

12 June 2023

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

Dear Angela

Mayfield Phase 1, Plot M – The Republic - Application for the Variation of Conditions 2, 3a, 4a, 4b, 4c, 4d, 5, 6, 7, 8, 10, 13, 14, 17, 23, 30, 34, 36 and 38 (as amended by 134907/NMC/2022 and 135956/NMC/2023) attached to Planning Permission Reference Ref: 125248/FO/2019

Please find enclosed an application for the variation of Conditions 2, 3a, 4a, 4b, 4c, 4d, 5, 6, 7, 8, 10, 13, 14, 17, 23, 30, 34, 36 and 38 attached to 125248/FO/2019 (as amended) relating to Plot M (The Republic) within Phase 1 of the Mayfield development in Manchester City Centre. The applicant is Mayfield Republic Ltd.

On this basis, the description of development on the Application Form is as follows:

“Variation of Conditions 2, 3a, 4a, 4b, 4c, 4d, 5, 6, 7, 8, 10, 13, 14, 17, 23, 30, 34, 36 and 38 associated with planning permission ref. 125248/FO/2019, as amended by 134907/NMC/2022 and 135956/NMC/2023 which relates to the erection of 13 storey building (including ground and mezzanine) comprising office space (Use Class E) above flexible commercial uses at ground and mezzanine levels (Shop; Financial and Professional Services; Café and Restaurant (Use Class E) and / or Art Gallery; Museum; Conference & Training Centre (Use Class F1) and / or Bar; 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”

Planning Background

Mayfield is a priority regeneration area within Manchester City Centre that seeks to deliver a world class, transformational, distinctive and imaginative commercially led neighbourhood, anchored by Mayfield Park, which will become a powerhouse of socio-economic productivity.

It seeks to capitalise on the site’s existing assets: the Mayfield Depot; the River Medlock; and its gateway location at the heart of an extensive transport network, to become a destination for work, play and living for all. In 2018, a Strategic Regeneration Framework was endorsed for the area to guide its development in accordance with this vision.

Two Planning Permissions were granted on 14 February for the first phases of development at Mayfield comprising The Republic (LPA Ref.: 125248/FO/2019) and The Poulton, the MSCP, Mayfield Park and highways works (LPA Ref.: Planning Permission Ref: 124972/FO/2019).

Construction then commenced at Mayfield in March 2021 under 124972/FO/2019, 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. This subsequently delivered Mayfield Park, which was completed in September 2022 in line with revisions to the park design agreed by LPA Ref: 132255/JO/2021 (an amendment to Planning Permission Ref: 124972/FO/2019).

Since this time, further design development has also taken place in relation to the approved buildings to deliver best in class high quality buildings with enhanced sustainability credentials, in response to rapidly evolving, post pandemic occupier and regulatory requirements.

Proposed Amendments

The design changes to planning permission ref. 125248/FO/2019, as set out in the updated and enclosed planning drawings and documents, are summarised as follows:

- **Massing:** alterations to the southern elevation of the building and adjustments to the terrace areas to improve the southern aspect from a design perspective and occupier amenity, which results in an uplift in floorspace from 31,887 sq. m. to 32,989 sq. m. (GEA; 1,108 sq. m. or 3.5% increase). **The new terraces** align with the new structural grid solution to eliminate the need for structural transfer loads and minimising the embodied carbon.
- **External appearance and materiality:** alterations to the façade appearance which optimise the balance of solid and glazed elements to control solar gain to minimise operational carbon whilst maintaining occupier amenity. In addition, the choice of façade materials has been refined to minimise embodied carbon associated with the construction of the building.
- **Internal layout and entrances:** the internal layout of the building has been adjusted to create appropriately sized lobby areas to the office floors as well as more flexible retail and commercial space at ground floor, better able to respond to a range of potential high quality occupier requirements, and therefore better capable of supporting the placemaking objectives for the scheme. The core and entrance locations to the building at ground level have been repositioned to suit this revised internal layout.

All changes have been discussed in detail with the relevant statutory consultees to ensure that they are appropriately considered in line with technical standards. A full breakdown of the proposed changes is set out in detail within the Planning Statement Addendum and Design and Access Statement submitted as part of this application.

Application Submission

The following documents are submitted in support of the 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 Morris and Co.;
- Energy Statement prepared by WSP;

- Environmental Standards Statement prepared by WSP;
- Ventilation Strategy prepared by WSP;
- ES Statement of Conformity with prepared by Deloitte with technical appendices prepared by Buro Happold; and
- Previously approved information under LPA Ref.: 125248/FO/2019 and approved as part of LPA ref.: CDN/22/0776.

Appendix B in the Planning Statement Addendum sets out proposed condition wording that is intended to form part of the decision notice issued subject to approval of this Application.

In addition to the supporting information set out in this letter, a S.73 Application Form has been submitted via the Planning Portal to formalise this Application (PP-12216739). 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 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).

Yours sincerely

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

Deloitte LLP