19 May 2021
Delivered via Planning Portal

Ref: FORM3006

Angela Leckie
Manchester City Council
Town Hall
PO Box 488
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Dear Angela

DISCHARGE OF PLANNING CONDITION 33 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 33 (Bat Roosting Potential) pursuant to the above planning permission at Victoria House, Great Ancoats Street, Manchester. This application has been submitted via the Planning Portal (ref. PP-09856808).

This application comprises the following information:

- Completed application forms
- This covering letter
- Updated Building Inspection for Bats Report, prepared by Penny Anderson Associates Ltd (ref. VH Update Inspection of Building for Bats 2102015)

The requisite application fee of £116 has been paid 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 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. Conditions 9 (archaeological works) and 38a (unexploded ordinance) have already been discharged by MCC (ref. CDN/21/0285), whilst the application for Condition 4 (demolition method statement) is currently awaiting determination (ref. CDN/21/0356).

This application seeks to discharge Condition 33 which relates to the presence of bats on the site. The discharge of this condition, as well as Condition 4, will mean that all the requisite pre-demolition conditions will have been discharged, enabling demolition works on site.

DISCHARGE OF CONDITION

Condition 33 – Demolition Method Statement

Condition 33 requires the existing building and structures on site to be reassessed for bat roosting potential, provided demolition works have not commenced before 21 April 2021. It is confirmed that demolition works are yet to commence, and as such the discharge of this condition is necessary. Condition 33 states:

> *(a)If the demolition hereby approved for the existing buildings and structures on site does not commence before 21st April 2021, the building shall be reassessed for bat roosting potential and the finding supplied to and agreed in writing by the LPA.*
>
> *(b) If during works to demolish the building hereby permitted any sign of the presence of bats if found, then all such works shall cease until a survey of the site has been undertaken by a suitably qualified ecologist and the results have been submitted to and approved by the Council in writing as local planning authority. Any recommendations for the protection of bats in the submitted document shall be implemented in full and maintained at all time in accordance with the approval of a programme for implementation of any required mitigation by the City Council as Local Planning Authority.*

The previous inspection for bat roosting potential was conducted in July 2018 and submitted as part of the original full application (ref. 122000/FO/2018). This report found negligible potential for rooting bats, but recommended that the site should be reassessed if demolition was not completed within two years of the original survey. The enclosed Updated Building Inspection for Bats Report (ref. VH Update Inspection of Building for Bats 2102015) follows on from the previously submitted report, and reassesses the potential for bat roosting within the existing buildings on site.

The Updated Building Inspection for Bats Report concludes there was an absence of suitable bat foraging habitat within the site boundary or adjacent surroundings, and identified negligible potential for roosting bats to be present within the existing buildings on site. This conclusion is the same as that reached by the previously submitted report. As such, it is considered that Condition 33 can be discharged, whilst noting the need to comply with Part B of the condition.

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 33 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

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Assistant Planner

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