

06 May 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 4 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 4 (Demolition Method Statement) pursuant to the above planning permission at Victoria House, Great Ancoats Street, Manchester. This application has been submitted via the Planning Portal (ref: PP- 09809916).

This application comprises the following information:

- Completed application forms
- This covering letter
- Demolition Method Statement, prepared by Frank O'Gara & Sons Ltd (ref. DMS101-WPP Victoria House)

The requisite application fee of £116 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) ("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 177apartments 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. This application seeks to discharge Condition 4 which is required prior to the commencement of demolition works on-site. It is however noted that demolition works may not commence until Condition 33(a), relating to updated bat surveys, is also discharged.

DISCHARGE OF CONDITION

Condition 4 – Demolition Method Statement

Condition 4 requires the submission of a Demolition Method Statement (DMS) prior to the commencement of the demolition of the existing buildings on site, stating:

The demolition of the existing buildings on the site shall not commence unless and until a Demolition Method Statement including the boundary treatment to the site during and following demolition has been submitted to and approved in writing by the City Council as Local Planning Authority.

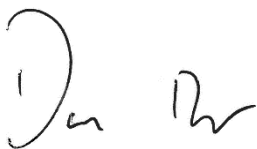
The approved Method Statement shall be adhered to throughout the Demolition period. For the avoidance of the doubt the demolition of the buildings would not constitute commencement of development.

The enclosed DMS (ref. DMS101-WPP Victoria House) details the proposed demolition works, including the enabling works as well as the internal strip-out and the full piecemeal hand and mechanical demolition of the existing steel portal framed building on site. The DMS covers access and traffic management, public safety measures, dust and noise management and COVID-19 arrangements, amongst other measures, as well as details regarding the boundary treatment as per the wording of the condition. It is considered the demolition of the existing buildings on site will be in accordance with all relevant guidance.

The DMS will be adhered to and followed throughout the demolition process.

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

Yours sincerely



Daniel Ramsay
Assistant Planner