

19 August 2021

FAO Anthony Mitchell
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Sir / Madam

New Victoria, Land at Corporation Street, Manchester, M3 1NX – Application for Discharge of Condition 35 Planning Permission Ref: 128667/JO/2020 (as amended by 131321/NMC/2021)

Please find enclosed a condition discharge application, relation to New Victoria, Planning Permission Reference: 128667/JO/2020 (as amended by 131321/NMC/2021). The applicant is Muse Developments Ltd.

On 29 September 2016 Planning Permission was granted for a mixed-use scheme on the New Victoria site, bound by Corporation Street, Cheetham Hill Road Bridge and Victoria Station (111777/FO/2016/C1) for the following description of development:

“Erection of two residential buildings of a maximum 21 and 26 storeys to accommodate 520 apartments (178 x 1 bed, 286 x 2 bed and 56 x 3 bed apartments) (Use Class C3). Erection of one office building of maximum eight storeys comprising up to 11,647 sq. m (GIA) of office accommodation. Ground floor commercial space (Use Class A1, A2, A3 and B1), lower ground level car parking, access and servicing arrangements, alterations to Corporation Street, new public realm and other associated works.”

The 2016 planning permission has also been subject to a number of non-material amendments, and more recently a minor-material amendment (ref: 128667/JO/2020). The minor material amendment, application reference 128667/JO/2020, was approved on 19 March 2021 for:

“Variation of condition 2 (specified plans) attached to previously approved planning application 111777/FO/2016/C1 to allow for changes to the approved plans to include formation of a new enclosed amenity use bridge link between the two approved residential buildings at upper ground floor level only, together with roof top amenity space/terrace on top of new bridge link.”

The Planning Permission was then subject to a further non-material amendment (ref: 131321/NMC/2021) which approved amendments to condition 1 (approved drawings) of planning permission, which was approved on 13 August 2021. Due to the acceptance of the amendments outlined in non-material amendment 131321/NMC/2021, a number of amended conditions were also applied, including Condition 35 which this condition discharge application relates to.

This application is submitted to fully discharge Condition 35 attached to Planning Permission 128667/JO/2020, as amended by 131321/NMC/2021.

Condition Discharge

The table below sets out the relevant condition and the documents that are submitted in support of the application for discharge.

Table 1: Condition and Information Submitted

Condition	Submitted information
35 Revised Flood Risk Activity Permit The amendments hereby approved shall not commence unless and until a revised Flood Risk Activity Permit has been obtained from the Environment Agency and evidence of the Revised Permit has been submitted to and approved in writing by the City Council as Local Planning Authority.	• Amended Flood Risk Activity Permit granted by the Environment Agency

Application Submission

In addition to the documents listed in Table 1 and this covering letter, the application comprises:

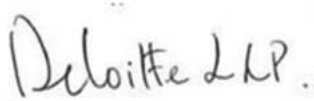
- Application Form.

The application has been submitted through the Planning Portal and the reference number for this application is PP-10136623.

A fee has been paid to Manchester City Council for £116, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We request the Local Planning Authority's express written consent that the enclosed information is sufficient to allow the full discharge of condition 35, as outlined above.

If you require any further details, please do not hesitate to contact my colleague Ellen Sanderson-Clark (0113 292 1119 / esandersonclark@deloitte.co.uk).

Yours sincerely



Deloitte LLP