

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 – Discharge of Condition Application for Conditions 4, 8, 14, 15a, 16 and 40 attached to Planning Permission Ref. 126868/JO/2020

Please find enclosed an application for the discharge of conditions 4, 8, 14, 15a, 16 and 40 attached to Planning Permission Ref. 126868/JO/2020. The application relates to development of the scheme at the former Bauer Millett Site, Albion Street. The applicant is Salbo Central Ltd.

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.

Condition Discharge

Condition 4 – Piling Works

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Phase 1 piling works shall be undertaken in accordance with the following documents: - Remedial Strategy, Viadux, Albion Street, Manchester, NS/C4460/9230, Brownfield Solutions Ltd, March 2020 - Piling Risk Assessment, Viadux, Albion Street, Manchester, AJS/C4460/9231, Brownfield Solutions Ltd, March 2020 - Below Ground Drainage Specification, Viadux, Manchester, 1910-12, Renaissance, March 2020 The above documents were stamped as received by the City Council, as Local Planning Authority, on the 27 March 2020 Phase 2 of the development shall not commence until details of the method for piling, or any other foundation design using penetrative methods, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented during the construction of the development.

Renaissance and Domis have produced the information required by the condition. This includes piling drawings prepared by Renaissance as detailed in Table 1 below and a Method Statement detailing the works prepared by Brownfield Solutions Ltd. Please see document '9231 Rev C Piling Risk Assessment Jan 22'.

This information is submitted to fully discharge Condition 4.

Condition 8 – Construction Management Plan

Phase 1 works will be undertaken in accordance with the Construction Management Plan (Rev 2) prepared by DOMIS construction stamped as received by the City Council, as Local Planning Authority, on the 11 May 2020. Phase 2 of the development shall not commence until a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include: - Display of an emergency contact number; - Details of how access to the Metrolink stop via Trafford Street for maintenance purposes will be maintained; - Construction and demolition methods including how buildings next to and over Metrolink infrastructure will be cleared; - Details of Wheel Washing; - Dialogue/communication strategy with local residents; - Dust suppression measures; - Compound locations where relevant; - Location, removal and recycling of waste; - Routing strategy and swept path analysis; - Parking of construction vehicles and staff; and - Sheeting over of construction vehicles. A phase shall be carried out in accordance with the approved construction management plan.

Domis have produced the information required by the condition. This includes a Construction Management Plan for Phase 2 of the development as well as a site logistics plan. Please see documents 'Viadux Phase Two CMP' and 'Viadux Phase 2 logistics'.

This information is submitted to fully discharge Condition 8.

Condition 14 – Radar Mitigation Scheme

With the exception of drainage works defined within drawing VIA-REN-00-ZZ-SK-C0101-C01 stamped as received by the City Council, as Local Planning Authority on the 27 March 2020, no above ground works on a phase of the development shall not commence until a radar mitigation scheme (RMS) including timetable for its implementation during construction), has been submitted for approval in writing by the City Council, as Local Planning Authority. The RMS shall thereafter be implemented in accordance with the previously agreed timescale.

NATS (Services) Limited have produced the document required by the condition. This includes a RMS which details a timetable for its implementation during construction. Please see document 'Viadux NATS Building Mitigation'.

This information is submitted to fully discharge Condition 14.

Condition 15a – External Elevation Materials

Prior to any above ground works of a phase,

- a) a programme for the issue of samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority, the programme shall include timings for the submission of 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 in and a strategy for quality control management.*
- b) All samples and specifications shall be submitted to and approved in writing in accordance with the programme as agreed under part a). The approved materials shall then be implemented as part of the phase.*

SimpsonHaugh have produced the information required by the condition. This includes a programme for the issue of samples and specifications of material to be used on external elevations of the development. Please refer to document '10053-MP-A-B5D9-RP-PC-001'.

This information is submitted to fully discharge Condition 15a.

Condition 16 – Details of Boundary Treatment

Prior to any above ground works of a phase, details of the boundary treatment shall be submitted for approval in writing by the Council, as Local Planning Authority. The approved details shall then implemented as part of the phase and be in place prior to the first occupation of the development.

Planit-IE have produced the information required by the condition. This includes drawing '2840-PLA-XX-00-DR-L-0007' which expresses details of the proposed boundary treatment to be implemented as part of the scheme's design. This applies to both Phases 1 and 2 of the scheme.

This information is submitted to fully discharge Condition 16.

Condition 40 – Local Labour Agreement

The Phase 1 works shall be undertaken in accordance with the Local Labour template stamped as received by the City Council, as Local Planning Authority, on the 27 March 2020 Prior to the commencement of Phase 2 details of a local labour agreement in order to demonstrate commitment to recruit local labour for both the construction and operations element of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. (b) The approved document shall be implemented as part of the construction and occupation phases of the development. Within six months of the first occupation of each phase details of the results of the scheme shall be submitted for consideration.

Artal have produced the document required by the condition. This includes a Local Labour Agreement for Phase 2 of the scheme. Please see document 'Viadux Phase 2 - Local Labour Review'.

This information is submitted to partially discharge Condition 40.

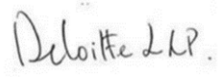
Summary Table

Condition Number	Full or Partial Discharge	Information submitted
4 – Piling Works	Full	- Drawings prepared by Renaissance: - VI2-REN-00-FN-DR-S-01080 - VI2-REN-AA-FN-DR-S-04090 - VI2-REN-CC-FN-DR-S-01080 - VI2-REN-EE-FN-DR-S-01080 - Method Statement '9231 Rev C Piling Risk Assessment Jan 22' prepared by Brownfield Solutions Ltd.
8 – Construction Management Plan	Full	- Construction Management Plan 'Viadux Phase Two CMP' prepared by Domis - Site logistics plan 'Viadux Phase 2 Logistics' prepared by Domis.
14 – Radar Mitigation Scheme	Full	Radar Mitigation Scheme 'Viadux NATS Building Mitigation' prepared by NATS (Services) Limited.
15b – External Elevation Materials	Full	Document '10053-MP-A-B5D9-RP-PC-001' prepared by SimpsonHaugh.
16 – Details of Boundary Treatment	Full	Drawing '2840-PLA-XX-00-DR-L-0007' prepared by Planit-IE.
40 – Local Labour Agreement	Partial	Local Labour Agreement 'Viadux Phase 2 - Local Labour Review' prepared by Artal.

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 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.