

11 August 2021

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Dear Jennifer

Viadux, Albion Street, Manchester - Application for Non-Material Amendments to Planning Permission for ref. 127260/FO/2020 – as amended under ref. 129153/NMC/2021

Please find enclosed an application under Section 96A of the Town and Country Planning Act 1990 (As amended) for Non-Material Amendments (“NMA”) to Planning Permission (ref.127260/FO/2020 – as amended under ref. 129153/NMC/2021) for a staircase and lift and revised ground floor arrangement, approved as part of plans for a mixed-use residential and commercial development at the former Bauer Millet car showroom on Albion Street and Great Bridgewater Street in Manchester city centre (“the Site”).

The applicant is Salboy Central Ltd (“the Applicant”). Salboy Central Ltd is a joint venture comprising Salboy and Domis. The joint venture brings together the complementary expertise of the partners, who have an excellent track record delivering heritage-led regeneration, commercial and residential development, and complex construction projects in the Regional Centre.

Background

The Viadux development was originally approved in 2017, under Planning Permission ref. 115871/FO/2017. Since implementing the planning permission in March 2020, the Applicant has been working in close consultation with the City Council to develop the detailed RIBA Stage 4 designs for the development. Non-Material and Minor-Material Amendments, together with full planning permission for a new staircase arrangement were approved by the City Council during 2020 (as detailed below).

Planning Permission ref. 127260/FO/2020 was granted on 28 October 2020 for the following description of development:

“Erection of a staircase and lift linking Great Bridgewater Street to the Castlefield Viaduct, construction of a new residential entrance on Great Bridgewater Street, lobby and amenity space within the viaduct, landscaping and associated works.”

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Following this permission, changes to the design of the approved scheme were required, including:

- Alterations to the ground floor including enlargement of amenity area.
- Reducing the size of the commercial floorspace.
- Alterations to the cycle store and access.
- Relocation and enlargement of residents lounge to level 1 together with alterations to boundary treatment.
- Enlargement of gym floor spaces to podium together with associated alterations to public realm and elevational alterations.

A NMA application (ref. 129153/NMC/2021) seeking consent for the changes listed above was approved on 4 March 2021. Further detailed design was undertaken in mid-2021 and now requires some further non-material amendments to the approved development. These amendments are detailed within this letter.

Pre-Application Consultation

This application is submitted following consultation with the Planning Authority. A visit to the Site was conducted on 24 June 2021 with the case officer, Jennifer Atkinson. It was agreed with the case officer at this site visit that all of the changes proposed can be progressed as an NMA to the existing permission.

Non-Material Amendments to the Approved Development

This application is to facilitate a number of amendments to the approved scheme, following detailed design development. The NMA is for:

The variation of Condition 3 (approved drawings) attached to Planning Permission ref. 127260/FO/2020 (as amended under ref.129153/NMC/2021).

Amendments to approved plans

The proposed amendments to the plans approved under Condition 3 are detailed below:

- North, west and south faces have moved outward by 150mm with the stair and planter width increased to match.
- Slate lift shaft cladding changed to Polished Precast Concrete with black and green aggregates.
- Stair treads/risers/landings and planter changed from slate to Kobra Green Granite.
- Vertical patterning/joint positions developed.
- Eastern façade developed in terms of beam depth to match width of side walls.
- Planter length increased and adjacent planting at grade removed and replaced with varying height cobbles due to lack of daylight and substrate depth to achieve successful plant growth.

- Overall height increased to 47.525 (i.e. 25mm increase).

Summary of Amendments to approved plans

Table 1.1 below identifies which drawings will be superseded by new drawings, as a result of the amendments to the approved scheme:

Table 1.1 – Drawing References

Drawing Name	Approved Drawing	New Drawing Reference / Comments
Proposed Staircase and Lift Detailed Elevations	10337-Z1-A-B5D9-G200-EL-XX-002 Rev 03	10337-Z1-A-B5D9-G200-EL-XX-002 Rev 04
Proposed Level 00 and Level 01 (Viaduct Level) Plan	10337-Z1-A-B5D9-G200-PL-XX-001 Rev 03	10337-Z1-A-B5D9-G200-PL-XX-001 Rev 04

Effect on the Proposed Development

The proposed amendments result in a development that is substantively unchanged from that approved. These changes have been considered by the team who have concluded that the proposed amendments do not impact upon the conclusions of the approved technical assessments or Environmental Impact Assessment.

Application Submission

This application comprises this Covering Letter and the following documentation:

- Application form
- Updated architectural drawings (prepared by SimpsonHaugh & Partners), as follows:
 - 10337-Z1-A-B5D9-G200-EL-XX-002 Rev 04
 - 10337-Z1-A-B5D9-G200-PL-XX-001 Rev 04

Summary and Conclusion

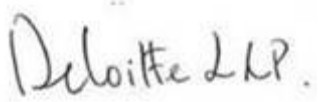
The amendments proposed in this application will result in a development that is substantively unchanged from the approved development on-site under ref. 127260/FO/2020 (as amended under ref. 129153/NMC/2021). The amendments have been agreed with the Planning Authority as being non-material to the determination of the original permission.

The development is therefore wholly compliant with the policies of the Development Plan and there are no material considerations which would justify refusal of the application. We therefore respectfully request that this application be supported by the Planning Authority.

The application is submitted through Planning Portal, reference PP-10117797. Payment has been sent via Planning Portal for the sum of £234 in respect of the application fee.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact my colleagues Niall Alcock (nalcock@deloitte.co.uk / 0161 455 6787) or Cerys Hulbert (chulbert@deloitte.co.uk / 020 7007 1347).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

For Deloitte LLP

Enc.