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01 May 2026

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Angela Leckie

Dear Angela,

Mayfield Plot M, The Republic, Baring Street, Manchester, M1 2AD
Application for Full Discharge of Condition 3 of Planning Permission ref. 141645/JO/2024 (as amended by 145522/NMC/2026)

Please find enclosed a condition discharge application in relation to Mayfield Plot M, The Republic, under Planning Permission ref. 141645/JO/2024 (as amended by 145522/NMC/2026). The application is submitted by Mayfield Republic Limited ('the Applicant').

This application is submitted to seek full discharge of Condition 3, which relates to details of external materials, sample panels, and a quality control management strategy.

Background

Planning Permission ref. 125248/FO/2019, approved in February 2020, proposed the following description of development:

"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."

The Planning Permission has since been amended via the following consents:

Table 1: Planning Permission History

Application Ref.	Description	Status
134907/NMC/2022	Non material amendment application to amend the wording to conditions 3a (Schedule of Building Materials), 13 (Circular Economy Statement), 14 (Local Benefit Strategy), 17 (Acoustic Insulation), and 30 (Landscaping Material Schedule), 34 (Noise	Approved 30 September 2022

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Application Ref.	Description	Status
	External Areas) and 36 (Management of A3/4) attached to application ref no 125248/FO/2019.	
135956/NMC/2023	Non material amendment application to amend the wording to conditions 3a (Schedule of Building Materials), 13 (Circular Economy Statement), 14 (Local Benefit Strategy), 17 (Acoustic Insulation), and 30 (Landscaping Material Schedule), 34 (Noise External Areas) and 36 (Management of A3/4) attached to application ref no 125248/FO/2019 Non material amendment of conditions 10 and 23 attached to application ref no 125248/FO/2019 as amended by application ref no 134907/NMC/2022 to amend trigger point for submission of details for conditions 10 (Suds) and 23 (Surface Water Drainage) attached to application ref no 125248/FO/2019.	Approved 13 January 2023
137349/JO/2023	Variation of condition 2 (approved Dwgs) attached to planning permission 125248/FO/2019 with amendments to include alterations to massing on southern elevation terrace areas, changes to external facade design and changes in entrance and internal layout and to amend the wording of conditions 3 (Materials), 4 (Contaminated Land), 5 (CMP), 6 (Archaeology), 7 (EA contamination), 8 (Piling), 10 (SUDS 1), 13 (Circular Economy Statement), 14 (Local Labour Agreement), 17 (Noise commercial), 23 (Surface Water Drainage), 30 (Landscaping), 34 (Noise External Areas), 36 (Management of Commercial units) and 38 (UXB Mitigation) to align with condition discharges for application ref no 125248/FO/2019	Approved September 15 2023
141645/JO/2024	Variation of conditions 2 (Approved Drawings), 5 (CMP), 14 (Labour Agreement) and 17 (Noise and Ventilation) of planning permission 137349/JO/2023 to allow for alterations to the massing of the approved building and update wording of discharged conditions.	Approved 25 April 2025
145522/NMC/2026	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)	Approved 10 April 2026

Conditions Discharge

This section sets out the relevant conditions and the information submitted in support of this application for the discharge of Conditions 3. A summary of the condition wording and information submitted is set out below.

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Condition 3 (External Materials and Sample Panels)

The wording of Condition 3 is as follows:

"3) Notwithstanding the details submitted with the application, and in line with the Deloitte e-mail re Material Agreement 23-04-25, prior to the commencement of above ground works the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

a) Samples and specifications of all materials to be used on all external elevations and drawings to illustrate details of full sized sample panels that will be produced. The panel to be produced shall include jointing and fixing details between all component materials and any component panels, details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management. This process shall include for reviewing the extent and design of the louvred panels on each building to minimise the amount and provide an architecturally appropriate louvre in line with Deloitte's e-mail dated 11-09-23.

b) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and drawings as agreed above."

In support of this submission, a comprehensive Visual Mock-Up (VMU) Assessment Report has been prepared by Morris+Company, following extensive consultation with the Local Planning Authority through site visits and email correspondence. This report addresses all requirements stipulated in Condition 3.

Consultation with Manchester City Council (MCC) included site visits on 24 February 2026 and 01 April 2026, where the VMU and sample material panels were presented and discussed. Key points of consultation included:

- 24 February 2026: Discussions covered ground floor door height adjustments, the proposed change to single-leaf terrace doors, and initial feedback on frit colour options.
- 01 April 2026: This site visit focused on the 25mm shadow gap detail, steel colour matching, alternative fixing locations, and clarification regarding natural variations in the pre-cast element.

A follow up email responding to queries raised on Site was subsequently provided on 20 April 2026, a response to which was received from the LPA on 29 April 2026 confirming their agreement in principle.

Application Documents

In addition to the application form, the submission is accompanied by the following documents:

Table 2: Application Documents

Document Name/ Drawing Reference	Author
VMU Assessment Report:	Morris+Company Ltd
• EWS-01: Curtain Wall Elements (Pages 4-11)	
• EWS-03A: Precast Panels (Pages 12-14)	

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Document Name/ Drawing Reference	Author
• **EWS-02:** Mullion and Transom Element on Stick Curtain Walling (Pages 15-16)	
• **EWS-04:** Corrugated Spandrel Element on Stick Curtain Walling (Pages 17-23)	
Cover Letter	Deloitte LLP

Summary

In addition to the documents listed in Table 1 and this Covering Letter, the application also comprises the Application Form, submitted through the Planning Portal under Ref: PP-14889786.

A fee has been paid to Manchester City Council for £309, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of Condition 3, as outlined above. I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact me or my colleague Michael Percival (0161 455 6672 / mipercival@deloitte.co.uk).

Yours sincerely

[redacted]

For Deloitte LLP
Encl.