

23 June 2021

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

FAO Jennifer Atkinson

Dear Jennifer

Viadux, Albion Street, Manchester – Discharge of Condition Application for Conditions 6 and 10 Attached to Listed Building Consent Ref.127365/LO/2020

Please find enclosed an application for the discharge of conditions 6 and 10 attached to listed building consent 127365/LO/2020. The application relates to development of the scheme at the former Bauer Millett Site, Albion Street. The applicant is Ask Central Ltd.

Listed Building Consent was granted at the site on the 28 October 2020, for the;

“Listed Building Consent for alterations to the Castlefield Viaduct including insertion of columns and circulation cores, creation new windows and entrances to Great Bridgewater Street, removal of cast iron ribs to Great Bridgewater Street bridge, connections to a new standalone staircase and lift, and associated internal and external works to the viaduct structure 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 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.”

Condition Discharge

This application seeks to discharge conditions 6 and 10 attached to Listed Building Consent 127365/LO/2020.

Condition 6 – Concrete and Steel Columns

Prior to the installation of the concrete and steel columns, as indicated on drawings 10053-MP-A-B5D9-JC20-P-00-001 Rev 02 and 10053-MP-A-B5D9-JC20-P-01-001 Rev 03 stamped as received by the City Council, as Local Planning Authority, on the 7 May and 8 July 2020, a detailed method statement and specification for the works shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include details of how the columns will be inserted into the

historic fabric, what historic fabric (if any needs to be removed/altered) and how the historic fabric will be repaired once the columns have been inserted.

The approved details shall be implemented as part of the development. Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Mayo Civil Engineering, Bullen Conservation and Renaissance have produced the documents required by the condition.

This includes a method statement prepared by Mayo Civil Engineering which details how the columns will be inserted into the historic fabric and impacts on the historic fabric as a result of this, as well as a method statement prepared by Bullen Conservation which details the reinstatement works to the listed arch.

Drawings have also been prepared by Renaissance which demonstrate the construction methodology for the opening up of the listed arch.

These documents have been prepared in-line with the Conservation Strategy prepared by Stephen Levrant Heritage Architecture (SLHA), also submitted with this application.

This information is submitted to fully discharge Condition 6.

Condition 10 – Excavation/Removal of Areas of Service Yard

Prior to the excavation/removal of areas of the service yard to facilitate works/installing columns, as indicated on drawings 10053-MP-A-B5D9-JC20-P-00-001 Rev 02 and 10053-MP-A-B5D9-JC20-P-01-001 Rev 03 stamped as received by the City Council, as Local Planning Authority, on the 7 May and 8 July 2020, a detailed method statement and specification for the demolition, alteration and repair of the service yard of the listed structure shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include methods the removal of the structure (including use of appropriate equipment), details of how to avoid damaged to the historic fabric and details, including materials, how the historic fabric will be made good. The demolition/removal must be carried out in accordance with this method statement and specification.

The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development.

Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Mayo Civil Engineering have produced the document required by the condition, and in-line with the SLHA Conservation Strategy. This includes a method statement which details works involving the demolition, alteration and repair of the service yard.

This information is submitted to fully discharge Condition 10.

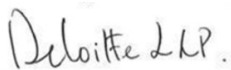
Summary Table

Condition Number	Full or Partial Discharge	Information submitted
6 – Concrete and Steel Columns	Full	• Method Statement for temporary removal works prepared by Mayo Civil Engineering • Method Statement for reinstatement works prepared by Bullen Conservation • Drawings prepared by Renaissance
10 – Excavation/Removal of Areas of Service Yard	Full	• Method Statement prepared by Mayo Civil Engineering

I trust this application is in order and request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the formal discharge as outlined in the table above.

Should you have any questions or require additional information, please contact me or my colleagues Niall Alcock (nalcock@deloitte.co.uk / 0161 455 6787) and Joe McElhone (joemcelhone@deloitte.co.uk / 0161 455 6994).

Yours sincerely,



Deloitte LLP

Enc.