

24 March 2022

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

FAO Jennifer Atkinson

Dear Jennifer

**Viadux, Albion Street, Manchester – Application for Non-Material Amendments to Planning Permission
Ref. 126868/JO/2020**

Please find enclosed within this letter an application by Salboy Central Ltd under Section 96A of the Town and Country Planning Act 1990 to make Non-Material Amendments (“NMA”) to Planning Permission 126868/JO/2020. This application seeks to amend the wording of Conditions 9, 10, 11, 12 and 13 plus add one additional Condition. Specifically, the intention is to amend the trigger points specified in the conditions.

Planning Permission

Planning Permission (Ref 115871/FO/2017) was granted at the site on 27 July 2017, for;

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 staircase and lift to connect with viaduct, car and le parking, landscaping and other associated works.

A Minor Material Amendment (‘MMA’) application (Ref 126868/JO/2020) was then approved on 20 August 2020 to agree to;

Variation of planning conditions 2, 3, 21, 24, 25, 29, 30, 31, 32, 36 and 38 of planning permission 115871/FO/2017 (amended by 126604/NMC/2020) to allow for a reduction in overall height of the building by 2.5 metres, changes to the number and type of structural interventions into the listed arches, modification and alteration to the bridge over Great Bridgewater Street, alterations to the ground floor layout including enlargement of residents lobby together with re-location of the cycle store and reduction in car parking, alterations to the upper floor layout to remove 3 bedroom apartments and elevational alterations to main facade of the residential tower to modify the fin arrangement together with alteration to the podium with the introduction of perforated panels.

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Condition Amendments

The following amendments to the planning permission are sought to mitigate risks of project delay. The project programme is such that the required information to discharge pre-commencement conditions 9, 10, 11 and 12 specifically related to the development's interface with the Metrolink line is not yet available.

By updating the trigger point on these pre-commencement conditions, the amendments will allow works for Phase 2 to commence with details to be submitted in line with a programme that has been agreed with Transport for Greater Manchester (TfGM).

The Applicant has been in detailed discussions with TfGM who have agreed the principles of information to be submitted to discharge each condition and timing to do so.

All information required to discharge the pre-commencement conditions identified below will be submitted in line with the programme submitted as part of this NMA.

These amendments make minimal changes to the trigger points for pre-commencement conditions attached to the consent and will have no material effect on the planning permission granted in 2020.

Introduction of new condition

We propose one additional condition as well as amendments to existing condition wordings which are shown in red (text to be deleted) and green (text to be added) below:

Phase 2 of the development shall not commence until a programme has been agreed for submission of the following information:

- i. a scheme for the mitigation of run off from phase 2 onto the Metrolink line*
- ii. details of any Electro Magnetic Compatibility (EMC) impact (including any necessary mitigation) and any earthing and bonding strategy*
- iii. a scheme for the detailed design of the oversailing structure to comply with safe clearances from Metrolink infrastructure, forward visibility requirements for tram operations, and measures to protect the building from accidental loads in the event of a light rail vehicle derailment*
- iv. a scheme for protecting the Metrolink infrastructure from objects being able to be thrown from the adjacent roof gardens*

Each piece of information shall then be submitted for approval in writing in line with the approved programme by the City Council, as Local Planning Authority. The approved scheme shall then be implemented and be in place prior to the first use of phase 2.

Amended conditions wording

The following amendments to condition wording are proposed:

Condition 9 – Run off onto Metrolink line

~~Phase 2 of the development shall not commence until~~ A scheme for the mitigation of run off from phase 2 onto the Metrolink line shall be submitted for approval in writing by the City Council, as Local Planning Authority **in line with the programme submitted on 24 March 2022**. The approved scheme shall then be implemented and be in place prior to the first use of phase 2.

Condition 10 – Details of EMC impact

~~Phase 2 of the development shall not commence until~~ Details of any Electro Magnetic Compatibility (EMC) impact (including any necessary mitigation) and any earthing and bonding strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority **in line with the programme submitted on 24 March 2022**. Any mitigation required shall be implemented within a timescale to be agreed in writing by the City Council, as Local Planning Authority.

Condition 11 – Design of oversailing structure

~~Phase 2 of the development shall not commence until~~ A scheme for the detailed design of the oversailing structure to comply with safe clearances from Metrolink infrastructure, forward visibility requirements for tram operations, and measures to protect the building from accidental loads in the event of a light rail vehicle derailment has been submitted for approval in writing by the City Council, as Local Planning Authority **in line with the programme submitted on 24 March 2022**. The approved scheme shall then be implemented as part of the development.

Condition 12 – Scheme for protecting Metrolink infrastructure

~~Phase 2 of the development shall not commence until~~ A scheme shall be submitted for protecting the Metrolink infrastructure from objects being able to be thrown from the adjacent roof gardens shall be submitted for approval in writing by the City Council, as Local Planning Authority **in line with the programme submitted on 24 March 2022**. The approved strategy shall be implemented prior to the first use of the development or phase 2 and shall thereafter be retained and maintained in situ.

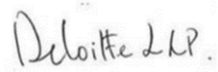
The Submission

The application comprises this Covering Letter and the following documentation:

- Completed Application Forms;
- Document 'TFGM Initial Programme Viadux Phase 2' which contains the agreed programme for submitting required information;
- Decision Notice for Planning Permission Reference: 126868/JO/2020; and
- Application Fee Cheque £234 paid by cheque under a separate cover

Should you have any questions or require additional information, please contact me or my colleagues Niall Alcock (nalcock@deloitte.co.uk / 0161 455 6787) and 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.