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Dear Jennifer

Viadux, Albion Street, Manchester – Substitution of drawings and documents.

On 5 May 2020, we submitted an application for Minor Material Amendments (MMA) (Ref: 126868/JO/2020) to Planning Permission Ref 115871/FO/2017 for a mixed-use development between Manchester Central and the Deansgate-Castlefield Metrolink Station, approved on 27 July 2017. A Listed Building Consent application (Ref: 126869/LO/2020) was submitted on the same date to cover changes to the listed viaduct structure proposed by the Minor Material Amendment application.

Changes to Minor Material Amendment Application (Ref: 126868) and Listed Building Application (Ref: 126869)

Following our previous correspondence, we propose to make the following changes to the submitted Minor Material Amendment and Listed Building Consent application:

1. Increase in the level of the viaduct external finished floor level (FFL) by c.0.9m. This largely reverts to the existing FFL, which in the approved scheme was reduced to meet a stairway connecting Great Bridgewater Street and the Castlefield Viaduct. Retaining this increased level reduces structural risk on the viaduct and aligns with the forthcoming proposals for the new staircase which is subject to a planning application made to Manchester City Council. For completeness, the FFLs and overall height of the buildings are unchanged.
2. As a consequence of the increased FFL, a further balustrade is required along the western viaduct wall on the approach to the staircase. The detail of this would be defined as part of the landscape condition discharge.
3. The submitted MMA drawings sought to extend the perforated panel along the southern façade of the service yard up to also form the balustrade for the landscaping on top of the podium. This has now reverted to the approved glazed balustrade solution. The perforated service yard screen remains a proposed amendment.
4. The proposals require general clearance of the street furniture and some functional/non-original structures on top of the viaduct. This is considered to fall under the “other associated works” described in the description of development for both the original planning application and listed building consent. For completeness, a green line has been added to the relevant drawing (Proposed Alterations to Listed

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Structure Plan – Service yard Level 01; Drawing Reference: 10053-MP-A-B5D9-JC20-P-01-001 Rev 03) and referenced as 'Extents of site clearance to carefully remove non-original street furniture, fixtures & equipment as necessary to facilitate development, in agreement with Manchester Central.' This change is also referenced within an updated Design Addendum document.

5. An adjustment to the Phasing Plan to reflect the current construction programme which now envisages the removal of the main section of bridge over Great Bridgewater Street into Phase 2 rather than Phase 1 as previously identified. This reverts back to the position within the approved Viadux scheme.

The complete list of drawings being submitted is outlined in the drawing schedule which is attached to this letter and is being submitted as part of this application. This outlines all submitted drawings and the drawings that have been amended. In addition, an updated Design Addendum explaining the proposed amendments to the approved Viadux scheme has been prepared by SimpsonHaugh and Partners. This presents the current position.

Change to LBC application boundary

The amended LBC plans include a revised red-line plan for this application as the some works to the bridge over Great Bridgewater Street were inadvertently excluded from the site boundary. As a consequence, the Applicant has re-notified land owners of the application and will re-publicise the application in Thursday's MEN. Enclosed with this application is an updated Certificate C.

This change in red-line boundary does not affect the submitted Minor Material Amendment.

Summary

Enclosed with this letter are revised plans pursuant to MMA application reference 126868/JO/2020 and LBC application reference 126869/LO/2020. Enclosed with this application are:

- Updated MMA Drawings pack plus schedule of drawings to be superseded.
- Updated LBC Drawings pack plus schedule of drawings to be superseded.
- Updated Design Addendum explaining the updated amendments.
- Updated Certificate C submitted with regards to LBC application ref. 126869/LO/2020

I would be grateful for your confirmation that these drawings and documents will supersede any previously submitted versions and form part of the determination of the planning applications. If you have any questions relating to this application please contact me using the details contained in the header of this letter, or my colleague Andrew Cowan (acowan@deloitte.co.uk / 0161 455 8298).

Yours Sincerely

Niall Alcock
For Deloitte LLP

Encs.