

12 June 2023

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

Dear Angela

Mayfield, Phase 1 (Baring Street Office 1 - Poulton), Manchester - Application for Full Planning Permission

Please find enclosed an application for full Planning Permission for a new commercial office development submitted by the Applicant, Mayfield Poulton Ltd, at Phase 1 of Mayfield. The Site to which this application relates is 0.3 ha and is bounded by Mayfield Park to the north and east, Baring Street to the west, and the Mancunian Way ring road (A635) to the south (the "Site").

This application relates to "The Poulton", representing a new Full Planning Application, to replace a part of Planning Permission Ref. 132255/JO/2021 approved in November 2021 that amended Planning Permission Ref: 124972/FO/2019 (Approved February 2020).

Proposed Development

The description of development as set out in the enclosed Application Form is as follows:

"Erection of 9 storey office development with mezzanine and plant level (Class E) with ground and basement floor retail, café and / or restaurant and / or gym (Use Class E) uses, rooftop amenity spaces and terrace levels, associated public realm and riverside walkway and associated works."

This application seeks to replace the previously approved element of the permission with a new Full Planning Permission for this phase of development. The approved building in the above Planning Permission (LPA Ref: 132255/JO/2021) sought to provide a 9-storey office building to provide 11,142 sq. m. (GEA) office and ground floor commercial spaces (Use Class E).

Design development has since taken place to improve the proposals in terms of activation, commercial appeal, and sustainability, amongst other improvements in the appearance of the buildings, which has formed the basis of this new application. 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 results in an uplift from 11,142 sq. m. to 12,095 sq. m. GEA (953 sq. m. GEA, or ~10%, increase).

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- **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 level to deliver a new “datum” level, which will be consistent with The Republic and multi-storey car park.
- **Internal reconfiguration:** to align with the new massing and structural layout, including revised lift core and riser design.

Application Documents

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 Full Planning Application, also referred to as a “drop in” application.

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 and information has been resubmitted from that original permission to clarify the approach. The following information has been submitted with this Application:

- 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, including Appendices; and
- Previously approved information under LPA Ref.: 132255/JO/2021, as relevant

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- 12216123). Based on the information provided, these conditions merit variation by Manchester City Council.

Payment for the Application has been arranged by Manchester Poulton Ltd, made payable to Manchester City Council, for the sum of £38,379 in respect of the application fee.

I would be grateful for your written confirmation of the registration and validation of the application. If you have any questions relating to this application please contact Michael Percival (mipercival@deloitte.co.uk / 0161 455 6672).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

Deloitte LLP