Outlook

Viadux Phase 2 - Planning and LBC Condition Information

From Wyatt-Smith, Josh [redacted]
Date Wed 01/10/2025 13:42
To Jennifer Atkinson [redacted] Planning [redacted]
Cc Poole, Rachel J [redacted]

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Hi Jen,

Hope you are well.

As discussed at the previous Viadux Phase 2 meeting, please see a link containing information relevant to pre-occupation conditions for your review (I have also cc'd in the Manchester Planning email). As discussed, these are being submitted to allow specific works to progress as programmed in November subject to the information being sufficient. The below table sets this out in full:

https://we.tl/t-LReWzDWphb

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Condition	
Planning Permission (139715/FO/2024)	
4) Prior to the commencement of a phase of the development, details of the method for piling, or any other foundation design using penetrative methods, for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.	**Information submitted as part of this pack (to be amended to compliance condition subject to information being sufficient)** • **Viadux Phase 2 – Group Method Statement Installation of Bored Piles prepared by Franki Foundations**

6) Notwithstanding the Flood Risk Assessment prepared by Renaissance (ref. V2B-REN-XX-XX-RP-C-00001 Rev. P01) received by the City Council, as Local Planning Authority, on the 19 November 2024, (a) piling in connection with the development at Plot 2a (blocks C & D) shall not commence until a scheme for the drainage of surface water from that phase of the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority.	Amend trigger to allow LBC works to commence prior to submission.
7) Notwithstanding the Flood Risk Assessment prepared by Renaissance (ref. V2B-REN-XX-XX-RP-C-00001 Rev. P01) received by the City Council, as Local Planning Authority, on the 19 November 2024, (a) piling in connection with the development at Plot 2a (block E) shall not commence until a scheme for the drainage of surface water from that phase of the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority.	Amend trigger to allow LBC works to commence prior to submission.
8) Notwithstanding the Flood Risk Assessment prepared by Renaissance (ref. V2B-REN-XX-XX-RP-C-00001 Rev. P01) received by the City Council, as Local Planning Authority, on the 19 November 2024, (a) piling in connection with the development at Plot 2b (block F) shall not commence until a scheme for the drainage of surface water from that phase of the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority.	Amend trigger to allow LBC works to commence prior to submission.
9) No ~~demolition or development~~ below ground works shall take place associated with each phase of the development until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted for approval in writing by the City Council, as Local Planning Authority	**WSI included within the attached pack (to be amended to compliance condition subject to information being sufficient).** • **Viadux Phase 2: Project Design – Strip, Map and Record Evaluation prepared by Civic Heritage**
10) Prior to any piling associated with ~~the commencement~~ of a phase of the development, an Instrument Flight Procedure Surfaces Assessment (IFP) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The assessment will need to be conducted by the Approved Procedures Design Organisation (APDO) for Manchester Airport (currently NATS).	Amend trigger to allow LBC works to commence prior to submission.
11) (a) Prior to the commencement of works within area highlighted within plan reference XXXX ~~a phase of the development,~~ a electromagnetic compatibility plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. This plan shall detail that there are no electro magnetic compatibility impacts predicted from the development in line with BSEN 50121 and BS EN 61000-6-4 (emissions) including pre development testing.	Trigger be amended to allow works to be undertaken outside of TFGM owned as per work plan. Applicant have liaised with TFGM to confirm proposed amendment acceptable. .

12) Prior to the commencement of works within area highlighted within plan reference XXXX ~~a phase of the development~~, a strategy which demonstrates that there shall be no adverse effect on the adjacent Metrolink viaducts or associated infrastructure shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the design proposals, including any requirements in relation to the Light Rail Security Programme, together with an appropriate monitoring regime of the Metrolink viaduct, track and other infrastructure deemed sensitive	Trigger be amended to allow works to be undertaken outside of TFGM owned as per work plan. Applicant have liaised with TFGM to confirm proposed amendment acceptable.
13) Prior to the commencement of works within area highlighted within plan reference XXXX ~~a phase of the development~~, a Metrolink Specific Construction Management Plan (CMP) with detailed method statements of construction and risk assessments shall be submitted for approval in writing by the City Council, as Local Planning Authority. The Plan include safe methods of working adjacent to Metrolink including: - the retention of 24hr unhindered access to the trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and once operational. - loading and unloading of plant and materials; - storage of plant and materials used in constructing the development; - construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway); and - measures to control the emission of dust and dirt during construction. The phase of the development shall be carried out in accordance with the approved construction management plans for the duration of the demolition and construction parts of the development.	**A Metrolink specific CMP prepared by Jameson Acoustic and A detailed CMP prepared by DOMIS have been included within this submission pack (to be amended to compliance condition subject to information being sufficient)**
14) a) Notwithstanding the Phase 1 Report (Renaissance, V2B-REN-XX-XX-RP-C-00003, Rev: P01, January 2024) received by the City Council, as Local Planning Authority, on the 30 19 November 2024, before any piling associated with a phase of development hereby approved commences, the following shall be provided: - Submission of Site Investigation Proposals; -Submission of a Site Investigation and Risk Assessment Report; and -Submission of a Remediation Strategy	Trigger be amended to allow works to be undertaken outside of TFGM owned as per work plan. Applicant have liaised with TFGM to confirm proposed amendment acceptable.
15) Prior to the commencement of a phase of the development shall not commence until a detailed construction management plan outlining working practices during construction have been submitted for approval in writing by the Local Planning Authority, which for the avoidance of doubt should include; o Display of an emergency contact number; o Details of Wheel Washing; o Dust suppression measures;	**CMP prepared by DOMIS included within this submission pack (to be amended to compliance condition subject to information being sufficient)**

o Compound locations where relevant; o Consultation with local residents/local businesses; o Location, removal and recycling of waste; o Routing strategy and swept path analysis; o Dilapidation survey of surrounding roads; o Parking of construction vehicles and staff; and o Sheeting over of construction vehicles. Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended. The development shall be carried out in accordance with the approved construction management plan.	
16) Prior to any piling associated with ~~the commencement of~~ a phase of the development, 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. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, window reveals and soffits, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management.	Amend trigger to allow LBC works to commence prior to submission.
17) a) Prior to the commencement of a phase of the development, details of a Local Benefit Proposal, in order to demonstrate a commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.	**Local Benefit Proposal included within this submission pack (to be amended to compliance condition subject to information being sufficient)**
20) Notwithstanding drawing ???? received by the City Council, as Local Planning Authority, on the 19 November 2024, (a) prior to any above ground works commencing for each phase of the development, details of a hard and soft landscaping scheme (including appropriate materials, specifications) shall be submitted for approval in writing by the City Council, as Local Planning Authority.	Amend trigger to allow LBC works to commence prior to submission. Piling / include specific above ground works to be excluded
23) (a) Notwithstanding the chapter 9 of the Environmental Statement and the associated appendices 9.1 to 9.5 received by the City Council, as Local Planning Authority, on the 19 November 2024, prior to any above ground works (excluding works to create the column openings, core openings and removal of fabric at Great Bridgewater Street), a scheme of acoustic insulation for the commercial units, meeting spaces and gym with phases 2a and 2b of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.	Amend trigger to allow LBC works to commence prior to submission. Piling / include specific above ground works to be excluded

24) (a) Notwithstanding the chapter 9 of the Environmental Statement and the associated appendices 9.1 to 9.5 received by the City Council, as Local Planning Authority, on the 19 November 2024, prior to any above ground works (excluding works to create the column openings, core openings and removal of fabric at Great Bridgewater Street), a scheme of acoustic insulation for the residential elements within each phase of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.	Amend trigger to allow LBC works to commence prior to submission.
25) Notwithstanding the waste management strategy received by the City Council, as Local Planning Authority, on the 19 November 2024, prior to any above ground works associated with each phase of the development (excluding works to create the column openings, core openings and removal of fabric at Great Bridgewater Street), details of the waste management arrangements for the residential elements of the scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.	Amend trigger to allow LBC works to commence prior to submission.
56) Prior to the removal of the cast iron beams spanning over Great Bridgewater Street, a structural report detailing the stability of the abutment walls shall be submitted for approval in writing by the City Council, as Local Planning Authority. The works shall be carried out in accordance with the approved details.	**Information submitted as part of this pack (to be amended to compliance condition subject to information being sufficient)** • **Great Bridgewater Street Abutment Opening Calculations prepared by Renaissance** • **Great Bridgewater Street Bridge Stage 4 drawing pack prepared by Renaissance** • **Great Bridgewater Street Abutment Stage 4 drawing pack prepared by Renaissance**
58) Prior to any above ground works for phase 2a (excluding works to create the column openings, core openings and removal of fabric at Great Bridgewater Street) , details of the glazing strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of non reflective and glazing specifications to minimise solar glare.	Amend trigger to allow LBC works to commence prior to submission.
59) Prior to any above ground works (excluding works to create the column openings, core openings and removal of fabric at Great Bridgewater Street) for any Phase of development, details of the approach to the accessible residential apartments shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and thereafter retained and maintained as part of each residential of the development.	Amend trigger to allow LBC works to commence prior to submission.
60) Prior to any above ground works associated with Phase 2a (excluding works to create the column openings, core openings and removal of fabric at Great	Amend trigger to allow LBC works to commence prior to submission.

Bridgewater Street), details of the location, size and specification of the accessible hotel bedrooms shall be submitted for approval in writing by the City Council, as Local Planning Authority.	
LBC (139716/LO/2024)	
5) Prior to the installation of the 9 mega columns and smaller composite columns, a detailed method statement and specification for the works (including the removal of a section of viaduct to Albion Street) shall be submitted for approval in writing by the City Council, as Local Planning Authority. 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.	**Information submitted as part of this pack (to be amended to compliance condition subject to information being sufficient)** • **Column Openings Stage 4 drawing pack prepared by Renaissance** • **Method Statement prepared by DOMIS / MAYO** • **Viadux Phase 2 Materials samples prepared by DOMIS** • **SHLA Conservation Strategy Report** • **MAYO Addendum Covering Letter**
6) Prior to the excavation/removal of areas of historic fabric to facilitate the core opening, a detailed method statement and specification for the removal, alteration and repair 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 removal must be carried out in accordance with this method statement and specification.	**Information submitted as part of this pack (to be amended to compliance condition subject to information being sufficient)** • **Method Statement prepared by DOMIS / MAYO** • **Viadux Phase 2 Materials samples prepared by DOMIS** • **SHLA Conservation Strategy Report** • **MAYO Addendum Covering Letter**
7) Prior to the removal of areas of historic fabric to facilitate the Great Bridgewater Street/Albion Street openings, a detailed method statement and specification for the removal, alteration and repair 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 removal must be carried out in accordance with this method statement and specification.	**Information submitted as part of this pack (to be amended to compliance condition subject to information being sufficient)** • **Method Statement prepared by DOMIS / MAYO** • **Viadux Phase 2 Materials samples prepared by DOMIS** • **SHLA Conservation Strategy Report** • **MAYO Addendum Covering Letter**

Kind Regards

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