

21 April 2021

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

FAO Jennifer Atkinson

Dear Jennifer

Viadux, Albion Street, Manchester – Discharge of Condition Application for Conditions 4, 5 and 7 attached to Listed Building Consent Ref. 129168/JO/2021

Please find enclosed an application for the discharge of conditions 4, 5 and 7 attached to Listed Building Consent Ref. 129168/JO/2021. The application relates to development of the scheme at the former Bauer Millett Site, Albion Street. The applicant is Salboy Central Ltd.

A Listed Building Consent (Ref. 127365/LO/2020) was granted on 20 August 2020 for all interventions to the Grade II Listed Castlefield Viaduct required to deliver the Viadux proposals:

Listed Building Consent for alterations to the Castlefield Viaduct including insertion of columns and circulation cores, creation new windows and entrances to Great Bridgewater Street, removal of cast iron ribs to Great Bridgewater Street bridge, connections to a new standalone staircase and lift, and associated internal and external works to the viaduct structure in association with the erection of a 40 storey building to form 375 residential apartments (Use Class C3a) and the erection of a 14 storey building for form offices (Use Class B1) (31,756 sqm) together with ground floor commercial space (Use Class A1, A3 or A4) (1010 sqm) with associated enclosed service yard, public realm including car and cycle parking, landscaping and other associated works.

A Section 19 amendment to the 2020 Listed Building Consent (Ref 129168/JO/2021) was then approved on 04 March 2021 to agree to:

Variation of Listed Building Consent 127365/LO/2020 to alter conditions 2, 5, 6, 8, 9 and 10 to make alterations to the ground floor including enlargement of amenity area, reducing the size of the commercial floorspace, together with alterations to the cycle store and access, relocation and enlargement of residents lounge to level 1 together with alterations to boundary treatment and enlargement of gym floor spaces to podium together with associated alterations to public realm and elevational alterations.

Condition Discharge

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This application seeks to discharge conditions 4, 5 and 7 attached to the Section 19 amendment (Ref 129168/JO/2021).

Condition 4 – M&E Installations

Prior to the commencement of works to install any relevant mechanical and electrical (M & E) installations (including CCTV and lighting), detailed plans, method statement and specification showing the location, profile, fixing, sections and suitable samples, where necessary shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of the removal, alterations and repair of the historic fabric of the building. The development shall then be carried out in accordance with the details approved and thereafter be retained as approved throughout the life of the development. Should the M & E no longer be required, they should be removed and the elevations should be made good following a scheme previously approved in writing by the City Council, as Local Planning Authority.

Kinlan, Ridge and A M Fire Systems have produced the information required by the condition. This includes plans, a method statement and M&E item specifications as detailed in the below Summary Table.

This information is submitted to fully discharge Condition 4.

Condition 5 – Installation of Proposed Shop Front

Prior to the installation of the proposed shop front to the commercial units within the arches, as indicated on drawings 10053-B2-A-B5D9-G200-E-N-001 REV 06 stamped as received by the City Council, as Local Planning Authority on the 2 March 2021, a detailed method statement detailing how the shop front shall abut/fix to the historic fabric (including appropriate sections, elevations and materials) shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this should include any removal, alteration and repair of the historic fabric.

Kinlan, Simpson Haugh and Renaissance have produced the information required by the condition. This includes a method statement and drawings (see below Summary Table) which detail the Great Bridgewater Street elevation opening works including installation of the proposed shop front.

This information is submitted to fully discharge Condition 5.

Condition 7 – Works to Great Bridgewater Street

Prior to the removal of sections of the brick piers and altering of the openings to Great Bridgewater Street, a detailed method statement and specification for the works shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include details of how the historic structure will be removed, altered and repaired.

Kinlan, Simpson Haugh and Renaissance have produced the information required by the condition. This includes a method statement and drawings (see below Summary Table) which detail the brick removal works and altering of openings to Great Bridgewater Street.

This information is submitted to fully discharge Condition 7.

Summary Table

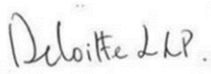
Condition Number	Full or Partial Discharge	Information submitted
4 – M&E Installation	Full	• M&E Method Statement for Installation of Resin Injection Anchors prepared by Aberla • M&E Method Statement for Containment Bracketry prepared by Aberla • Sprinkler and Pipework Layout Plan prepared by AM Fire Systems • LV Distribution & Containment Layout Plan prepared by Ridge • M&E Item Specifications and Data Sheet provided by Domis
5 – Installation of Shop Front	Full	• Method Statement for brickwork prepared by Kinlan • Drawings prepared by Renaissance: – VI2-REN-AA-ZZ-DR-S-03100 – VI2-REN-AA-ZZ-DR-S-03200 – VI2-REN-AA-ZZ-DR-S-03210 – VI2-REN-AA-ZZ-DR-S-03250 – VI2-REN-AA-ZZ-DR-S-03260 – VI2-REN-AA-ZZ-DR-S-03261 • Drawings prepared by SimpsonHaugh: – 10053-MP-A-B5D9-JC20-P-00-001 – 10053-MP-A-B5D9-JC20-P-01-001 – 10333-SHP-ZA-XX-EL-A-G250-001 – 10337-Z1-A-B5D9-G200-EL-XX-001 – 10337-Z1-A-B5D9-JC20-XE-XX-001 – 10337-Z1-A-B5D9-JC20-XP-XX-001
7 - Works to Great Bridgewater Street	Full	• Brickwork Method Statement prepared by Kinlan • Drawings prepared by Renaissance: – VI2-REN-AA-ZZ-DR-S-03100 – VI2-REN-AA-ZZ-DR-S-03200 – VI2-REN-AA-ZZ-DR-S-03210 – VI2-REN-AA-ZZ-DR-S-03250 – VI2-REN-AA-ZZ-DR-S-03260 – VI2-REN-AA-ZZ-DR-S-03261 • Drawings prepared by SimpsonHaugh: – 10053-MP-A-B5D9-JC20-P-00-001 – 10053-MP-A-B5D9-JC20-P-01-001 – 10333-SHP-ZA-XX-EL-A-G250-001 – 10337-Z1-A-B5D9-G200-EL-XX-001 – 10337-Z1-A-B5D9-JC20-XE-XX-001

- 10337-Z1-A-B5D9-JC20-XP-XX-001

I trust this application is in order and request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the formal discharge as outlined in the table above.

Should you have any questions or require additional information, please contact me or my colleague Joe McElhone (joemcelhone@deloitte.co.uk / 0161 455 6994).

Yours sincerely,

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

Deloitte LLP

Enc.