

22 February 2022
Delivered by email

Ms A Leckie
Manchester City Council
Town Hall
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Dear Ms Leckie

UPDATE TO APPLICATION SUBMITTED UNDER SECTION 73 OF TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) REF. 131634/JO/2021 – VARIATION OF PLANNING PERMISSION REF. 122000/FO/2018, VICTORIA HOUSE, GREAT ANCOATS STREET, MANCHESTER

AND UPDATE TO APPLICATION SUBMITTED UNDER SECTION 96A OF TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) REF. 131607/NMC/2021, VICTORIA HOUSE, GREAT ANCOATS STREET, MANCHESTER

Further to our recent discussions, on behalf of our client Forshaw Land and Property Group Ltd and Salboy Ltd (“the Applicants”), we are pleased to enclose an update to the existing application submitted under Section 73 of the Town and Country Planning Act (TCPA) 1990 (as amended) (ref. 131634/JO/2021) to vary planning permission ref.122000/FO/2018 on the above site.

The updated documents to the application have been submitted via email with the documents included on a WeTransfer link, comprising the following documents:

- This covering letter, prepared by Turley
- Updated architectural and landscape plans, prepared by Simpson Haugh and Re-Form, as listed at **Appendix 1** of this letter.
- Design and Access Statement Addendum (document ref. 10122-SHP-RP-S73 Rev 01), prepared by Simpson Haugh
- Environmental Review Report (February 2022), co-ordinated by Turley
- Waste Management Strategy Addendum (doc ref. VN81191, February 2022), prepared by Vectos
- Fire Statement (doc ref. FS 001.0), prepared by Design Fire Consultants

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Background

Consented Scheme

As you are aware, full planning permission was granted by Manchester City Council ('MCC') on 26 August 2020 for the redevelopment of Victoria House, including the demolition of the existing buildings and the construction of residential apartments with ground floor commercial space (LPA ref. 122000/FO/2018).

The full wording of the approved development is as follows ["the Consented Scheme"]:

"Erection of a part 25 part 3 storey residential tower (Use Class C3) for 177 apartments comprising 59 x 1 bed (34 x 1 bed 1 person and 25 1 bed 2 person), 113 x 2 bed (44 x 2 bed 3 person and 69 x 2 bed 4 person) and 5 x 3 bed (3 bed 5 person) with ground floor commercial space (Use Class A1, A2, A3, A4 and D1) above partial basement level associated shared amenity spaces at 3rd floor level, realm enhancements following demolition of existing buildings".

This permission relates to the redevelopment of Victoria House, which comprises Plot E of the Portugal Street East Strategic Regeneration Framework ('PSE SRF') area located within Manchester City Centre. The development aims to offer a high-specification residential led 'build-to-rent' scheme, complemented by ground floor commercial space and internal and external amenity space.

The Consented Scheme in summary comprises:

- 177 residential apartments for the private rental market, comprising a mixture of one (59 units, 33%), two (113 units, 64%) and three (5 units, 3%).
- Basement level (280sqm): plant equipment (221sqm) and associated service lifts;
- Ground floor level: a retail unit (161sqm), residents entrance and lounge, co-working space, post and welfare room, residents gym, refuse area, substation, and lifts and lobby area;
- Level 1: cycle storage for 177 spaces and residential apartments;
- Level 2: residential apartments and residential garden (external terrace);
- Levels 3 – 8: residential apartments comprising 1 bed and 2 bed apartments;
- Levels 9 – 18: residential apartments comprising 1 bed and 2 bed apartments;
- Levels 19 – 23: residential apartments comprising 1 bed, 2 bed, and 3 bed apartments; and
- Roof: green roof and maintenance access zone.

Furthermore, the Applicants have secured the discharge of a number of pre-commencement conditions.

Revised Scheme

Since the approval of the planning application, the design of the Consented Scheme has moved into RIBA Stage 4 where the need to incorporate a number of amendments has been identified. In response to this, an application under Section 73 of the TCPA 1990 was submitted on 2nd September 2021 and validated on 10th September 2021 ("the S73 Application").

The changes proposed, in the context of the scheme as a whole, were very minor and did not materially affect the development proposition.

The Revised Scheme (as submitted through the S73 Application) comprised:

- Decrease the number of consented residential units provided from 177 units to 175 units. The mix of one, two and three bedroom apartments remain the same.
- Basement level: increase the size of the basement to the full size of the building for the provision of plant, refuse store, cycle storage, five car parking spaces, and an access ramp;

- Ground level: provision of an additional retail/commercial unit and more amenity space for residents;
- Level 1: the cycle storage area (which will be moved to the basement) will be used for the residents gym;
- Levels 3 – 22: alterations to the layout of the apartments;
- Level 23 and roof: the top levels are proposed for duplex penthouse apartments with access to private terrace gardens at the roof level. This will not increase the number of storeys of the scheme, but will require the adjustment of roof level equipment such that the overall height of the building will increase by c.300mm; and
- Alterations are proposed to the elevations to include an amendment to the ventilation system on the windows and alterations to the access doors on Great Ancoats Street.

The S73 Application was supported by an ES Addendum (Feb 2020). The ES Addendum assessed the likely significant effects of the Revised Scheme relative to the Consented Scheme as assessed in the ES 2020.

Updates to the Revised Scheme

Further amendments are now proposed, and as such, updates are being made to the Revised Scheme. The proposed design changes are detailed below and are also presented in the Design and Access Statement Addendum which accompanies this application.

Similarly to the previously submitted information, the proposed changes are minor and do not materially affect the development proposition, seeking only to improve the operational efficiency of the Consented Scheme without diluting the Applicants commitment to a scheme of the highest quality.

The following design amendments are proposed:

- Increase the number of consented residential units back to the consented number of 177;
- Basement level: the basement extents have been reduced from the original S73 Application to accommodate a store and sufficient plant space. The bin store has been relocated to the ground floor whilst the cycle store has been located to a new mezzanine level. The five car parking spaces at basement level have been omitted from the scheme. This allows for more efficient use of the ground floor as external access to the basement from Longacre Street is no longer required. These changes achieve an overall reduction in GIA from 906.5 sqm to 203 sqm.
- Ground level: The removal of the basement access ramp improves the useable area at ground floor. This allows for the refuse store to be housed at the ground floor without substantially reducing the sizes of the retail units. The smaller of the retail spaces on the north side of the building has reduced in GIA from 133.5 sqm to 103.6 sqm, whilst the larger has increased from 177.6 sqm to 200.7 sqm. The second fire escape stair has been omitted following co-ordination with fire consultants. The cycle store has been moved to a new mezzanine level in-between ground floor and level 01. Access to the cycle store is provided via a staircase on Longacre Street. As a result, the level 01 slab has been raised by 375mm to allow for enough head room at mezzanine level (this does not change the overall height of the scheme). This has a minor change on the elevations where ground floor curtain walling has increased in height and windows on first floor have reduced in height.
- Ground level (landscaping): The pavement and levels by the car park entrance have been regarded to reflect the layout changes. The large raised planter with tree which incorporates the seating in square has been removed and replaced by 2 seats. The same number of trees remain but the one that was in the planter will now be the same species as ground level. Further, the planting area on Great Ancoats St has been extended slightly towards the building to in order to increase the root protection area for the trees.

- Mezzanine Level: The cycle store has been moved to a new mezzanine level in-between ground floor and level 01. Access to the cycle store is provided via a staircase on Longacre Street.
- First floor: The omission of the secondary fire escape core opens up the floor plan to create larger units. Plot 101 has increased in size from a 2B4P at 79 sqm to a 2B4P at 86 sqm. Plot 102 has changed from a 1B2P at 51 sqm to Plot 104, a 2B4P at 70 sqm. There are two additional units at level 01 located in the podium; Plot 102 2B4P and Plot 103 1B2P. The gym has decreased from a GIA of 219 sqm to 58.5 sqm. The gym store and WC have been relocated from the corridor and are now accessed internally from the gym.
- Second floor: The omission of the secondary fire escape core opens up the floor plan to create larger units. Plot 201 has increased in size from a 2B4P at 79 sqm to a 2B4P at 86 sqm. Plot 202 has changed from a 1B2P at 50 sqm to a 2B4P at 70 sqm. The raising of the level 01 slab requires a ramp in the corridor at level 02 leading to the roof terrace in order to provide a level threshold due to the depth of the terrace build up.
- Floors 03-24: During the redesign process, the new structure of the building has had minor implications on the layouts of a few residential unit types. Where required, the apartment layouts have been optimised to work with this new structure. Consistent with the Consented Scheme, all proposed apartment layouts have been designed to comply with the Nationally Described Space Standards.
- All other amendments will remain the same as the S73 Application – e.g. penthouse, façade updates, and increase in height (200mm).

Planning Conditions

In order to secure the proposed amendments, it is proposed to revise the wording of the following conditions:

- Condition 2 (Approved Plans) – wording to be amended to refer to the revised drawings and documents. **Appendix 1** of this letter provides a schedule of the approved and revised drawings and documents.
- Condition 11 (Public Realm & Highways Works) – wording to be amended to refer to revised Landscape General Arrangement [Dwg ref. RFM-XX-00-DR-L-0001 Rev PL05] (please see Appendix 1 and 2 below).
- Condition 14 (Energy & Environmental Standards Statement) – referenced document to be amended to refer to the revised Energy & Environmental Standards Statement (doc ref. P1389-ES-001 Rev A), prepared by Novo.
- Condition 35 (Highways Works) – wording of part ‘a’ to be amended to refer to revised Landscape General Arrangement [Dwg ref. RFM-XX-00-DR-L-0001 Rev PL05] (please see Appendix 1 and 2 below).

A schedule of the revised wording to the above conditions is provided at **Appendix 2** of this covering letter.

Environmental Impact Assessment

The Consented Scheme was the subject of consideration in line with the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, and was supported by an Environmental Statement (“ES”) prepared by Turley and the wider project consultant team. The S73 Application was supported by an ES Addendum (Feb 2020). The ES Addendum assessed the likely significant effects of the Revised Scheme relative to the Consented Scheme as assessed in the ES 2020.

The updates to the S73 Applications have been considered against the ES Addendum and presented in an Environmental Review Report (“ERR”). The ERR identifies the likely significant effects of the updates to the Revised Scheme as now proposed relative to the Revised Scheme as assessed in the ES Addendum Feb 2021. The ERR presents the changes in circumstance and the resulting changes to assessment outcomes where required.

Planning Appraisal

A detailed appraisal of the development against relevant planning policy considerations was undertaken in sections 5, 6 and 7 of the original Planning and Tall Building Statement (February 2020). An update to those aspects of that

appraisal that were affected by the Revised Scheme were presented in the Covering Letter supporting the S73 Application (dated 2nd September 2021). This covering letter provides an update to those aspects of that appraisal that are affected by the updates to the Revised Scheme.

A Design and Access Statement (DAS) Addendum has been prepared to reflect the aforementioned design amendments to the Revised Scheme. These amendments have been necessary to improve the functionality of the building whilst maintaining the high quality contemporary architectural design of the building which responds to its context.

Policy DM1 in the adopted Manchester Core Strategy is the key design policy on which proposals should be considered against. Similarly, Section 12 of the National Planning Policy Framework ('The Framework') provides the relevant national design policies. Outlined below are the relevant design amendments and how they comply with relevant local and national policies.

Internal Layout Amendments

The updates to the Revised Scheme proposes a reduction in GIA to the basement in order to remove the five car parking spaces and relocate the bin store and cycle store; improvements to the useable area at the ground floor space; inclusion of a mezzanine level for cycle storage; reduction in GIA of the gym at level 1; and other minor layout amendments.

The proposed layout amendments seek to enhance the operational efficiency of the buildings' servicing and resident amenity spaces, providing an improved arrangement that provides facilities to support future occupiers. Furthermore, the amendments to the residential apartments seek to provide enhanced configurations for future occupiers.

The minor internal layout amendments will have a beneficial impact on the scheme, enhances the active use of the ground floor and maintains the overall design quality, in accordance with policies DM1 (Development Management) and EN1 (Design Principles) of the Core Strategy and paragraph 130 of the Framework.

Façade Alterations

The updates to the Revised Scheme incorporates a series of minor amendments proposed to certain façade and elevation details, driven predominantly by the internal layout amendments described above. These alterations align with the principles and materiality of the Consented Scheme, and provide overall improvements to the visual appearance of the development. These very minor changes do not materially alter the appearance of the façade of the building and maintains the overall design quality, in accordance with policies DM1 (Development Management) and EN1 (Design Principles) of the Core Strategy and paragraph 130 of the Framework.

Non Material Amendment Application

A separate non-material amendment application, pursuant to Section 96a of the Town and Country Planning Act 1990 (as amended), was submitted concurrently with the Section 73 application, to seek approval for a consequential adjustment in the formal description of development (ref. 131607/NMC/2021).

This application should be updated to reflect the updates to the Revised Scheme. The revised description of development is as follows:

"Erection of a part 25 part 3 storey residential tower (Use Class C3) for 177 apartments comprising 57 x 1 bed (34 x 1 bed 1 person and 23 1 bed 2 person), 115 x 2 bed (36 x 2 bed 3 person and 79 x 2 bed 4 person) and 5 x 3 bed (3 bed 5 person) with ground floor commercial space (Use Class A1, A2, A3, A4 and D1) above partial basement level associated shared amenity spaces at 3rd floor level, realm enhancements following demolition of existing buildings".

Summary and Conclusion

The proposed design amendments detailed above have become necessary through the design evolution and rationalisation process to ensure the operational efficiency of the building and enhance the overall design quality of the scheme.

The proposed amendments have been considered by all relevant members of the project team and it has been confirmed that the proposed design changes do not affect the conclusions of the ES 2020 or ES Addendum 2021, nor do they give rise to issues not previously considered. Where necessary the relevant supporting technical information has been updated to align with the proposed amendments.

The proposed changes are consistent with the relevant policies in the adopted Manchester Core Strategy and the Framework and maintain the principles outlined within the Planning and Tall Building Statement (February 2020).

Overall, the proposed amendments will continue to deliver the high quality addition to the City that was approved in August 2020 and continues to achieve full compliance with respect to the Council's policies for the development of tall buildings (Core Strategy Policy EN2). In accordance with paragraph 11(c) of the Framework, the City Council should approve the application without delay.

In reviewing the information detailed above, I trust you have all the information that you require to validate this application and approve the minor material amendment. However should you require any further information, please do contact me or my colleague Amy Gaskell (amy.gaskell@turley.co.uk).

Yours sincerely



Will Hannah
Assistant Planner

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Appendix 1: Drawing & Document Schedule

This application seeks to vary the wording of Condition 2 attached to the Consented Scheme (LPA ref. 122000/FO/2018), in so far as amending a series of approved drawings and documents. The below table lists the approved and revised drawings:

Approved Drawing/Document	S73 Submission	Proposed Changes
Location Plan [Dwg ref. 10122-A-B5D9-G100-XP-00-003]	N/A	N/A
Demolition Plan [Dwg ref. 10122-A-B5D9-G110-XP-00-003]	N/A	N/A
Proposed Site Plan [Dwg ref. 10122-A-B5D9-G100-P-00-003]	Proposed Site Plan [Dwg ref. 10122-A-B5D9-G100-P-00-003 Rev 01]	Proposed Site Plan [Dwg ref. 10122-A-B5D9-G100-P-00-003 Rev 03]
N/A	N/A	General Arrangement Mezzanine Level [Dwg ref. 10122-A-B5D9-G200-P-MZ-003 Rev 00]
Basement Plan [Dwg ref. 10122-A-B5D9-G200-P-B1-003]	Basement Plan [Dwg ref. 10122-A-B5D9-G200-P-B1-003 Rev 01]	General Arrangement Basement Plan [Dwg ref. 10122-A-B5D9-G200-P-B1-003 Rev 03]
Ground Floor Plan [Dwg ref. 10122-A-B5D9-G200-P-00-003]	Ground Floor Plan [Dwg ref. 10122-A-B5D9-G200-P-00-003 Rev 02]	General Arrangement Ground Floor Plan [Dwg ref. 10122-A-B5D9-G200-P-00-003 Rev 03]
Level 01 Plan [Dwg ref. 10122-A-B5D9-G200-P-01-003]	Level 01 Plan [Dwg ref. 10122-A-B5D9-G200-P-01-003 Rev 02]	General Arrangement First Floor Plan [Dwg ref. 10122-A-B5D9-G200-P-01-003 Rev 03]
Level 02 Plan [Dwg ref. 10122-A-B5D9-G200-P-02-003]	Level 02 Plan [Dwg ref. 10122-A-B5D9-G200-P-02-003 Rev 02]	General Arrangement Second Floor Plan [Dwg ref. 10122-A-B5D9-G200-P-01-003 Rev 03]
Level 03-08 Plan [Dwg ref. 10122-A-B5D9-G200-P-03-003]	Level 03-08 Plan [Dwg ref. 10122-A-B5D9-G200-P-03-003 Rev 02]	General Arrangement Level 03-08 Plan

Approved Drawing/Document	S73 Submission	Proposed Changes
		[Dwg ref. 10122-A-B5D9-G200-P-03-003 Rev 03]
Level 09-18 Plan [Dwg ref. 10122-A-B5D9-G200-P-09-003]	Level 09-18 Plan [Dwg ref. 10122-A-B5D9-G200-P-09-003 Rev 02]	General Arrangement Level 09-18 Plan [Dwg ref. 10122-A-B5D9-G200-P-09-003 Rev 03]
Level 19-22 Plan [Dwg ref. 10122-A-B5D9-G200-P-19-003]	Level 19-22 Plan [Dwg ref. 10122-A-B5D9-G200-P-19-003 Rev 02]	General Arrangement Level 19-22 Plan [Dwg ref. 10122-A-B5D9-G200-P-19-003 Rev 03]
Level 23 Plan [Dwg ref. 10122-A-B5D9-G200-P-23-003]	Level 23 Plan [Dwg ref. 10122-A-B5D9-G200-P-23-003 Rev 02]	General Arrangement Level 23 Plan [Dwg ref. 10122-A-B5D9-G200-P-23-003 Rev 03]
Level 24 Plan [Dwg ref. 10122-A-B5D9-G200-P-24-003]	Level 24 Plan [Dwg ref. 10122-A-B5D9-G200-P-24-003 Rev 02]	General Arrangement Level 24 Plan [Dwg ref. 10122-A-B5D9-G200-P-24-003 Rev 03]
Roof Plan [Dwg ref. 10122-A-B5D9-G200-P-RF-003]	Roof Plan [Dwg ref. 10122-A-B5D9-G200-P-RF-003 Rev 02]	General Arrangement Roof Plan [Dwg ref. 10122-A-B5D9-G200-P-RF-003 Rev 03]
North East Elevation [Dwg ref. 10122-A-B5D9-G200-E-NE-003]	North East Elevation [Dwg ref. 10122-A-B5D9-G200-E-NE-003 Rev 02]	North East Elevation [Dwg ref. 10122-A-B5D9-G200-E-NE-003 Rev 03]
North West Elevation [Dwg ref. 10122-A-B5D9-G200-E-NW-003]	North West Elevation [Dwg ref. 10122-A-B5D9-G200-E-NW-003 Rev 02]	North West Elevation [Dwg ref. 10122-A-B5D9-G200-E-NW-003]
South East Elevation [Dwg ref. 10122-A-B5D9-G200-E-SE-003]	South East Elevation [Dwg ref. 10122-A-B5D9-G200-E-SE-003 Rev 02]	South East Elevation [Dwg ref. 10122-A-B5D9-G200-E-SE-003 Rev 03]
South West Elevation [Dwg ref. 10122-A-B5D9-G200-E-SW-003]	South West Elevation [Dwg ref. 10122-A-B5D9-G200-E-SW-003 Rev 02]	South West Elevation [Dwg ref. 10122-A-B5D9-G200-E-SW-003 Rev 03]
Typical Level (NE Elevation) [Dwg ref. 10122-A-B5D9-G251-D-TY1-003]	Typical Level (NE Elevation) [Dwg ref. 10122-A-B5D9-G251-D-TY1-003 Rev 02]	Typical Level (NE Elevation) [Dwg ref. 10122-A-B5D9-G251-D-TY1-003 Rev 03]
Residential Entrance (NE Elevation)	Residential Entrance (NE Elevation)	Residential Entrance (NE Elevation)

Approved Drawing/Document	S73 Submission	Proposed Changes
[Dwg ref. 10122-A-B5D9-G251-D-TY2-003]	[Dwg ref. 10122-A-B5D9-G251-D-TY2-003 Rev 02]	[Dwg ref. 10122-A-B5D9-G251-D-TY2-003 Rev 03]
Level 02 Parapet (NE Elevation)	Level 02 Parapet (NE Elevation)	Level 02 Parapet (NE Elevation)
[Dwg ref. 10122-AB5D9-G251-D-TY3-003 Rev 01]	[Dwg ref. 10122-AB5D9-G251-D-TY3-003 Rev 03]	[Dwg ref. 10122-A-B5D9-G251-D-TY3-003 Rev 04]
Roof Level Parapet (NE Elevation)	Roof Level Parapet (NE Elevation)	N/A
[Dwg ref. 10122-A-B5D9-G251-D-TY4-003 Rev 01]	[Dwg ref. 10122-A-B5D9-G251-D-TY4-003 Rev 03]	
Substation (NW Elevation)	Substation (NW Elevation)	Substation (NW Elevation)
[Dwg ref. 10122-AB5D9-G251-D-TY5-003]	[Dwg ref. 10122-AB5D9-G251-D-TY5-003 Rev 02]	[Dwg ref. 10122-AB5D9-G251-D-TY5-003 Rev 03]
Typical Level (SW Elevation)	Typical Level (SW Elevation)	Typical Level (SW Elevation)
[Dwg ref. 10122-A-B5D9-G251-D-TY6-003]	[Dwg ref. 10122-A-B5D9-G251-D-TY6-003 Rev 02]	[Dwg ref. 10122-A-B5D9-G251-D-TY6-003 Rev 03]
Retail Entrance (SW Elevation)	Retail Entrance (SW Elevation)	Retail Entrance (SW Elevation)
[Dwg ref. 10122-A-B5D9-G251-DTY7-003]	[Dwg ref. 10122-A-B5D9-G251-DTY7-003 Rev 02]	[Dwg ref. 10122-A-B5D9-G251-DTY7-003 Rev 03]
Section AA	Section AA	Section AA
[Dwg ref. 10122-A-B5D9-G200-S-AA-003]	[Dwg ref. 10122-A-B5D9-G200-S-AA-003 Rev 02]	[Dwg ref. Dwg ref. 10122-A-B5D9-G200-S-AA-003 Rev 03]
Section BB	Section BB	Section BB
[Dwg ref. 10122-A-B5D9-G200-S-BB-003]	[Dwg ref. 10122-A-B5D9-G200-S-BB-003 Rev 02]	[Dwg ref. 10122-A-B5D9-G200-S-BB-003 Rev 03]
N/A	Landscape General Arrangement [Dwg ref. RFM-XX-00-DR-L-0001 Rev PL05]	Level 00 General Arrangement [Dwg ref. RFM-XX-00-DR-L-0001]
Victoria House Waste Management Strategy [Doc ref. VN81181, January 2020]	Victoria House Waste Management Strategy [Doc ref. VN81191, May 2021]	Victoria House Waste Management Strategy [Doc ref. VN81191, February 2022]
Crime Impact Assessment [Doc ref. Version A, dated 12/11/19]	N/A	N/A
Design and Access Statement [Doc ref. 10122-SHP-RP-DA03-02]	Design and Access Statement Addendum [Doc ref. 10122-SHP-RP-S73]	Design and Access Statement Addendum [Doc ref. 10122-SHP-RP-S73 Rev 01]
Archaeological Desk-Based Assessment Report [Doc ref. 3422.R01b, January 2020]	N/A	N/A

Approved Drawing/Document	S73 Submission	Proposed Changes
The Environmental Statement (February 2020), prepared by Turley - Volume 1 (Non-Technical Summary). Volume 2 (Main Text), Volume 3 (Figures) and Volume 4 (Technical Appendix).	The Environmental Statement Addendum (August 2020)	Environmental Review Report (February 2022), co-ordinated by Turley
Environmental Standards and Energy Statement [Doc ref. 2018.098, April 2020]	Energy & Environmental Standards Statement [Doc ref. P1389-ES-001 Rev A]	N/A
Broadband Installation Design Document [Doc ref. 3278005765, January 2020]	N/A	N/A
Detailed Fire Safety Strategy (RIBA Stage 2) [Doc ref. VIC-HYD-XX-XX-RP-FE-0001, February 2020]	Detailed Fire Safety Strategy (RIBA Stage 3) [Doc ref. BB-DFS-10938-OF-01-A, May 2021]	Fire Statement [Doc ref.1841_FS001.0_Victoria House_Fire Statement_Gateway One Plan_220217, February 2022]
Air Quality Assessment [Doc ref. VIC-HYD-XX-XX-Y-RP-0003-P02, January 2019]	N/A	N/A
Flood Risk Assessment [Doc ref. 70048738, November 2018]	N/A	N/A
Television Impact Assessment and Baseline Survey [Doc ref. 9410A, January 2020]	N/A	N/A
N/A	N/A	Scheme Comparison [Doc ref. 10122-SHOP-RP-Scheme Comparison Rev 01]

Appendix 2: Schedule of Revised Conditions

The following schedule outlines the revised condition wording proposed.

Condition 2 (Approved Plans)

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- (a) Location Plan [Dwg ref. 10122-A-B5D9-G100-XP-00-003]
- (b) Demolition Plan [Dwg ref. 10122-A-B5D9-G110-XP-00-003]
- (c) Proposed Site Plan [Dwg ref. 10122-A-B5D9-G100-P-00-003 Rev 03]
- (d) General Arrangement Basement Plan [Dwg ref. 10122-A-B5D9-G200-P-B1-003 Rev 03]; General Arrangement Ground Floor Plan [Dwg ref. 10122-A-B5D9-G200-P-00-003 Rev 003]; General Arrangement First Floor Plan [Dwg ref. 10122-A-B5D9-G200-P-01-003 Rev 03]; General Arrangement Second Floor Plan [Dwg ref. 10122-A-B5D9-G200-P-02-003 Rev 03]; General Arrangement Level 03-08 Plan [Dwg ref. 10122-A-B5D9-G200-P-03-003 Rev 03]; General Arrangement Level 09-18 Plan [Dwg ref. 10122-A-B5D9-G200-P-09-003 Rev 03]; General Arrangement Level 19-22 Plan [Dwg ref. 10122-A-B5D9-G200-P-19-003 Rev 03]; General Arrangement Level 23 Plan [Dwg ref. 10122-A-B5D9-G200-P-23-003 Rev 03]; General Arrangement Level 24 Plan [Dwg ref. 10122-A-B5D9-G200-P-24-003 Rev 03]; and General Arrangement Roof Plan [Dwg ref. 10122-A-B5D9-G200-P-RF-003 Rev 03]
- (e) North East Elevation [Dwg ref. 10122-A-B5D9-G200-E-NE-003 Rev 03]; North West Elevation [Dwg ref. 10122-A-B5D9-G200-E-NW-003 Rev 03]; South East Elevation [Dwg ref. 10122-A-B5D9-G200-E-SE-003 Rev 03]; and South West Elevation [Dwg ref. 10122-A-B5D9-G200-E-SW-003 Rev 03]
- (f) Typical Level (NE Elevation) [Dwg ref. 10122-A-B5D9-G251-D-TY1-003 Rev 03]; Residential Entrance (NE Elevation) [Dwg ref. 10122-A-B5D9-G251-D-TY2-003 Rev 03]; Level 02 Parapet (NE Elevation) [Dwg ref. 10122-A-B5D9-G251-D-TY3-003 Rev 04]; Roof Level Parapet (NE Elevation) [Dwg ref. 10122-A-B5D9-G251-D-TY4-003 Rev 03]; Substation (NW Elevation) [Dwg ref. 10122-A-B5D9-G251-D-TY5-003 Rev 03]; Typical Level (SW Elevation) [Dwg ref. 10122-A-B5D9-G251-D-TY6-003 Rev 03]; and Retail Entrance (SW Elevation) [Dwg ref. 10122-A-B5D9-G251-D-TY7-003 Rev 03]
- (g) Section AA [Dwg ref. 10122-A-B5D9-G200-S-AA-003 Rev 03]; and Section BB [Dwg ref. 10122-A-B5D9-G200-S-BB-003 Rev 03]
- (h) Level 00 General Arrangement (RFM-XX-00-DR-L-0001)
- (i) Victoria House Waste Management Strategy Addendum [Doc ref. VN81191, February 2022] by Vectos
- (j) Recommendations in sections, 3, 4, 5, 6 and 7 of the Crime Impact Assessment Version A dated 12/11/19
- (k) Simpson Haugh's Design and Access Statement [Doc ref. 10122-SHP-RP-DA03-02] and Design and Access Statement Addendum [Doc ref. 10122-SHP-RP-S73 Rev 01]
- (l) Land at Victoria House, Great Ancoats Street, Manchester, Archaeological Desk-Based, Assessment Report No: 3422.R01b January 2020 by Nexus Heritage
- (m) Mitigation Measures detailed within Chapter 23 of Victoria House, Great Ancoats Street, Environmental Impact Assessment ES Vol 2 Environmental Statement, February 2020 by Turley; and additional mitigation

measures detailed within Chapter 23 of the Victoria House, Great Ancoats Street, Environmental Statement Addendum, May 2021 by Turley

- (n) Energy & Environmental Standards Statement (doc ref. P1389-ES-001 Rev A), prepared by Novo
- (o) Implementation of Broadband installation in accordance with the Installation Design Document, Victoria House Manchester by hyperoptic.
- (p) Fire Statement [Doc ref.1841_FS001.0_Victoria House_Fire Statement_Gateway One Plan_220217, February 2022], prepared Design Fire Consultants
- (q) Victoria House, Air Quality Assessment, Forshaw Land and Property Group Limited, Date: 24 January 2019, Doc ref: VIC-HYD-XX-XX-Y-RP-0003-P02 by Hydrock
- (r) Measures and recommendations within Forshaw Land & Property Group Ltd, VICTORIA HOUSE, GREAT ANCOATS STREET FLOOD RISK ASSESSMENT, Project NO. 70048738, DATED: NOVEMBER 2018
- (s) Pager Power, Television Impact Assessment and Baseline Survey, Victoria House, Great Ancoats Street, Forshaw Land & Property Group Ltd January, 2020 and mitigation measures set out within.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1.

Condition 11 (Public Realm & Highways Works)

Prior to the commencement of development a programme for submission of final details of the public realm works and highway works as shown in the approved Level 00 General Arrangement (RFM-XX-00-DR-L-0001) shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted:

- (a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);
- (b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, bat boxes and brick, bird boxes to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site ;
- (c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of ongoing maintenance;
- (d) Details of how surface water from the public realm would be managed within the public realm through Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;
- (e) Green roof (Roof level and level 3);
- (f) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, play and exercise equipment, boundary treatments, planters and cycle parking provision: all to include features which fully consider and promote inclusive access (which includes older and disabled people);
- (g) Street lighting around the site (which includes for consideration of older and disabled people);

- (h) Details of a wayfinding strategy to include signage (including for directing cyclists to nearby cycle routes) and any other appropriate methods to ensure the legibility of linkages within the PSE SRF Area with Piccadilly Station, the Metrolink and other adjacent Neighbourhoods (which includes consideration of older and disabled people);
- (i) A management strategy for the external amenity areas including hours during which these areas would be open to residents;
- (j) A building cleaning schedule;
- (k) Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people to include details of: designated routes for pedestrians; cyclists and vehicles; management of cyclists; kerb edges; crossing and controlled crossing design and location; location of drop kerbs (including level areas between grass and hardstanding); location of rumble strips; location of raised crossings; design and location of any pop up power supplies; location of onsite vehicle parking and drop off points; management of mortar cycle parking; provision of clear routes to ensure unrestricted access for all; and

The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including Age-Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook.

and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 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,

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

Condition 14 (Environmental Standards Statement)

The development hereby approved shall be carried out in accordance with the Energy & Environmental Standards Statement (doc ref. P1389-ES-001 Rev A) by Novo.

A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.