

Manchester City Council
Planning Department
PO BOX 532
Manchester
M60 2LA

Our Ref: 0036
Your Ref:

11 November 2021

By Email Only

Dear Jennifer,

Victoria Riverside, Manchester: S96A (Non-Material Amendment) for Condition 13 on Full Planning Permission Ref 126944/FO/2020

On behalf of our client, CR Construction (U.K.) Company Limited ("CRUK"), please find enclosed a Non-Material Amendment ("NMA") application relating to Land bound by Dantzic Street, Gould Street, Williamson Street and Bromley Street (Known As Victoria Riverside), Manchester.

The NMA application is accompanied by the following documents:

- This Covering Letter prepared by Asteer Planning
- Non-Material Amendment Application Form prepared by Asteer Planning
- Notice and Notice Letter
- Correct application fee of £234
- Drawing: VRS-HBA-XX-XX-DR-A-21_1000 Mock-Up Panel prepared by Hawkins Brown
- Victoria Riverside Facade Materials Document prepared by Hawkins Brown

Approval of the full application (ref 126944/FO/2020) was granted on 15 January 2021 for the following development:

"Erection of a residential-led mixed use development comprising 3 no. towers (37, 26 and 18 storeys) and podium levels (6 storey) to form 634 residential apartments and townhouse accommodation (Use Class C3) together with commercial accommodation (1222 sqm) (Use Classes A1,A2,A3,A4,A5,B1, D1 and D2)); with associated residential amenity areas, refuse storage, plant (including substation), car parking, cycle storage, landscaping and new public realm including the re-instatement of Bromley Street and other associated works"

Condition 13 relates to materials and is worded as follows:

"Prior to the commencement of the development within each phase (save for the enabling works phase), 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. This shall include the submission of samples (including a panel) 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, ventilation/air brick and a strategy for quality control management. The approved materials shall then be implemented as part of the development"

The requirement to discharge this condition prior to commencement of the main build construction phase of the development is very challenging and will result in construction delays. It is therefore requested that an amendment to this condition is agreed to enable the main build construction phase of the development to commence and a timescale agreed for the submission of the sample materials which will take CRUK 6 months to provide (November 2021 – April 2022).

To assist the LPA with its consideration of this request, below are a series of factors to be taken into account:

1. CRUK are entering into the main build phase construction contract on the basis that the specification of the materials approved as part of the full planning permission will not change and remain as proposed and approved. To confirm this, Hawkins Brown have prepared a Facade Materials document which accompanies this submission.
2. CRUK have agreed to prepare a 2 storey sample panel (which will provide all details to discharge condition 13). Drawing: VRS-HBA-XX-XX-DR-A-21_1000 Mock-Up Panel which accompanies this submission shows the details for the sample panel by way of a Visual Mock-Up. Constructing this 2 storey sample panel will take time as presented below.
3. CRUK are in the process of procuring packages such as brickwork, balconies and windows which are an integral part of the mock-up. A suitable location for the mock up needs to be identified. A frame design then needs to be completed plus a frame fabrication to carry out the mock-up elements. Once all this is undertaken, it will take 2 months minimum from start of design to complete installation of the mock up sample panel as this will be transported from Turkey. There is also the Christmas period which needs to be taken into account.

Due to the timescales associated with preparing the mock-up sample panel, this application seeks agreement to an amendment to condition 13 which allows commencement of the main build construction phase to place in November. On the basis that CRUK are proposing to begin work on site in November, the following work is scheduled to take place by April 2022 which is when the 2 storey mock up panel will be complete:

Tower A

- All subs including ground floor slabs
- Core 20% complete
- RC frame up to 1st floor

Tower B

- All subs incl. Ground floor slabs
- Core 60% complete
- RC frame up to 3rd floor

Tower C

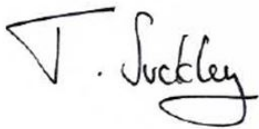
- All subs incl. Ground floor slabs
- Core 50% complete
- RC frame up to 2nd floor

CRUK can confirm that until the materials have been approved by MCC via the 2 storey mock up sample panel that CRUK will not install any facing materials to the development.

We trust that this is acceptable and that the submission will enable timely validation of the application. We would welcome a discussion during the determination of this application to agree a suitably worded amendment to condition 13.

Should you have any queries relating to the above, please do not hesitate to contact me on my details below.

Yours Sincerely,



Jon Suckley
Managing Partner
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For and on behalf of Asteer Planning LLP

Enc. NMA Application Submission

Cc. Neil Campbell – CRUK
Iain Griffiths – CRUK