

02 September 2022

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

FAO Angela Leckie

Dear Angela

Mayfield Phase 1 – Application for Discharge of Conditions 17, 68, 69 and 70 attached to Planning Permission Ref: 132255/JO/2021

Please find enclosed an application for the discharge of Conditions 17, 68, 69 and 70 attached to Planning Permission ref: 132255/JO/2021, 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 132255/JO/2021 is:

“S73 application to vary conditions 2 (Approved Dwgs), 3 (Highways Works), 5 (Wayfinding), 6a (UXB), 7 (Contam), 8 (Archaeology), 9 (Coach drop off), 10 (Programme and Phasing), 11 (Park Levels), 12 (Japanese Knotweed), 13 (Remediation EA), 16 (SUDS 1), 18 (Local Economic and Social Benefit Plan), 21 (Phase A CMP), 22 (Phase A Hydrological Modelling), 23 (Bat Licence), 65 (a and b) (Materials Phases F, G, H and I), 66 (Phase F Medlock re-sectioning), 67 (Phase F Landscape and Ecology Management Plan), 71 (Phase F Circularity Management), 72 (Phase F Bird Nesting), 73 (Phase F Lighting), 74a-h (Phase F Landscape Programme and Details), 75 (Phase F Lighting Levels), 77 (a and b) (Phase H Circularity Management), 78 (Phase H Lighting), 79 (a-h) (Phase H Landscape Programme and Details), 80 (Phase H Lighting Levels), 81 (Phase H Glare), 82 (Phase I Circularity Management), 83 (a-i) (Phase I Landscape Programme and Details), 84 (Phase I Lighting), 85 (Phase I Glare), 86 (Safeguarding Bat Roost) attached to application ref no 124972/FO/2019 and to discharge conditions 8 (Archaeology) and 19 (Flood Evacuation) (approval for Public Park, 9 storey office development above basement with mezzanine and plant level and 11 storey Multi-Storey Car Park with associated landscaping; highways and infrastructure works alongside enabling works) to agree changes to the final design of the park, including changes to park levels, flood compensation areas, tree planting, drainage, remediation and phasing of the development, to reflect the information discharged against 124972/FO/2019 between October 2020 and October 2021 and to add new conditions to allow for the timely submission of further details where areas are being retained on a temporary basis, such as Freight Island (Phase X) and to allow for the submission of detailed information relating to an Art Strategy for the Park.”

The above description of development sets out the amendments to conditions required to reflect the scheme as constructed and conditions discharged to date. 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.
- 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: 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;
- 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.

The condition discharge information submitted by this application relates to the sustainable drainage scheme (partial discharge for park phases only) and estate management strategies, including detailed plans of event management strategy and community engagement strategy.

Condition Discharge

This section sets out the relevant conditions and documents that are submitted in support of the application for full discharge of conditions 17, 68, 69, 70 attached to Planning Permission ref: 132255/JO/2021, which provides detailed information in relation to the maintenance of sustainable drainage systems and management of the proposed park.

1.1 Condition 17 – Sustainable Drainage Scheme Verification (Partial Discharge)

Condition 17 requires the submission of the implemented drainage scheme, along with its maintenance, and management. The wording of the condition is set out below:

“No development hereby permitted shall be occupied / used until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

(a) Verification report providing photographic evidence of construction as per design drawings;

(b) As built construction drawings if different from design construction drawings;

(c) Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.”

Details submitted under this application relate to the park phase of development only (Phases F, G and H). Full details of all building drainage cannot be provided at this stage as the building plots have not yet come forward.

However, drainage connections have been provided under the park delivered in order to provide an outfall for the future development plots and to connect into the drainage infrastructure delivered once these buildings come forward.

On this basis, photographic evidence of the drainage details delivered on site is provided in relation to the park and these details are in accordance with the agreed drainage strategy. The as-built construction drawings are consistent with the design drawings approved under 132255/JO/2021 and have not been resubmitted.

The management and maintenance of the drainage system delivered has been provided as part of this application and is set out in the Sustainable Drainage Operation and Management Plan (046688 dated 14 August 2022). This details activities and the frequency of the maintenance of infrastructure delivered.

On this basis, the condition merits partial discharge in relation to the park phase only (Phases F, G and H).

1.2 Condition 68 – Event Management Strategy

Condition 68 requires the submission of an Event Management Strategy, and the wording of condition is set out as follows:

“Before the areas of public realm hereby approved within Phase F (as detailed in condition 3 above) are first brought into use a detailed Event Management Strategy which includes detail of the following:

a) Details of the types of events that would be held within the Park; b) Details of temporary traffic measures that would be required to be put in place; c) Details of how events would be co-ordinated with those being held at other nearby venues including the Depot; (d) How full access for pedestrians and service vehicles to surrounding streets and buildings would be maintained; (e) Locations for vehicles including cranes to unload; (f) Details of alternative provision of parking spaces to ensure that access for disabled people to the space is not adversely affected, shall be submitted and agreed in writing by the City Council as Local Planning Authority.”

An Event Management Strategy has therefore been provided as part of the overarching Estate Management Strategy (Appendix 1.0), which is submitted as part of this condition discharge application.

It is considered that monthly or seasonal events only will be held during years 1-2, with occasional smaller scale evening events on weekends. Most events will be outdoor and therefore are weather dependent. Broadly, the Park is not anticipated to be used as an event space as that type of activity is primarily provided through Freight Island and Depot Mayfield. Co-ordination and separation between the two areas will take place through management staff for both areas.

For events taking place in the park, the Partnership is planning to include occasional community events, food and drink events, family days out and sports days, small scale acoustic performance or exhibitions, and walking tours.

Most trips to the park are expected to come from within walking or cycling distance in the city centre or nearby residential areas. There are also public transport options within 5-minute walk between the site and Piccadilly station will be available for the public.

Aligned with the operation of the Mayfield Depot on large event days, measures can be put in place to control flow of traffic when larger volumes of pedestrian flows are expected. Co-ordination between the park and the Depot can be easily managed as these are typically programmed out every three months. It is not considered that events at the Depot and Freight Island would typically take place at the same time as events in the park.

Direct vehicular access is provided from Hoyle Street into the park. All paths in park can accommodate 10 tonnes in weight for larger vehicles to drop off necessary event infrastructure. The main lawn also benefits from robust festival turf, which is tightly knit and therefore more resilient to wear and tear.

Parking provision for those with additional accessibility needs are offered by Hoyle Street, Baring Street, Buxton Street, Berry Street, and the Fairfield Street surface car park. All these areas can be used by a blue badge holder for several hours (depending on restrictions). No dedicated parking is currently provided for general car access, with the approved 581 space multistorey car park to come forward.

1.3 Condition 69 – Community Engagement Strategy

Condition 69 requires the submission of a Community Engagement Strategy, and the wording of condition is set out as follows:

“Before the areas of public realm hereby approved within Phase F (as detailed in condition 3) are first brought into use a detailed Community Engagement Strategy which includes detail of the following:

(a) Details of how community engagement into the programme of events would be secured;

(b) Details of how community engagement in the management of the Park would be encouraged;

(c) Details of how there would engagement with Local Educational Establishments in relation to securing educational and research opportunities within the Park shall be submitted and agreed in writing by the City Council as Local Planning Authority.”

All event ideas will be generated by engagement with local and regional charity, community, business, and educational establishment. Events will be annually reviewed and programmed to include a range of event scale and type, which is reflected in the flexibility of the details submitted against Condition 68.

The Estate Management Company and managing agent will work actively through both formal and informal channels to establish long-term positive relationships with the wider community and encourage their engagement in park management.

Organisations and groups in Manchester have been given site tours as the scheme has progressed on site, which will be repeated annually. There will be local involvement in the management structure through the proposed establishment of a 'Friends of Mayfield Park' group, made up of local stakeholders and created to maintain long-term use and stewardship of the park.

Through the Friends of Mayfield Park group, new groups can also be created to engage with, and clear messaging of the engagement and roles of Partnership will be provided with the community. Annual reports will set out stakeholder mapping, engagement techniques, methods for target and review engagement, and co-ordinated with MCC to ensure inclusivity.

Regular engagement has been held with higher education institutions and other educational facilities to discuss development approach. Educational and research opportunities within the park will also be secured through Friends of Mayfield Park group.

1.4 Condition 70 – Park Management

Condition 70 is worded as follows:

"Before the areas of public realm hereby approved within Phase F (as detailed in condition 3 above) are first brought into use a detailed Park Management Strategy and its Alignment with Manchester Parks Strategy and which includes detail of how the following objectives would be achieved for the Park: A Welcoming Place, A Healthy, Safe and Secure Place, Well Maintained and Clean, A Sustainable and Sustainable Managed Park, along with the approach to Conservation and Heritage to include the following:

- *Alignment with Manchester Water Safety Report*
- *How it would be managed to promote Inclusivity;*
- *How the Environment Agency would be involved in relation to landscape management and access for inspection and maintenance of park and riverside areas; covered by EA conditions, repetition*
- *Location and operation of bollards;*
- *Management of access to the public during 24 hour period;*
- *Details of location of publically accessible toilets;*
- *Management of Dogs;*
- *Alignment with the City Council's Age Friendly Policies;*
- *Alignment with DFA2;*
- *Management of Anti-social behaviour*

Shall be submitted to an approved in writing by the City Council as Local Planning Authority."

To confirm the details required by Condition 70, this submission includes an Estate Management Strategy covering all element requested. In summary, the document sets out the key strategies and principles in relation to the management of Mayfield Estate. The detailed methodologies for the management of the estate will evolve over time but should always keep these key strategies and principles at their core.

The Estate Management Strategy sets out the above condition wording and confirms where the information is contained within the overarching document. On this basis, the requirements of the planning condition have been addressed and merits full discharge by the Local Planning Authority.

1.5 Application Submission

To allow Manchester City Council to support the full discharge of Planning Conditions 17, 68, 69, and 70 of Planning Permission Reference 132255/JO/2021, please find enclosed the following information:

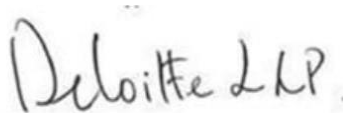
- Estate Management Strategy prepared by the Mayfield Partnership, including Event Management Strategy (Appendix 1.0) and Community Engagement Strategy (Appendix 2.0).
- Drainage Strategy V.07 prepared by BuroHappold in addition to:
 - As built photographic verification evidence for the drainage proposed in the park; and
 - Drainage Management and Maintenance Strategy prepared by Buro Happold.

In addition to the supporting information set out in this letter, a Condition Discharge Application Form has been submitted via the Planning Portal to formalise this Application (PP-11473263). Based on the information provided, these conditions merit discharge by Manchester City Council.

A fee has been paid to Manchester City Council for £116.00, 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



Deloitte LLP