Deloitte LLP
P O Box 500
2 Hardman Street
Manchester
M60 2AT

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitte.co.uk

Direct phone: 0161 455 6512
johcooper@deloitte.co.uk

28 September 2020

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 5a and 15a Attached to Planning Permission Ref.126868/JO/2020

Please find enclosed an application for the discharge of conditions 5a and 15a attached the planning permission 126868/JO/2020. The application relates to development of the scheme at the former Bauer Millett Site, Albion Street. The applicant is Ask Central Ltd.

The site received planning permission on the 20 August 2020, for the;

"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."

Condition Discharge

This application seeks to discharge conditions 5a and 15a attached to planning permission 126868/JO/2020.

Condition 5a – Surface Water

Notwithstanding the flood risk, drainage and water strategy prepared Curtins stamped as received by the City Council, as Local Planning Authority on the 31 March 2017,

a) *A phase of the development shall not commence until a scheme for the drainage of surface water from the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority.*

Renaissance have produced the documents required by the condition. This includes a report and drawings pack providing details of the drainage of surface water from the development.

This information is submitted to partially discharge Condition 5a, so that works can commence.

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Condition 15a – Materials

Prior to any above ground works

a) *a programme for the issue of samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority, the programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in and a strategy for quality control management.*

Domis have produced the documents required by the condition. This includes a programme which details timings for the issue of samples and specifications of materials to be used on all external elevations of the development.

This information is submitted to partially discharge Condition 15a, so that works can commence.

Summary Table

Condition Number	Full or Partial Discharge	Information submitted
5a – Surface Water	Partial	• Report and Drawing Pack prepared by Renaissance
15a – Materials	Partial	• Programme of Materials prepared by Domis

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,



John Cooper
Deloitte LLP

Enc.