

12 August 2021

Delivered via the Planning Portal

Angela Leckie
Manchester City Council
Town Hall
PO Box 488
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Ref: FORM3006

Dear Angela

**NON-MATERIAL AMENDMENT TO PLANNING PERMISSION REF. 122000/FO/2018: VICTORIA HOUSE,
GREAT ANCOATS STREET, MANCHESTER UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING
ACT 1990**

On behalf our client, Forshaw Land & Property Group Ltd and Salboy Ltd, I am pleased to enclose an application under Section 96A of the Town and Country Planning Act (TCPA) 1990 pursuant to planning permission ref. . 122000/FO/2018: Victoria House, Great Ancoats Street, Manchester via the Planning Portal (ref. PP-10067896). This application seeks to amend the wording of Condition 35 to align the submission and approval of the scheme of highway works with the construction programme.

This application comprises the following information:

- Completed application forms; and
- This covering letter.

The requisite fee of £234.00 has been paid 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). 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, which require the submission and approval of certain information from MCC prior to the commencement of the development. This application seeks to vary the trigger point of Condition 35, which otherwise requires the submission and approval of information prior to the commencement of development.

Condition 35: Highways

Condition 35 of the approved permission (ref. 122000/FO/2018), which relates to highways, states:

Notwithstanding the details contained within condition 2 above, prior to the commencement of development a scheme of highway works and details of footpaths reinstatement shall be submitted for approval in writing by the City Council, as Local Planning Authority

For the avoidance of doubt this shall include the following:

(a) Final details of associated highway work (as appropriate to Plot E and adjacent public realm within this application) as detailed within Dwg 10122-A-B5D9-G200-P-00- 003; and

(b) Detailed designs in relation to the above to including materials, layout, junction protection, carriageway widths, kerb heights, street lighting, entry treatments, signing, lining and traffic management including installing dropped kerbs with tactile pavers across any vehicle access to the site and at adjacent junction crossing points, reinstatement of any redundant vehicle crossing points, installation of some guard railing to ensure pedestrians cross at the safest and most appropriate locations.

(c) A review of the TROs in the vicinity of the site to including securing disabled parking bays and a car club bay and final details of the loading bay.

The approved scheme shall be implemented and be in place prior to the first occupation.

Due to the phasing of the construction period, the detailed highway works will not be available prior to the construction of the development. An amendment is therefore sought to the condition to allow the information required by condition 35 to be submitted prior to these works commencing. The condition wording is also amended to make clear that the scheme of highway works and details of footpath reinstatement must be approved by MCC before highway works can commence.

The wording of condition 35 is therefore proposed to be amended as follows (additions shown in **bold** and text to be removed shown with a ~~striketrough~~):

*Notwithstanding the details contained within condition 2 above, prior to the commencement of ~~development~~ **the highway works detailed on Dwg 10122-A-B5D9-G200-P-00-003**, a scheme of highways works and details of footpaths reinstatement shall be submitted ~~for approval~~ **and approved** in writing by the City Council, as Local Planning Authority*

For the avoidance of doubt this shall include the following:

(a) Final details of associated highway work (as appropriate to Plot D and adjacent public realm within this application) as detailed within Dwg 058-190002 011-000 and 001-002; and

(b) Detailed designs in relation to the above to including materials, layout, junction protection, carriageway widths, kerb heights, street lighting, entry treatments, signing, lining and traffic management including installing dropped kerbs with tactile pavers across any vehicle access to the site and at adjacent junction crossing points, reinstatement of any redundant vehicle crossing points, installation of some guard railing to ensure pedestrians cross at the safest and most appropriate locations.

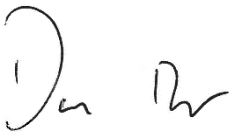
(c) A review of the TROs in the vicinity of the site and final details of the loading bay. The approved scheme shall be implemented and be in place prior to the first occupation.

This amendment is not considered to prejudice the implementation of the highway works, but rather provide adequate timescales for the full development and ratification of the requested information.

The proposed amendment is considered to be 'non-material', and can therefore be dealt with via a 'non-material amendment application' pursuant to Section 96A of the TCPA 1990. This approach and condition wording has been agreed in principle with the Case Officer, Angela Leckie, via email (6 July 2021) prior to the submission of this application.

I trust that you have sufficient information to register this application and look forward to receiving confirmation of receipt as soon as possible. However, if you have any queries or require any additional information please do not hesitate to get in touch with my colleague Amy Longmore (amy.longmore@turley.co.uk) or me.

Yours sincerely



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Assistant Planner

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