

Deloitte LLP
100 Embankment,
Cathedral Approach,
Salford.
M3 7FB

Your Ref:
Our Ref: 2019/0173/CIS/06

F.A.O. Michael Percival

Date: 05/12/25

Dear Sirs,

Enhancement of Public Realm – Site bounded by Fairfield Street to the north, Travis Street to the east and Baring Street to the south and west. Manchester. – ‘Pigeon Triangle’

Thank you for the opportunity to review the current development phase of the above site.

I have had the opportunity to review all the information presented as part of the future planning application for this site.

The site is currently underused, unsightly and detracts from the greater benefits of Mayfield Park and the Depot offering.

The proposals are not of a significant scale but present a more welcoming entrance approach to the Mayfield district from Piccadilly and the wider Section 278 works.

Visitors and pedestrians are encouraged to pass through or dwell within the ‘pocket park’. The design approach for the site uses the same aesthetic as Mayfield Park, referencing the industrial past and creatively reusing existing structures and/or concrete HVM measures within and around the site to create a safe environment. The re-use of these concrete elements has been carefully considered and placed as seating or playful structures, whilst performing a subtle security feature within the landscape.

The site will form part of the wider management and security strategy. The existing CCTV strategy for Mayfield Park will be increased to incorporate this area. From a safety and security perspective, Mayfield Park is very well managed.

The client and design team have approached both Counter Terrorism & Design for Security with the scheme on several occasions, in addition to this application, GMP have consulted with the teams to provide support on various Mayfield redevelopments over the years.

Design for Security will continue to track the development through construction and the final phases towards completion and handover and provide any support during this period.

Please submit this 'Letter of Comfort' as acknowledgement that the proposals have thoroughly considered all aspects of safety and security. Therefore Design for Security and GMP support the application without the requirements of a Crime Impact Statement or a further Planning condition associated with security.

If you require further information, please do not hesitate to contact me.

Yours faithfully,

David Maher *Dip Arch*
Consultant

