

6 May 2022

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Jennifer Atkinson

Dear Jennifer

Viadux, Albion Street, Manchester – Application for Amendment (Section 19) to Listed Building Consent Ref (129168/JO/2021)

On behalf of our client, Salboy Central Ltd ('the Applicant'), we hereby submit an application under Section 19 (S19) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for Minor-Material Amendments ("MMA") to Listed Building Consent 129168/JO/2021.

The Site

The Application Site (referred to as 'the Site') comprises the eastern-most section of the Grade II Listed Castlefield Viaduct. It is bounded by the Grade II* Manchester Central Conference Centre to the north, Albion Street to the east, the rear service courtyard to Beetham Tower to the west, and Deansgate Castlefield tram stop and Deansgate Locks to the south.

Planning History

Planning Permission (Ref 115871/FO/2017) was granted at the Site on 27 July 2017, for:

Erection of a 40 storey building to form 375 residential apartments (Use Class C3a) and the erection of a 14 storey building for form offices (Use Class B1) (31,756 sqm) together with ground floor commercial space (Use Class A1, A3 or A4) (1010 sqm) with associated enclosed service yard, public realm including staircase and lift to connect with viaduct, car and le parking, landscaping and other associated works.

On the same date, Listed Building Consent was granted at the Site (115872/LO/2017) for the following description of development:

Listed Building Consent for alterations to viaduct structure including insertion of columns and circulation cores, creation of shop fronts to Great Bridgewater Street, stair case to Great Bridgewater Street and alteration and removal of cast iron ribs to Great Bridgewater Street bridge in association with the erection of a 40 storey building to form 375 residential apartments (Use Class C3a) and the erection of a 14 storey

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building for form offices (Use Class B1) (31,756 sqm) together with ground floor commercial space (Use Class A1, A3 or A4) (1010 sqm) with associated enclosed service yard, public realm including car and cycle parking, landscaping and other associated works.

These approvals were subsequently amended via the following consents.

A Minor Material Amendment ('MMA') application (Ref 126868/JO/2020) approved on 20 August 2020 for:

Variation of planning conditions 2, 3, 21, 24, 25, 29, 30, 31, 32, 36 and 38 of planning permission 115871/FO/2017 (amended by 126604/NMC/2020) to allow for a reduction in overall height of the building by 2.5 metres, changes to the number and type of structural interventions into the listed arches, modification and alteration to the bridge over Great Bridgewater Street, alterations to the ground floor layout including enlargement of residents lobby together with re-location of the cycle store and reduction in car parking, alterations to the upper floor layout to remove 3 bedroom apartments and elevational alterations to main facade of the residential tower to modify the fin arrangement together with alteration to the podium with the introduction of perforated panels.

An amendment under Section 19 (S19) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) (Ref. 129168/JO/2021) approved on 4 March 2021 for:

Amendments under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to the approved drawings as detailed in Conditions 2, 5, 6, 8, 9 and 10 of Listed Building Consent Ref 127365/LO/2020.

In addition to these approvals, an application pursuant to the main consent (Ref. 127260/FO/2020) was submitted in relation to the north western corner of the Site for the 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. This application was approved on 28 October 2020.

Further Non-Material Amendments (NMA) were approved to the amended Planning Permission Ref. 127260/FO/2020 in 2021, as set out in the table below:

Application Reference	Description	Status
129153/NMC/2021	Alterations to the ground floor including enlargement of amenity area, reducing the size of the commercial floorspace, together with alterations to the cycle store and access, relocation and enlargement of residents lounge to level 1 together with alterations to boundary treatment and enlargement of gym floor spaces to podium together with associated alterations to public realm and elevational alterations.	Approved 4 March 2021
131326/NMC/2021	Facilitate elevational alterations to stair, planters and lift shaft including modifications to materials.	Approved 26 August 2021

Background

All amendments to-date have related to Phase 1 of the development, the residential tower. Detailed design work has also been undertaken on Phase 2, the office building, to respond to more detailed analysis and understanding of the Site, and anticipated occupier requirements. As a result further amendments are now sought to planning permission 126868/JO/2020 and LBC 129168/JO/2021.

Pre-application Consultation

The approved development at the Site was subject to a comprehensive process of public and stakeholder engagement, including engagement with Historic England, Places Matter!, the Environment Agency, Greater Manchester Police, local businesses and residents, and local Ward Councillors.

This application for an updated scheme is submitted following pre-application consultation with the Planning Authority. A meeting was held with the Local Planning Authority on 06 October 2021 in order to discuss the amendments and agree the scope of the application

A further meeting was held with the Local Planning Authority on 14 March 2022 in order to present the final proposed design of the scheme and agree that all of the changes proposed could be progressed as amendments to the planning permission and listed building consent.

Scope of Application

This application seeks planning approval for changes to the interventions to listed structures approved under Listed Building Consent ref. 129168/JO/2021. Pre-application meetings have been held with planning officers at MCC who have confirmed that the changes proposed under this application constitute minor material amendments to the permitted scheme.

This application seeks approval to amend conditions 2, 5, 6, 8, 9 and 10 attached to the consent.

Amendments to the Approved Development

Renaissance have produced a Structural Alterations Report to provide an overview of the work required to facilitate the updated development. It identifies the proposed mitigation measures to ensure the fabric, load bearing capacity and the stability of the existing Grade II listed structure is maintained both permanently and throughout the works.

Key interventions proposed to the listed structure comprise of:

- Localised removal of the existing bridge over Great Bridgewater Street
- Enlargement of openings within the existing abutment to Great Bridgewater Street
- New penetrations through the arches to accommodate proposed structural columns for the new development
- New Foundation works
- New Stair works

- Localised removal of brickwork to accommodate the proposed office development core
- Temporary openings formed through the arches for tower crane installation

Penetrations through the arches are required in order to found the proposed Phase 1 and 2 structures into the ground. The superstructure arrangement of both phases has been developed in order to minimise the number and size of the openings through the listed building by providing transfer structures at Level 02.

Openings are to be centred on the crowns of the existing segmental arches to minimise works to the existing viaduct pier structures so far as possible.

The RC cores of both the Phase 1 and 2 developments have been designed to reduce in size as they pass through the listed structure in order to minimise the amount of demolition works required for these elements.

In order to safeguard the existing structure, it is proposed to provide a movement joint between the new tower structure and existing viaduct. This approach allows any differential movement between the two systems to be accommodated. Piled foundation solutions are proposed for the new structures such that the induced settlements of the existing structure are within acceptable limits.

The above should be read in conjunction with the structural drawings package with the report.

Heritage Impact

Stephen Levrant Heritage Architecture (SLHA) has produced a Heritage Note to evaluate the proposed amendments.

The initial Heritage Impact Assessment submitted in 2017 concluded that the development would result in localised instances of minor adverse impact upon the Grade II listed Castlefield Viaduct and that the level of harm is outweighed by the public benefits of the development.

The 2022 Note states that the revised proposals to the office core will amount to a reduction in direct heritage impact from the consented scheme, thereby resulting in a more sustainable and beneficial approach regarding heritage impact, whilst coming to the same conclusion that they will result in localised instances of minor adverse impact that are outweighed by the public benefits of development.

The proposed changes to the height and façade will not incur significant additional visual impacts on the settings of designated heritage assets in the surrounding area and so the conclusions summarised within the 2017 Heritage Visual Impact Assessment remain unchanged.

The national policy context has evolved since the original consent was granted (principally an update to the NPPF, 2021), however these changes will not result in any material change to the conclusions outlined within the original statement and so do not necessitate an update to the Environmental Statement chapter.

In summary, the nature of the changes will not cause any additional significant effects upon the Grade II listed viaduct and wider historic environment.

Application Submission

This application comprises this Covering Letter and the following documentation:

- Application Form and Notice Certificates, dated 6 May 2022;
- Site Location Plan;
- Application Drawings prepared by SimpsonHaugh & Partners;
- Schedule of Updated Plans prepared by SimpsonHaugh & Partners;
- Planning Amendments Design Document prepared SimpsonHaugh & Partners;
- Updated Heritage Impact Assessment prepared by Stephen Levrant Heritage Architecture, dated March 2022;
- Updated Structural Alterations Report prepared by Renaissance, dated December 2021.

Summary and Conclusion

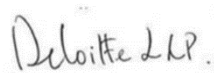
The Site is located in the south of the City Centre and forms an important part of the entry sequence into the City Centre from South Manchester. It provides a remarkable opportunity to deliver a very high quality mixed-use residential and office development that will add value to the City Centre's housing offer and Grade A office space and secure the high quality regeneration of this site in a way that enhances the character and appearance of the Civic Quarter Area.

Since securing LBC, the Applicant has been working to deliver this transformational project. The amendments are proposed for the betterment of the scheme and will result in an enhanced scheme to that approved.

The amendments result in a development that is substantively unchanged from the approved development on-site. They will have no effect on the character, siting or density of development. All the changes proposed in this application have been discussed and agreed in principle with the Planning Authority during pre-application consultations.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact me or my colleagues Joe McElhone (joemcelhone@deloitte.co.uk / 0161 455 6994).

Yours sincerely



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