MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145522/NMC/2026
Date registered valid:	25 March 2026
Proposal:	Non material amendment to application ref no 141645/JO/2024 to amend design of ground floor entrance,external terraces and southern elevation and subsequently conditions 2 (Approved Dwgs), 32 (No subdivision), 42 (Door Opening) and 44 (Noise Commercial)
Address:	Baring Street, Manchester, M1 2AD
Ward(s):	Piccadilly Ward
Applicant:	Mayfield Republic Limited
Agent (if any):	Michael Percival Deloitte LLP
Case officer:	Angela Leckie Tel: 0161 234 4651 Email: angela.leckie@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	10-04-26

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: N/A

Standard consultations:
No consultations have been printed an
d sent.

Neighbour notifications
No neighbour notifications have been printed and sent.

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The development site is approximately 0.49 ha and is located entirely within the Mayfield SRF area. The Mayfield area is bounded by Fairfield Street to the north; Temperance Street to the north-east; the Mancunian Way Ring Road (A653) to the south; and London Road (A6) to the west. It is close to Piccadilly Rail Station and the Metrolink. More specifically the site lies between Mayfield Park and the Mancunian Way and is better identified as Plot M within the SRF.

Description of area

The wider SRF area extends to 30 acres overall, the SRF endorsed in 2010, set out a vision to create a commercially led mixed-use neighbourhood within a high quality environment, including a new city centre park. It sought to enhance connectivity and deliver regeneration benefits. It was updated in 2014 to strengthen connections to Piccadilly station and create a stronger gateway to the City Centre, building on the Northern Hub rail expansion and act as a catalyst for the regeneration anticipated as a result of the HS2.

The phased development of Mayfield should deliver a commercially led mixed-use area comprising a new park, 154,800 sq m of office space, 1500 homes, a hotel and retail and leisure facilities. This should create up to 10,000 office, retail, leisure and construction jobs and regeneration benefits that would drive economic growth. Public spaces and routes would improve permeability and movement. The SRF has been broken down into developable sub-areas and this application relates to a plot within an area the lies between Mayfield Park, the Mancunian Way and Baring Street where office uses are envisaged.

Description of development

The original consent application ref no 125248/FO/2019 amended under application ref no 141645/JO/2024 was for a building known as the Republic. The consent was for a the erection of 13 storey building (including ground and mezzanine) comprising office space (Use Class B1) above flexible uses at ground and mezzanine levels (Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and Restaurant), A4 (Drinking Establishment) /D1 (Art Gallery, Museum and Conference & Training Centre)/D2 (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. This was amended (App Ref no: 135956/NMC/2023) to revise condition wording and alter the timing of submission of information relating to the development. The development is currently under construction.

Consent is now sought for non material amendments to vary condition 2 to reflect proposed design amendments:

- Ground Floor Door Amendments: Alterations to the design and material palette of the ground floor entrance doors, aimed at enhancing their visual appeal and operational efficiency.

- Southern Elevation Frit Application: The strategic application of a ceramic frit to the glazing elements of the southern elevation, serving to reduce solar heat gain and introduce a refined visual texture.

- Curtain Walling Modifications: Minor adjustments to the detailing and composition of the ground floor curtain walling system, specifically around the plant room areas, to ensure seamless integration and improved aesthetic resolution.

- Terrace Door Redesign: Revisions to the design and functionality of the terrace doors, providing an updated aesthetic and improved user experience.

Amendments to the wording of Conditions 32, 42, and 44 are also proposed as plans listed within those conditions will need to be updated to reflect the amendments to condition 2.

Consultations & Notification Responses

None

Issues

Principle of the Proposed Amendments

The proposed amendments would facilitate the integration of design refinements, including enhanced ground floor access, optimised internal safety provisions, and improved environmental performance through solar control, thereby ensuring the building's continued compliance and enhanced functionality. In addition, the following reasons for the amendments are noted:

<u>Proposed Ground Floor Door Alterations</u>

The centrally located pass door is not achievable with the curtainwall system proposed, without significant impact on structure and facade grid. Therefore the pass door has been relocated next to the revolving doors.

Through design development requirements for additional steel substructure due to the transfer of glass loads onto the curtain wall mullions was identified. To avoid this and retain the original mullion layout, the following changes are proposed;

- To move pass doors adjacent to the revolving doors
- To increase the size of revolving doors.

The option of increasing pass door height has been explored, including adjusting frame depths. However, door dimensions are constrained by test certifications, hinge load limits, and opening force requirements, meaning frame changes alone cannot achieve taller doors.

Achieving greater door height would require relaxing key performance criteria, including barrier load, burglar resistance, glass load, and weather performance. This would compromise Secure by Design compliance and increase the risk of weather ingress. Therefore, although there would be some inbalance in the façade symmetry as a result of the reduced door height within the

current façade grid is considered the most appropriate solution. The same applies to the proposals for the doors on the North-East.

Level 7 and Level 10 doors to terraces changed to single leaf

External doors adjusted to meet performance requirements- visual impact negligible.

Introduction of Frit on all the glazing on the Southern Elevation

A number of options have been considered to ensure that the required performance was achieved whilst minimising the visibility of the frit on the external facades and it is considered that the Window Grey - RAL7040 35% Opacity Ceramic Frit will achieve this balance.

Overall the proposed amendments relate to changes resulting from detailed design development and technical development to capture architectural refinements and functional requirements of the approved scheme and are considered to be non material in nature- visual impact negligible.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

2) The proposed amendments relate to changes resulting from detailed design development and technical development to capture architectural refinements and functional requirements of the approved scheme including in relation to solar gain management. This change is driven by regulatory changes, feasibility issues relating to approved door size and to improve overall design quality around plant room areas.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents unless superseeded by agreement through discharge of conditions:

(a) Dwgs 0343-SEW-ZZ-ZZ-DR-Z-0001010 Rev P02 (Mayfield Phase 1, Application 2: (Baring Street Office 2) Phase 1 Context Plan), 0343-SEW-ZZ-ZZ-DR-Z-0001023 Rev P02 (Mayfield Phase 1, Application 2: Baring Street Office No.2 Existing Site Plan) A283-MCO-XX-ZZ-DR-A-01002 Rev P01 (Proposed Site Plan) and 0343-SEW-ZZ-ZZ-DR-Z-0001201 Rev P00 (Mayfield Phase 1, Application 2: Site Plan and Location Plan);

(b) Dwgs A283-MCO-XX-00-DR-A-01101 Rev P04 (Ground Floor Plan) ; A283-MCO-XX-M1-DR-A-01102 Rev P03 (Mezzanine Plan); A283-MCO-XX-01-DR-A-01103 Rev P03 (First (Second to Fourth Similar) Floor Plan); A283-MCO-XX-03-DR-A-01105 Rev P02 (Third Floor Plan); A283-MCO-XX-05-DR-A-01107 Rev P03 (Fifth (Sixth Similar) Floor Plan); A283-MCO-XX-06-DR-A-01108 Rev P02 (Sixth Floor Plan), A283-MCO-XX-08-DR-A-01109 Rev P04 (Seventh Floor Plan), A283-MCO-XX-08-DR-A-01110 Rev P03 (Eighth (Ninth Similar) Floor Plan), A283-MCO-XX-10-DR-A-01112 Rev P03 (Tenth Floor Plan); A283-MCO-XX-11- DR-A-01113 Rev P04 (Eleventh Floor Plan); A283-MCO-XX-12-DR-A-01114 Rev P03 (Plant Level), A283-MCO-XX-R0FDR-A-01115 Rev P03 (Roof Plan), A283-MCO-XX-ZZ-DR-A-01201 Rev P04 (North Elevation); A283-MCO-XX-ZZ-DR-A01204 Rev P04 (West Elevation) A283-MCO-XX-ZZ-DR-A-01202 Rev P03 (East Elevation) ; A283-MCO-XX-ZZ-DR-A01203 Rev P04 (South Elevation) ; A283-MCO-XX-ZZ-DR-A-01301 Rev P02 (Section AA) ; A283-MCO-XX-ZZ-DR-A-01302 Rev P02 (Section BB) ; A283-MCO-XX-ZZ-DR-A-01303 Rev P02 (Section CC) ; A283-MCO-XX-ZZ-DR-A-21001 Rev P02 (Façade Typical Bay Study - Podium);

(c) 0436-SEW-ZZ-00-DR-L-001100 Rev4 (General Landscape Arrangement Drawings); 0436-SEW-ZZ-00-DR-L-001105 Rev3 (General Landscape Arrangement Drawing - Plot M).

(d) Recommendations within the Crime Impact Assessment Version A dated 26-06-23;

(e) Mayfield Cycling Strategy Dated 27 September 2019 by Buro Happold

(f) GTech Surveys Limited, Television and Radio Reception Impact Assessment Baring Street Office 2 dated 17 10 19;

(g) Sections 4.71 to 4.74 Servicing and Waste Management (Park) contained within Deloitte Real Estates Mayfield Manchester: Phase 1
Planning Statement September 2019

(h) Noise Targets (Offices) within Appendix 6.3 (WSP) Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate;

(i) Mitigation Measures in relation to Air Quality as set our in Sections 8.112 to 8.116 of Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate

(j)Mitigation Measures in relation to Wind as set our in Sections 12.115 of Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate

(k) Recommendations including mitigation measures within Section 5, as set out within the Buro Happold Flood Risk Assessment dated

(l) Additional Mitigation Measures detailed within table 17.1 of of Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate

(m) u and i Lettings Strategy 14-01-20;

(n) Mayfield Community Engagement Vision September 2019;

(o) Mayfield Phase 1 Foul and Surface Drainage Strategy by Buro Happold Revision P03 19 December 2019;

(p) Waste Management Strategy Office 2 Mayfield Manchester October 2019;

(q) Mayfield Baring Street No.2 Design Note Drainage Strategy Supplementary Note by Roc: and

(r) Deloitte Real Estate e-mail Wed, 27 Nov 2019 in relation to the bridge link phasing (Phase G)

(s) Deloitte e-mail re Material Agreement 23-04-25

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan polices DC20 and DC26.1.

32) The commercial units as shown on drawing Dwgs A283-MCO-XX-00-DR-A-01101 Rev P04 (Ground Floor Plan) ; A283-MCO-XX-M1-DR-A-01102 Rev P02 (Mezzanine Plan) shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

42) No doors (other than those designated as fire exits, access to the sub station and ground floor bin store shown on plan A283-MCO-XX-00-DR-A-01101 REV P04 shall open outwards onto adjacent public highway.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

44) Before the operation of each ground and mezzanine floor unit, identified on Dwgs A283-MCO-XX-00-DR-A-01101 Rev P04 (Ground Floor Plan) ; A283-MCO-XX-M1-DR-A-01102 Rev P02 (Mezzanine Plan) within:

Class E (excluding Class E (d) and (g)(i))
Sui Generis Use (p and q) or
Class F1 Use

commences , details of how each unit will be acoustically insulated and treated to limit the break out of noise s to adjacent noise sensitive uses shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include a noise study of the premises and a scheme of acoustic treatment.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively. The scheme proposed may need to include different measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment and specified maximum internal noise levels.

The approved noise insulation scheme shall be completed before any of the approved uses commence.

Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL