

10 May 2022

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

FAO James Hughes

Dear James

New Victoria (Residential), Manchester – Application for Partial Discharge of Condition 3 and Condition 4, attached to Planning Permission Ref: 128667/JO/2020 (as amended)

Please find enclosed a condition discharge application, in relation to New Victoria, Planning Permission Reference: 128667/JO/2020 (as amended). The applicant is Muse Developments Ltd.

This application is submitted to partially discharge Condition 3 (External Materials) and Condition 4 (Landscaping Scheme) attached to Planning Permission 128667/JO/2020, as amended.

Background

Planning permission was granted in September 2016 for two residential buildings containing 520 apartments and one office building comprising 11,647sq.m office accommodation, as well as ground floor commercial space, landscaping, car parking and other associated works (Ref: 111777/FO/2016/C1). This has been subject to a number of non-material amendments:

- 123146/NMC/2019 to allow for an amendment to the wording of condition 6 (approved 25 April 2019)
- 124931/NMC/2019: to allow for a revised wording to condition 7 (approved 26 September 2019)
- 126994/NMC/2020: to allow for a revision to some of the approved drawings and documents listed in condition 2 (approved 12 June 2020)

The original permission was subsequently superseded by application ref: 128667/JO/2020, approved on 19 March 2021, allowing amendments to the approved plans to introduce a new link bridge between the two residential buildings. The description of development for planning permission 128667/JO/2020 is as follows:

“Variation of condition 2 (specified plans) attached to previously approved planning application 111777/FO/2016/C1 to allow for changes to the approved plans to include formation of a new enclosed amenity use bridge link between the two approved residential buildings at upper ground floor level only, together with roof top amenity space/terrace on top of new bridge link.”

Planning permission 128667/JO/2020 has been subject to two more recent non-material amendment applications:

- 131321/NMC/2021 - for the installation of a concrete relieving slab underground and immediately above the River Irk culvert (approved on 13 August 2021).
- 132551/NMC/2021 - for alterations to the external appearance of the lower ground floor and ground floor elevations of residential towers 1 and 2, alterations to typical floor plans of towers 1 and 2 relating to purge panels and AOV windows to allow for smoke extract system (approved 25 January 2022)

The residential phase of the development is currently under construction.

Condition Discharge

The table below sets out the relevant condition and the documents that are submitted in support of the application for discharge.

Table 1: Condition and Information Submitted

Condition Wording	Full or Partial Discharge	Submitted information
3 External Materials a) Prior to the commencement of each phase of development (as agreed under Condition 2), a programme for the issue of samples and specifications of all material to be used on all external elevations within that phase of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. b) Samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management shall be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.	Partial: discharge of part b) in relation to Phase 1 (residential). <i>Part a) already discharged in relation to Phase 1.</i>	• Materials Sample List (VIC-SRA-ZZ-XX-DR-A-21802), prepared by Sheppard Robson and Vinci. • Sample Approval Sheet (Façade Elements) prepared by Vinci. Additional Supporting Documents and Drawings: • Visual Mock Up Panel (VMU) Drawing - 5219-P1-21-801 • New Victoria External Works Samples Tracker (MX-3061_20211001_161336) • TOWER 1 & 2 - NORTH & SOUTH ELEVATION BALUSTRADE & SOFFIT DETAIL DRAWING (VIC-FKG-ZZ-ZZ-DR-J-10078) • RESIDENTIAL 02 EAST ELEVATION & SECTION WELDED END CAP LOCATIONS (VIC-SRA----A-SK0002)

The following information is approved for part a) of this condition for Phase 1 only: The Material Samples Programme document, ref. DC/10502/SAMPLES, dated 21/03/19		- ALB – Vision Fritted Glass Sample (photo) - ALB – Non-vision Fritted Glass Sample (photo)
4 Landscaping Scheme Before any landscaping works commence, including to the new amenity area on top of the approved bridge link between the 2 residential blocks, final details of the proposed landscaping schemes(s) (including samples of the proposed materials) shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date each phase (as agreed under Condition 2) is occupied. If within a period of two years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise agree in writing by the City Council as local planning authority.	Partial. <i>Details of landscaping works to the new amenity area on top of the bridge link not included within this condition discharge application.</i> <i>Final details of all other landscaping detailed as part of this condition discharge application.</i>	- Landscaping Materials Specification Updated 29/04/22 (Condition 4 – Specification Update) prepared by Planit-ie. - Planning Sample Schedule (PL1487-EX-003-00), prepared by Planit-ie (27/04/22) - Amended Cycle Parking Layout General Arrangement Ground Floor Plan (revision 15) prepared by Planit-ie– submitted and approved under application ref: 126994/NMC/2020. - Yorkstone: - Yorkstone Materials schedule. - NV Yorkstone Samples (annotated photo) - VIC-PIE-EZ-00U-DR-L-00115 - Hardworks Upper GA Drawing - VIC-PIE-EZ-ZZ-DR-L-00001 - Hardworks Details 01 Drawing - VIC-PIE-EZ-ZZ-SP-L-00001 - NEW VICTORIA LANDSCAPE SPECIFICATION (dated 06-08-21) - Landscaping Photos: - Exposed aggregate concrete pavers (photos x 3) - Granite (photos x 5) - Sample Panel (photos x 4)

Consultation

Ongoing correspondence has taken place with MCC planning officers from July 2021 to May 2022, including an onsite meeting which took place in October 2021. The scope of discussions has been around the suitability of proposed materials. It is intended that a site visit will be arranged with MCC planning officers to review

material samples (as required), including those landscaping materials referenced in the supporting information submitted as part of this application (detailed in Table 1).

Application Submission

In addition to the documents listed in Table 1 and this covering letter, the application comprises:

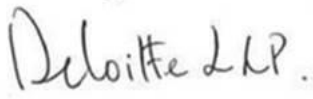
- Application Form.

The application has been submitted through the Planning Portal and the reference number for this application is PP-11241917.

A fee has been paid to Manchester City Council for £116, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We request the Local Planning Authority's express written consent that the enclosed information is sufficient to allow the full discharge of condition 35, as outlined above.

If you require any further details, please do not hesitate to contact my colleague Jemma Brabrook (jbrabrook@deloitte.co.uk / 0161 455 6903).

Yours sincerely

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

For and on behalf of Deloitte LLP

Encl.