

13 October 2021

Delivered via the Planning Portal

Angela Leckie
Manchester City Council
Town Hall
PO Box 488
Manchester
M60 2JT

Ref: FORM3006

Dear Angela

**DISCHARGE OF PLANNING CONDITION 11 PURSUANT TO PLANNING PERMISSION REF.
122000/FO/2018: VICTORIA HOUSE, GREAT ANCOATS STREET, MANCHESTER, M4 7AB**

On behalf our client, Forshaw Land & Property Group Ltd and Salboy Ltd ('the applicant'), I am pleased to enclose an application to discharge Condition 11 pursuant to the above planning permission at Victoria House, Great Ancoats Street, Manchester.

This application has been submitted via the Planning Portal (ref. PP-10297601) and comprises the following information:

- Completed application forms
- This covering letter
- Public Realm and Highways Detail Submission Programme, prepared by Domis (ref. Public Realm and Highways Detail Submission Programme October 2021)

The requisite application fee of £116 has been paid online via the Planning Portal.

BACKGROUND

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 building and the construction of residential apartments with ground floor commercial space (ref. 122000/FO/2018) ("Victoria House Planning Permission"). The full wording of the approved development is as follows:

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

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This permission relates to the redevelopment 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 permission is subject to a number of planning conditions, many of which have been submitted for approval / have been approved. The below table provides an overview of the status of the submitted discharge of condition applications.

Discharge of Condition Status

Condition	Reference	Status
Condition 3b (lifecycle impact of materials)	CDN/21/0605	Submitted
Condition 4 (demolition method statement)	CDN/21/0356	Discharged
Condition 8a (ground conditions; part 1)	CDN/21/0508	Discharged
Condition 8a (ground conditions; part 2)	CDN/21/0699	Submitted
Condition 9 (archaeological works)	CDN/21/0285	Discharged
Condition 10 (CMP)	CDN/21/0629	Submitted
Conditions 16 & 17 (acoustic insulation)	CDN/21/0568	Submitted
Condition 21 (piling risk assessment)	CDN/21/0636	Submitted
Condition 22a (local labour proposal)	CDN/21/0507	Discharged
Condition 33 (bats)	CDN/21/0380	Discharged
Condition 38a (unexploded ordinance)	CDN/21/0285	Discharged

DISCHARGE OF CONDITION

Condition 11 – Public Realm Programme

Condition 11 requires a programme for the submission of details related to the public realm works and highway works prior to the commencement of development, stating:

Prior to the commencement of development a programme for submission of final details of the public realm works and highway works as shown in dwgs numbered (a) 10122-A-B5D9-G200-P-00-003 Rev 00 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 on going 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 on site 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 AgeFriendly Seating and Sense of Place and the Alternative Age-Friendly Handbook.

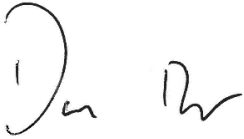
and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

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,

The enclosed Programme for Submission of Final Detail of Public Realm and Highway Works (ref. Public Realm and Highways Detail Submission Programme October 2021) outlines the programme for the submission of final detail of public realm and highway works, individually addressing each item raised within Condition 11. The programme states the time periods in which the required information will be submitted, with the submission of the starting in December 2021 up until July 2022. It is considered that the enclosed programme meets the requirements of Condition 11.

In reviewing the information detailed above, I trust you have all the information that you require to validate this application and approve the details associated with Condition 11 pursuant to planning permission 122000/FO/2018. However, should you require any further information, please contact my colleague Amy Gaskell (amy.gaskell@turley.co.uk) or me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dan Ramsay', with a stylized flourish at the end.

Daniel Ramsay
Assistant Planner

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