27 August 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 21 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 21 pursuant to the above planning permission at Victoria House, Great Ancoats Street, Manchester.

This application has been submitted via the Planning Portal (ref. PP-10164300) and comprises the following information:

- Completed application forms
- This covering letter
- Piling Risk Assessment, prepared by Brownfield Solutions (ref. 10386 Piling Risk Assessment August 2021)

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, 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)	CDN/21/0508	Submitted
Condition 10 (construction management plan)	Yet to be validated	Submitted
Condition 9 (archaeological works)	CDN/21/0285	Discharged
Conditions 16 & 17 (acoustic insulation)	CDN/21/0568	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

This application seeks to satisfy the requirements of Condition 21.

DISCHARGE OF CONDITION

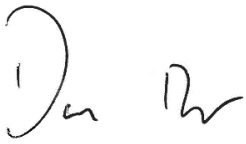
Condition 21: Piling
Condition 21 states that piling shall not be permitted on site without the submission of information which demonstrates that there is no resultant unacceptable risk to groundwater. The condition wording is as follows:

> *Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.*

The enclosed Piling Risk Assessment (ref. 10386 Piling Risk Assessment August 2021) provides an overview of the site's ground and groundwater conditions and considers the potential risks associated with the adoption of rotary bored piles to groundwater. The Piling Risk Assessment concludes that there is a low / moderate to low risk to contamination of groundwater. Due to the low risk at the site, the use of specific mitigation measures are not considered necessary in respect of controlled waters, site end users and construction workers. It is considered that the enclosed Piling Risk Assessment is sufficient to discharge Condition 21.

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 21 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



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