

31 March 2026

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

Dear Angela

Mayfield Phase 1, Plot O (The Poulton), Manchester – Full Planning Application

Please find enclosed an application for Full Planning Permission under the Town and Country Planning Act (TCPA) (1990), seeking approval from Manchester City Council as Local Planning Authority for the development of Mayfield Phase 1a, Plot O, also known as The Poulton. The Applicant is Mayfield Poulton Limited.

The Site to which this application relates to is 0.32 Ha and is bounded by Mayfield Park to the north and east, Baring Street to the west, and the Mancunian Way (A635) to the south (the 'Site').

1 Planning History

The Phase 1a development at Mayfield was granted Planning Permission in February 2020. Development was encompassed by two primary permissions, which have now been split into further separate phased permissions as set out below:

- **LPA Reference 132255/JO/2021 (as amended):** Amendment to original Phase 1A planning permission (refs. 124972/FO/2019 and 125248/FO/2019).
 - **Mobility Hub, Mayfield Park and Highways Works (LPA Reference 137350/JO/2023)** – 2023 amendment application to secure both functional and design amendments
 - **Poulton (LPA Reference 137263/FO/2023)** - New planning application for the Poulton superseding LPA Ref. 132255/JO/2021, reflecting a progression in the design. This currently represents the operative consent.
- **The Republic (LPA Reference 125248/FO/2019):** development of a circa 31,877 sq. m. (GEA) office building, with ground floor commercial and leisure spaces.

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Collectively, these original permissions along with subsequent amendments, form the basis for the development of the 'Phase 1a Site'. For full details of the planning history please see Planning Statement Addendum submitted in support of this application.

2 Proposed Development

The revised proposals are submitted following a period of design development and further consultation with the Local Planning Authority, to reflect an increase in the overall height, internal layout reconfiguration, and changes to the external materials.

The design changes are detailed within the enclosed planning drawings and supporting information and comprise the following description of development, as set out on the submitted Application Form:

“Erection of 11 storey office development with mezzanine and plant level, ground floor retail, café and / or restaurant and / or gym uses, rooftop amenity spaces and terrace levels, associated public realm and riverside walkway and associated works.”

3 Application Documentation

The following drawings and documents are submitted with this Application:

Approved and Proposed Drawings

Approved Planning Drawing	Proposed Planning Drawing
1811-BA-XX-00-DR-P-0002 Rev C (Planning, Contextual Ground floor plan, Proposed)	0196_MAY-BAA-O01-00-DR-A-P-0002 P02, Contextual Ground floor plan by Bennetts Associates
1811-BA-XX-99 DR-A-P-0099 Rev C Basement floor plan	0196_MAY-BA-O01-99-DR-A-20-099B P07 Basement Floor Plan by Bennetts Associates
1811-BA-XX-00-DR-A-P-0100 Rev D Ground floor plan	0196_MAY-BAA-O01-00-DR-A-P-100 P02 Ground Floor Plan by Bennetts Associates
1811-BA-XX-01-DR-A-P-0101 Rev B 1st & Mezzanine floor plan	0196_MAY-BAA-O01-01-DR-A-P-101 P02 First floor, Mezzanine Plan by Bennetts Associates
1811-BA-XX-02-DR-A-P-0102 Rev C 2nd floor plan	0196_MAY-BAA-O01-02-DR-A-P-102 P02 Typical Floor Plan 2-6 by Bennetts Associates
1811-BA-XX-02-DR-A-P-0103 Rev C 3rd floor plan	
1811-BA-XX-02-DR-A-P-0104 Rev C 4th floor plan	
1811-BA-XX-02-DR-A-P-0105 Rev C 5th floor plan	
1811-BA-XX-06-DR-A-P-0106 Rev B 6th floor plan	

Approved Planning Drawing	Proposed Planning Drawing
1811-BA-XX-06-DR-A-P-0107 Rev B 7th floor plan	0196_MAY-BAA-O01-07-DR-A-P-107 P02 7th Floor Plan by Bennetts Associates
1811-BA-XX-08-DR A-P-0108 Rev B 8th floor plan	
1811-BA-XX-09-DR-A-P-0109 Rev B 9th floor plan	0196_MAY-BAA-O01-09-DR-A-P-109 P02 9th Floor Plan by Bennetts Associates
1811-BA-XX-10-DR-A-P-0110 Rev B Roof plan	0196_MAY-BAA-O01-11-DR-A-P-111R P02 Roof Plan by Bennetts Associates
1811-BA-XX-AA-DR-A-P-0210 Rev C Section proposed	0196_MAY-BAA-O01-BB-DR-A-P-210 P01 Section North South Proposed by Bennetts Associates
1811-BA-XX-NN-DR-A-P-0310 Rev B North elevation	0196_MAY-BAA-O01-NN-DR-A-P-310 P01 North Elevation by Bennetts Associates
1811-BA-XX-EE-DR-A-P-0320 Rev C East elevation	0196_MAY-BAA-O01-EE-DR-A-P-320 P01 East Elevation by Bennetts Associates
1811-BA-XX-SS-DR-A-P-0330 Rev C South elevation	0196_MAY-BAA-O01-SS-DR-A-P-330 P01 South Elevation by Bennetts Associates
1811-BA-XX-WW-DR-A-P-0340 Rev C West elevation	0196_MAY-BAA-O01-WW-DR-A-P-340 P01 West Elevation by Bennetts Associates
1811-BA-XX-ZZ DR A-P-0410 Rev B Bay Study, Typical type 1a	0196_MAY-BAA-O01-ZZ-DR-A-P-410 P02 Planning Bay Study, Typical type 1a Proposed by Bennetts Associates
1811-BA-XX-ZZ-DR-A-P-0411 Rev B Bay Study, Foyer type 2b	0196_MAY-BAA-O01-ZZ-DR-A-P-422 P04 Planning Bay Study, Building Base Sections Proposed by Bennetts Associates 0196_MAY-BAA-O01-ZZ-DR-A-P-421 Planning Bay Study, Typical Base Proposed by Bennetts Associates
1811-BA-XX-ZZ-DR-A- P-0440 Rev B Bay Study, Main entrance type 2c	0196_MAY-BAA-O01-ZZ-DR-A-P-420 P04 Planning Bay Study, Main Entrance Proposed by Bennetts Associates
0196_MAY-BAA-O01-10-DR-A-P-110 P02 10th Floor Plan by Bennetts Associates	
0196_MAY-BAA-O01-BB-DR-A-P-220 P01 Planning Section East-West Proposed by Bennetts Associates	
0196_MAY-BAA-O01-SS-DR-A-P-325 South East Elevation by Bennetts Associates	
0196_MAY-BA-O01-BB-DR-A-20-220 P02 East – West Elevation by Bennetts Associates	
0198_MAY-SEW-O01-1000-DR-L-001126 Red Line Boundary by SEW	
811(SC)00008 P03 Indicative Area Schedule by Bennetts Associates	

Approved and Revised Planning Documents

Document Name	Author	Status
Application Form, Ownership Certificate and Notices	Deloitte	Amended
Application Cover Letter	Deloitte	Amended
Plans and Drawings	Bennetts	Amended
Design and Access Addendum	Bennetts	Amended
Planning Statement Addendum	Deloitte	Amended
Energy Strategy	Buro Happold	Amended
Environmental Standards Statement	Buro Happold	Amended
Lighting Strategy	Speirs & Major	Unchanged
Explosive Ordnance Threat Strategy	Planit UXB Ltd	Unchanged
TV and Radio Impact Assessment	GTech Surveys Limited	Unchanged
Waste Management and Servicing Strategy	Buro Happold	Amended
Archaeology Interpretation and Dissemination Strategy	Salford Archaeology	Unchanged
Statement of Consultation	Deloitte	Unchanged
Ventilation Strategy	Hoare Lea	Amended
Archaeology Excavation Report	Salford Archaeology	Unchanged
Crime Impact Statement	Greater Manchester Police	Unchanged
Explosive Ordnance Threat Assessment	Planit UXB Ltd	Unchanged
Environmental Statement		
Volume 1: Main Chapters		
Introductory Chapters	Deloitte	Amended via EIA addendum

Document Name	Author	Status
Wind	Buro Happold	Amended via EIA addendum
Daylight and Sunlight	Buro Happold	Amended via EIA addendum
Townscape and Visual Impact	Chris Burnett Associates	Amended via EIA addendum
Construction Management	PP O'Connor	Unchanged (As per EIA Statement of Conformity 2023)
Noise and Vibration	Buro Happold	Unchanged (As per EIA Statement of Conformity 2023)
Traffic and Transport	Buro Happold	Unchanged (As per EIA Statement of Conformity 2023)
Ecology	Buro Happold	Unchanged (As per EIA Statement of Conformity 2023)
Air Quality	Buro Happold	Unchanged (As per EIA Statement of Conformity 2023)
Water Resources and Flood Risk	Buro Happold	Unchanged (As per EIA Statement of Conformity 2023)
Socio Economic Impact	Ekosgen	Unchanged (As per EIA Statement of Conformity 2023)
Ground Conditions	Buro Happold	Unchanged (As per EIA Statement of Conformity 2023)
Volume 2: Technical Appendices		

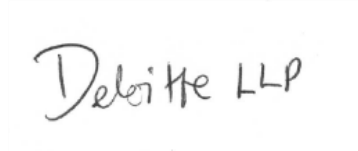
Document Name	Author	Status
Appendix 5.1A - Mayfield Enabling Works CMP Rev 1	PP O'Connor	Unchanged
Appendix 5.2A - C0417 Mayfield Park CMP	PP O'Connor	Unchanged
Appendix 6.1: Acoustic Glossary	Buro Happold	Unchanged
Appendix 6.2: Legislation and Policy Summary	Buro Happold	Unchanged
Appendix 6.3: Environmental Noise Survey Results	Buro Happold	Unchanged
Appendix 6.4: Traffic Data	Buro Happold	Unchanged
Appendix 6.5: Construction Noise Data Calculations	Buro Happold	Unchanged
Appendix 7.1: Transport Assessment	Buro Happold	Unchanged
Appendix 7.2: Framework Travel Plan	Buro Happold	Unchanged
Appendix 8.1: Construction Assessment Methodology	Buro Happold	Unchanged
Appendix 8.2: Construction Mitigation Measures	Buro Happold	Unchanged
Appendix 9.1A - Mayfield Ecology Strategy and BNG	Buro Happold	Unchanged
Appendix 9.2A – Mayfield Park Nesting Bird Strategy	Buro Happold	Unchanged
Appendix 9.3A - Ecology Assessment	Buro Happold	Unchanged
Appendix 10.1A - Phase 2 The Freight Island Ground Investigation dated 06 Apr 2021;	RoC Consulting	Unchanged
Appendix 10.2A - Phase 2 Proposed Mayfield Park GI: (also covers Plot M) dated 12 March 2021;	RoC Consulting	Unchanged
Appendix 10.3A - Phase 2 Site Investigation Plots O and N dated 12 January 2021;	RoC Consulting	Unchanged

Document Name	Author	Status
Appendix 10.4A - Plots O, N and M dated 19 January 2021;	RoC Consulting	Unchanged
Appendix 10.5A - Phase 3A Remediation Strategy – Parkland Area dated 19 January 2021;	RoC Consulting	Unchanged
Appendix 10.6A - Validation Testing Report	e3p	Unchanged
Appendix 11.1A - Drainage Strategy	Buro Happold	Unchanged
Appendix 11.2A - FRA Statement of Conformity	Buro Happold	Unchanged
Appendix 11.3A - Mayfield Full Build Out Hydraulic Modelling TN 02	Buro Happold	Unchanged
Appendix 11.4A - Mayfield Condition 66 Technical Note 03	Buro Happold	Unchanged
Appendix 11.5A Planning Condition 10 and 22 TN 04	Buro Happold	Unchanged
Appendix 11.6A - Mayfield Hydraulic Modelling Design Changes TN 02 (Feb 22)	Buro Happold	Unchanged
Appendix 14.1 – Viewpoint Locations	Chris Burnett Associates	Unchanged
Appendix 14.2 – Baseline and Proposed Viewpoints	Chris Burnett Associates	Unchanged
Appendix 14.3A – Updated Views 4 and 5	Chris Burnett Associates	Amended via EIA Addendum
Appendix 15.1 Socio-Economic Data Tables	Ekosgen	Unchanged
Volume 3: Non-Technical Summary		
Non-Technical Summary	Deloitte with team input	Amended via EIA Addendum

The Application has the Planning Portal reference PP-14778441. Payment has been sent via Planning Portal for the sum of £57,741.00 (including VAT and Planning Portal fees) in respect of the application fee.

I would be grateful if you could notify us of validation of the Application and please do not hesitate to contact Michael Percival (mipercival@deloitte.co.uk / 0161 455 6672) if you have any questions or require further information.

Best wishes

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

Deloitte LLP

Encl.