA-XXNN- DR-A-P-0310 Rev A (Planning, North elevation, Proposed)	1811-BA-XX-NN-DR-A-P-0310 Rev B North elevation
1811-BA-XX-EE-DR-AP-0320 Rev B (Planning, East elevations, Proposed)	1811-BA-XX-EE-DR-A-P-0320 Rev C East elevation
1811-BA-XX-SS-DR-A-P-0330 Rev B (Planning, South elevation, Proposed)	1811-BA-XX-SS-DR-A-P-0330 Rev C South elevation
1811-BA-XX-WW-DR-A-P-0340 Rev B (Planning, West elevation, Proposed)	1811-BA-XX-WW-DR-A-P-0340 Rev C West elevation
1811-BA-XX-ZZ-DR-A-P-0410 Rev A (Planning, Bay Study, Typical, Type 1a, Proposed)	1811-BA-XX-ZZ DR A-P-0410 Rev B Bay Study, Typical type 1a

Approved Planning Drawing	Proposed Planning Drawing
1811-BA-XX-ZZ-DR-A-P-0411 Rev A (Planning, Bay Study, Foyer, Type 2b, Proposed)	1811-BA-XX-ZZ-DR-A-P-0411 Rev B Bay Study, Foyer type 2b
811-BA-XX-ZZ-DR-A-P-0440 Rev A (Planning, Bay Study, Main entrance, Type 2c, Proposed)	1811-BA-XX-ZZ-DR-A- P-0440 Rev B Bay Study, Main entrance type 2c
0345-SEW-P0-00-DR-L-001710 Rev P01 (Baring Street Office No. 1, Landscape General Arrangement)	0436-SEW-ZZ-ZZ-DR-L-001103 Rev P03 (Baring Street Office No. 1, Landscape General Arrangement)

2.20 The original planning submission documents that formed the basis of the approval for the Poulton have also been submitted with this Application, so that the previously approved documents that resolved all relevant material issues form part of this revised application.

3 Key Material Planning Considerations

Introduction

- 3.1 This section considers and assesses the proposed amendments (set out in Paragraph 1.21 of this Statement and Section 2) in the context of the approved scheme and key planning issues presented within the original planning application (Ref.: 132255/JO/2021).
- 3.2 Where appropriate, input into this section has been provided by the technical consultants that have prepared the original assessments following a detailed review of the proposed amendments.

Application Documents

- 3.3 The following section reviews the application documents and technical assessments submitted with the approved application considering the proposed amendments to the scheme. All submitted and approved application documents are set out below and the effect of the changes on those documents.

Document	Effect of Changes
Supporting Planning Statement prepared by Deloitte LLP	The proposed amendments will not reduce the positive impacts of development nor its alignment with the City Council's strategic priorities. The proposals will better allow the scheme to 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. 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.
Schedules of External Materials prepared by Bennetts Associates	Overall, the external materials remain substantially unchanged. Further details relating to materials will be submitted in line with the conditions attached to any future Planning Permission.
Design and Access Statement prepared by Bennetts Associates	As summarised in Section 2 of in this Addendum Statement, design changes to the Poulton have been set out in detail within the Design and Access Statement Addendum submitted with this Application. The increase to the massing of the building, changes to the materiality of the external façade and reconfiguration of the internal layout have been summarised within this document.
TV Reception Survey prepared by G-Tech Surveys (Office and MSCP)	No change. Post-completion TV Reception Survey will be required as part of the Permission.
Ventilation Strategy prepared by Hoare Lea	Document has been updated to reflect the new location of plant equipment to correspond with new office layouts.

Document	Effect of Changes
Crime Impact Statement prepared by Greater Manchester Police	The Crime Impact Statement has been updated to reflect the changes to the development proposals, but no changes have been made to the recommendations of the CIS given the use and layout is broadly the same.
Sustainability (Environmental Standards) Statement prepared by Hoare Lea	Document has been updated to reflect revised sustainability credentials for the proposals, which has been summarised in this section of the Statement.
Energy Strategy prepared by Hoare Lea	Document has been updated to reflect revised sustainability credentials for the proposals, which has been summarised in this section of the Statement.
Statement of Consultation prepared by Deloitte LLP	No change. Discussions with the Local Planning Authority have been captured as part of this Planning Statement Addendum.
Community Engagement Vision prepared by U+I	No change.
Management and Maintenance Strategies prepared by Faithful+Gould	No change.
Lighting Strategy prepared by Spiers and Major	No change. Lighting design for the building plots has been set out in principle and will be submitted by way of condition prior to completion.
Archaeology Desk Based Assessment prepared by Salford Archaeology	No change to the original document. Further information has since been submitted and approved (e.g., Written Scheme of Investigation and Archaeological Interpretation Package) as part of condition discharge information that has been resubmitted with this Application.
UXO Desktop Study prepared by Planit-UXB	Further details relating to remediation and risk mitigation has been submitted in line with the information approved by way of planning condition discharge.
Local Labour Agreement prepared by Faithful+Gould	No change.
Masterplan Drainage Strategy prepared by Buro Happold	The overall drainage strategy is consistent with the original approval, but a Surface Water Drainage Strategy has been prepared by Civic Engineers and submitted with this application. This shows how the proposals have been refined in accordance with the location of the surface water outfall locations delivered within Mayfield Park.
EIA Volume 1	The EIA Technical Team confirms within the ES Statement of Conformity that the proposed amendments would not result in any significant effects on the environment beyond the extent identified in the conclusions of the approved EIA. Each chapter has been reviewed and assessed in detail in order to confirm there is no change.

Document	Effect of Changes
EIA Volume 2	In addition to the Approved ES Volume 2, dated December 2020, the technical supporting information was updated in November 2021 to reflect the change in approach to flood compensation, remediation, works to the River Medlock and ecology, comprising Appendix 9.1A: Updated Ecology Strategy with Biodiversity Net Gain; Appendix 9.2A: Updated Bird Nesting Strategy; Appendix 10.1A: Phase 2 The Freight Island Ground Investigation dated 06 April 2021; Appendix 10.2A: Phase 2 Proposed Mayfield Park GI: (also covers Plot M) dated 12 March 2021; Appendix 10.3A: Phase 2 Site Investigation Plots O and N dated 12 January 2021; Appendix 10.4A: Phase 3A Remediation Strategy - Plots O, N and M dated 19 January 2021; Appendix 10.5A: Phase 3A Remediation Strategy – Parkland Area dated 19 January 2021; Appendix 11.1A: Stage 4 Drainage Strategy, Mayfield Park, dated 01 March 2021 Revision P07; Appendix 11.2A: Hydraulic Modelling – Mayfield Park Phase 1 Full Build Out dated 20 April 2021; Appendix 11.3A: Information to support discharge of Condition 66, relating to the River Medlock Works dated 20 April 2021; and Appendix 11.4A: Information to Support Discharge of Condition 10 and Condition 22 dated 20 April 2021 relating to flood risk management. To reflect the changes in the development and the effect on approved ES, a Statement of Conformity has been prepared in consultation with the technical team who prepared the original ES, which has reviewed the revised submission information.
EIA Non-Technical Summary	No change, save for the updates as set out in EIA Addendum Volume 1.

Key Planning Material Considerations and Planning Policy

- 3.4 The proposed amendments have been assessed regarding the key planning policy and development control issues associated with the original planning application.
- 3.5 In summary, the proposals continue support a landmark office-led development that will deliver a catalyst for real transformational change in the area in line with the Mayfield Strategic Regeneration Framework (2018). This will lead to significant job creation and will enable the delivery of a new city centre park that will provide significant economic, social, and environmental benefits for the local and regional economy as set out in this Section.
- 3.6 Added to this, there are significant benefits in terms of improving sustainability of the proposals by including a design that minimises both the embodied and operational carbon of the development, as well as delivering a scheme that will have maximum commercial appeal for modern occupiers through adoption of various standards and accreditation.

Local Planning Policy – the Development Plan

- 3.7 There has been no change in local planning policy since the Planning Permission was granted. The Manchester Core Strategy was adopted in July 2012 and remains the key, overarching Development Plan Document for Manchester.
- 3.8 Overall, it is considered that the nature of the proposed amendments to the scheme means that it remains in full accordance with the key spatial principles of the Core Strategy. The principle of development is supported by the current planning context as set out below. Detailed Local Planning Policies have been set out below for completeness, which continue to be adhered to by the Proposed Development as set out in the Original Planning Statement (see Appendix A).
- 3.9 Policy SP1 Spatial Principles identifies the key spatial principles that will guide the strategic development of Manchester to 2027, including the principle that the Regional Centre will be the focus for economic and commercial development, leisure and cultural activity, alongside high-quality city living. The revised scheme remains fully in accordance with the aims of this policy and will enhance the City Centre's offer by delivering exceptional quality, flexible, Grade A office floorspace that meets an identified shortfall.

- 3.10 In 2018, Manchester City Council's Executive Committee endorsed the Mayfield Strategic Regeneration Framework, which confirmed support for the proposals for the application site, including temporary activation of the site as existing and permanent redevelopment for a commercially-led development. The revised scheme remains fully in accordance with the aims of this policy and will enhance the City Centre's offer by delivering exceptional quality, flexible, Grade A office floorspace that meets an identified need through the Republic. The development will remain in full accordance with the strategy set out in the endorsed Strategic Regeneration Framework.
- 3.11 As identified in Policy CC1 Primary Economic Development Focus: City Centre and Fringe, the focus for employment growth will be in B1a high density offices within the City Centre, particularly in key strategic areas such as Mayfield. The proposed amendments will remain fully in accordance with Policy CC1 and the proposals will continue to deliver development of a quality and profile that is capable of attracting new local, regional, national and international occupiers within a number of different employment sectors and support Manchester's priority business growth areas.
- 3.12 Several policies with the Core Strategy also all relate to development proposals and economic growth, which all remain addressed by the Proposed Development, namely:
- Core Strategy Policy EC1 states that Manchester City Centre is a key location for the most significant employment generating uses. Mayfield will directly support this ambition by bringing forward 1m sq. ft. of employment space over the next 5-10 years, which will be catalysed by this first phase of development.
 - Core Strategy Policy EC3 states that employment generating uses including offices and other commercial development will be encouraged in the Regional Centre providing the development is well connected by sustainable transport to both the wider city and surrounding residential areas, and where the scale and type of office does not undermine employment in the City Centre. The commercial uses will be well connected by a multi-storey car park that now includes extensive high quality cycle parking facilities, as well as being within walking distance of the majority of Manchester City Centre as well as areas such as Ardwick, Brunswick, Bradford, Beswick and Gorton.
 - Core Strategy Policy EC8 states that Manchester City Centre is expected to deliver approximately 14ha of employment land and that the Plan promotes development which has regard to ensuring development within Central Manchester complements those uses. The existing and modest uplift in the amount of commercial floorspace being brought forward because of the Proposed Development will both deliver employment uses and those that are complementary.
 - Core Strategy Policy CC1 supports high density offices and states that the Council will give encouragement and support for these uses in the City Centre. The design amendments have been proposed to ensure that the development is of the highest quality and capable of operating in the most effective manner in terms of supporting the delivery of high-density offices.
 - Core Strategy Policy CC8 identifies the types of development and approach to development which is considered most likely to deliver the vision for the City Centre and development which reflects this will generally be supported. The approach to development in the City Centre will welcome large-scale schemes. Developments which make significant contributions to the City Centre's role in terms of employment and retail growth, or which improve the accessibility and legibility of the City Centre will be supported, subject to the proposal's impact on key aspects of the city's heritage and character. New development should fully exploit opportunities to contribute to the improvement of the City Centre in terms of character and function, taking account of other policies in the Core Strategy.
- 3.13 Clearly, the revised proposals remain in accordance with the above policies relating to economic development and the role of the city centre as a driver of economic output for Manchester and the wider region. There is an overall uplift in commercial floorspace by circa 900 sq. m. (GEA), which will create more employment opportunities within this first phase.
- 3.14 Core Strategy Policy EN6 is focussed upon the principles of sustainable design in terms of operational carbon associated with buildings. Extensive work has been undertaken on the approved designs to minimise the amount of energy needed for the operation of the building, which is set out in the updated Energy and Environmental Standards (Sustainability) Statements prepared by Hoare Lea.

- 3.15 The overall reduction in regulated carbon emissions is 41.2% over Part L 2021's building regulations policy target, with a 43.41% betterment in primary energy consumption over the notional building target. For reference, a new non-domestic building built to 2021 standards will deliver a 27% reduction in CO₂ emissions on average across the new non-domestic building mix relative to 2013 regulations. This is achieved through fabric performance, efficient space heating and cooling and PV panels to support the air source heat pumps and electric hot water provision. Similarly, the design has been tested to minimise the amount of embodied carbon associated with the construction of the building. Upfront embodied carbon <600kgCO₂e/m² (Lifecycle modules A1-A5) to align with Manchester's Roadmap to Net Zero Carbon.
- 3.16 Core Strategy Policy CC5 states that Council requires development to include adequate parking provision for cars and bicycles in line with parking standards set out in the Core Strategy, which should be balanced with sustainable transport objectives and improving environmental outcomes. With a new 450 space cycle hub being provided within the multistorey car park adjacent, covered by a separate planning permission, there is a significant improvement to the accessibility of the site by non-car modes and exceeds MCC standards based on the office floorspace.
- 3.17 Core Strategy Policy CC6 states that City Centre development will generally be high density to maximise its efficiency. The appropriate scale, massing, and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the city. At 9 storeys comprising 10,887 sq. m. (GEA) Use Class E floorspace, the Republic is a high-density office development that is capable of being occupied by up to 1,000 full time employees once operational. As part of the overall total floorspace, there is approximately 1,100 sq. m. of retail, restaurant and leisure offering at ground and mezzanine level.
- 3.18 Core Strategy Policy CC7 states that the City Centre presents the most viable opportunities for mixed-use development and in general these will be promoted as a means of using land as efficiently as possible. Active ground floor uses (shops, food and drink and leisure) will be appropriate in locations that have an established public function or as part of a development which has such a function. Regarding the amendments set out in this Application, the development proposals represent a much-improved activation of ground floor and mix of uses that will help to generate a sense of place by harnessing the momentum generated by temporary uses within Mayfield Depot.
- 3.19 Policy CC10 of the Core Strategy states that the City Centre should be A Place for Everyone, which can only realistically be achieved if the design is inclusive and the on-going management and maintenance of spaces.
- 3.20 In 2018, Manchester City Council's Executive Committee endorsed the Mayfield Strategic Regeneration Framework, which confirmed support for the proposals for the application site, including temporary activation of the site as existing and permanent redevelopment for a commercially-led development. The amended scheme continues to accord fully with the latest Mayfield SRF.

National Planning Policy Framework (2021)

- 3.21 In July 2021, the National Planning Policy Framework (NPPF) was updated, representing a change to the policy context following submission of the Planning Application in October 2019 and approval in February 2020. However, this was recognised as being updated as part of the planning application submitted in November 2021, which is summarised again below for completeness.
- 3.22 At the heart of the 2021 revised NPPF lies the 'presumption' in favour of sustainable development, which supports proposals that are in accordance with policies in an up-to-date Development Plan. Sustainable development is about growth – making economic, environmental, and social progress for this and future generations.
- 3.23 The NPPF states that 'the purpose of the planning system is to contribute to the achievement of sustainable development' (paragraph 7). It summarises the objective of sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

- 3.24 As relevant to this application, the amendments made in July 2021 to the wording of various sections of the NPPF have reinforced the need for achieving sustainable development. The amendments focus on the need to provide beautiful and sustainable places (Chapter 12) particularly paragraph 131, which focusses on the importance of incorporating trees into developments.
- 3.25 The proposed amendments to the design continue to accord with the core planning principles of the NPPF as set out in Appendix A (Original Planning Statement). The revised proposals also address the material considerations within the updated sections of the NPPF, as set out above, as follows:
- Chapter 11: the Proposed Development remains in accordance with the endorsed Mayfield SRF, which forms a material consideration for all planning applications within the boundary of the Framework Area. Accordance with the Framework is provided under the Mayfield SRF (2018) heading below in this Section.
 - Chapter 12: the designs have been refreshed to improve the sustainability of the design in terms of choice of materials (e.g., lower embodied carbon, recyclable) and flexibility of the internal layout. They have also improved the quality of the landscaping proposals in order to reflect the success of Mayfield Park that has been delivered since permission was granted.

National Planning Practice Guidance

- 3.26 In March 2014, the Government issued the Planning Practice Guidance (PPG) online resource, which is designed to bring together planning practice guidance for England in an accessible and useable way. The PPG provides further detail to assist in the understanding of planning policies as set out in the NPPF; however, is not in itself a material consideration in the determination of a planning application.
- 3.27 In particular, the proposals remain in accordance with the following areas of guidance:
- Before submitting an application – the Applicant has agreed the approach to handling the proposed amendments with the Local Planning Authority.
 - Design – the proposals continue to be of an extremely high-quality design, which will be constructed from high quality, sustainable building materials. This is set out in detail within the Design and Access Statement Addendum submitted with this Application.

Other Material Considerations

Amenity

- 3.28 Core Strategy Policy DM1 sets out a range of development management policies relating to design, impact on amenity, accessibility, safety, health outcomes, quality of internal space, refuse storage, car parking, green infrastructure, heritage, flood risk and drainage and sustainability. Policy DM1 also states that buildings and neighbourhoods should be fully accessible to people with disabilities.
- 3.29 In summary, the revised proposals remain in accordance or represent an improvement in several ways in comparison to those consented. For example, there are internal and external improvements as set out in the supporting Design and Access Statement submitted with the application, contributing to the commercial appeal of the buildings and their contribution to the area overall.

- 3.30 Despite the building's massing increasing, there is no material change to the local amenity regarding microclimate effects of daylight, sunlight, and wind. Based on the assessment results, it is considered that the proposed amendments to Phase 1 will not change the conclusions of the 2019 ES assessment 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. As set out above, the conclusions of Chapter 13 (Daylight and Sunlight) ES Volume 1, Mayfield of the 2019 ES and its associated technical appendices remain valid.
- 3.31 Regarding wind effects, the results of the 2019 ES presented similar areas of wind acceleration conditions across the masterplan suitable for walking, standing, and sitting. However, compared with the 2019 ES, the new massing presents a setback and a new entrance on the southeast corner of block M. This location shows wind accelerations, and the area is currently unsuitable as an entrance, therefore mitigation is required. The 2019 ES showed three areas of wind acceleration to the northwest of Plot O, in between Plot N and Plot M, and southeast of Plot M. The 2023 ES addendum shows two areas (to the northwest of Plot O and at the southeast corner of plot M).
- 3.32 Based on the suggested mitigation measures, it is considered that the Proposed Development will have no significant residual impacts in relation to wind. Other than the two occurrences above mentioned, no safety exceedances are found within the site boundary and outside the site boundary for Phase 1a applications
- 3.33 Similarly, the drainage proposals for the site have been updated to accord with the revised building layout. The noise and vibration considerations are consistent with the previously approved scheme, assessed as part of the Environmental Statement. Each of these amenity considerations are set out in more detail within the ES Statement of Conformity submitted with the Application.
- 3.34 The main benefit of the revised Proposed Development is that there is a significant reduction in the amount of embodied carbon through changes to the structure and external façade. This improves sustainability outcomes associated with the Proposed Development. An updated ventilation strategy has also been prepared by Hoare Lea and is submitted with this Application to clarify the approach in accordance with the revised internal layouts.

Ecology

- 3.35 Policy EN8 states that development should have regard to the opportunity to provide linked and diverse green space to enhance natural habitats which will assist species adaptation to climate change. Overall, the biodiversity net gain on site for the Phase 1 element of the proposals represents a 90% improvement in terms of biodiversity score against baseline levels recorded prior to the development taking place.
- 3.36 Across the three first building plots to come forward and the wider Mayfield SRF area, further opportunities to enhance the biodiversity net gain have been identified through planting and ecological enhancements between buildings. This will lead to the delivery of new trees and new planting beds to be included as part of the final landscaping design, which will be developed and submitted for approval by way of condition prior to delivery.

Transport

- 3.37 Policy T1 sets out the need to promote high quality sustainability integrated transport networks to encourage modal shift away from car travel toward public transport, cycling and walking. The revised development proposals remain in a highly sustainable location that is located 5 minutes' walk from Piccadilly Station and Metrolink stop, alongside several bus routes providing connections to other parts of the city and wider region.
- 3.38 To serve the first three plots and the wider masterplan moving forward, the car parking for the site remains consolidated within the multistorey block. Cycle parking has been removed from the internal areas of the Poulton and, in turn, a 450-space cycle hub is proposed with supporting facilities to encourage cycling to the Site. This is proposed to be managed through a membership mechanism afforded to tenants of the two office buildings, which will be extended as an offer to other plots in the future.

Summary

3.39 The following consideration are not material to the revised development proposals, due to the nature of the effect or on the basis that they have been resolved as part of previously approved information via condition discharge, and have therefore not formed part of this reassessment:

- Ground conditions
- Archaeology
- Noise and vibration
- Waste and servicing
- TV Reception
- Green and Blue Infrastructure

3.40 Notwithstanding the above, Reports and Assessments have been resubmitted with this Application to clarify the previous conclusions associated with the Approved development.

4 Conclusion

- 4.1 The proposed amendments to the approved development are required to ensure the successful delivery of the scheme. The amendments have been carefully considered and have been assessed against all relevant material considerations associated with the approved scheme.
- 4.2 As set out in the Planning Statement provided in Appendix A in support of the Original Planning Application, the scheme replaces a vacant and under-utilised brownfield site with landmark office buildings of the highest quality alongside the exceptional Mayfield Park. In doing so, the scheme will provide a basis for commencing the regeneration of Mayfield to deliver value added economic growth within Manchester's key growth sectors, as identified within the Local Plan and various supporting strategic documentation.
- 4.3 The proposed amendments will not result in any changes to the overall mix of uses, with the development providing a Grade A office building with supporting retail, restaurant and café uses. The design of the development proposals continues to take account of the relationship with surrounding development in terms of scale, height, and massing of development, and will combine sensitively with the existing fabric of the City Centre. The scheme will continue to deliver the following important public benefits:
- It will enable the city to compete nationally and internationally for occupiers, fuelling the next phase of the City's economic growth. The structural design, layout and terraces associated with each floorplate are proposed partially in response to on-going discussions with agents and potential occupiers, amongst other factors.
 - It will create high density employment within one of Manchester City Centre's priority regeneration areas and key strategic employment locations and maximising the economic potential of this highly accessible site.
 - Further investment in public realm, with the quality of the environment on this brownfield site enhanced by the proposals that is inspired by the delivery of the 2.6-hectare Mayfield Park. Tree and wildflower planting will help to enhance the diversity of the ecology within the local area and interest year-round with blossoms and flowerings.
 - Active ground floor uses that will add to the diversity of offer for local communities and targeted at quality occupiers that fit the emerging character of Mayfield and builds upon Meanwhile Uses within the Depot.
 - Introducing new high quality cycle facilities to add to the existing offer of sustainable transport opportunities by Metrolink, bus, tram, and train. The Site is one of the most accessible locations in Manchester City Centre and benefits from being within a 30-minute walk of several surrounding areas, as described in this Statement.
 - Delivery buildings that are designed to be appropriate to the character and appearance of the buildings surrounding the site, the future Strategic Regeneration Framework for Mayfield and occupying an important initial plot within the Mayfield development. Stronger reference is made to the heritage of the Site and the architectural language of the surrounding railway infrastructure.
 - Creation of a development that is designed to be accessible to all users including those whose mobility is impaired.

- 4.4 Overall, it is considered that the proposed amendments are fully in accordance with the design intent of the approved scheme which this new permission will supersede. It has been demonstrated within this Statement that they will not affect the considerations or conclusions reached in respect of the original planning submission.
- 4.5 The proposals continue to be in accordance with, and positively contribute to, the aims of planning policy at national and local levels, including the National Planning Policy Framework and the adopted Manchester Core Strategy, when considered as a whole. The proposals therefore merit support from the City Council and the grant of Planning Permission.

Appendix A – Original Planning Statement



This Planning Statement has been prepared for Mayfield Poulton Limited [the Applicant] and on the understanding that it will be made publicly available.

All copyright and other proprietary rights in the report remain the property of Deloitte LLP and any rights not expressly granted in these terms or in the Contract are reserved.

No party other than the Applicant is entitled to rely on the report for any purpose whatsoever and thus we accept no liability to any other party who is shown or gains access to this document.

The information contained within this report is provided to assist the Applicant with this Planning Application. The report makes use of a range of third party data sources. Whilst every reasonable care has been taken in compiling this report, Deloitte LLP cannot guarantee its accuracy.

If this document contains details of an arrangement that could result in a tax or National Insurance saving, no such conditions of confidentiality apply to the details of that arrangement (for example, for the purpose of discussion with tax authorities).

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. Real Estate Services regulated by RICS.

© 2023 Deloitte LLP. All rights reserved.