12 August 2021
Delivered via Planning Portal

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

Ref: FORM3006

Dear Angela

DISCHARGE OF PLANNING CONDITION 3B 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 3b pursuant to the above planning permission at Victoria House, Great Ancoats Street, Manchester.

This application has been submitted via the Planning Portal (ref. PP- 10124370) and comprises the following information:

- Completed application forms
- This covering letter
- Construction Environmental Management Plan (Material selection: Energy and Carbon Reduction), produced by Domis (ref. CEMP Material Selection Rev1)

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

BACKRGOUND

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. Conditions 9 (archaeological works) and 38a (unexploded ordinance) have already been discharged by MCC (ref. CDN/21/0285), as well as Condition 33 (bats) (ref. CDN/21/0380), Condition 22a (local labour proposal) (ref. CDN/21/0507) and Condition 4 (demolition method statement) (ref. CDN/21/0356). The applications for Condition 8a (contaminated land) (ref. CDN/21/0508), and Conditions 16 and 17 (acoustic insulation) (ref. CDN/21/0568) are currently awaiting determination.

This application seeks to satisfy the requirements of Condition 3b.

DISCHARGE OF CONDITION

Condition 3b: Circular Economy Statement
Part B of Condition 3 requires the submission of a Construction Environmental Management Plan (CEMP) which details the strategy for reducing the environmental impact of materials prior to the commencement of any development.

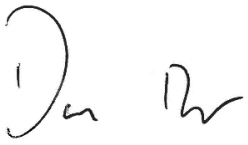
> *Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:*
>
> *Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle;*

The enclosed CEMP (ref. CEMP Material Selection Rev1) details the choices of materials within the development and their impact in terms of the energy requirements of the building and embodied carbon. The CEMP also features details surrounding material sourcing and transportation as per the Circular Economy Principles within Core Strategy Policy EN4.

The CEMP sets out a number of key circular economy commitments which are to be incorporated into the design and will inform the build contract of the development, including the procurement of sustainable and robust materials, the use of recycled materials where viable and ensuring materials are energy efficient, and therefore meets the requirements of the condition.

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 3b pursuant to planning permission 122000/FO/2018. However, should you require any further information, please contact my colleague Amy Longmore (amy.longmore@turley.co.uk) or me.

Yours sincerely



Daniel Ramsay

Assistant Planner

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