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Planning and Tall Building Statement Addendum

Viadux Phase 2, Manchester

September 2025

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1 Introduction

Introduction

1.1 This Planning Addendum ('Addendum') has been prepared by Deloitte LLP in support of an application for Full Planning Permission for the redevelopment of Viadux Phase 2 ('the Site') located within the Petersfield area of Manchester city centre.

1.2 An application with reference 139715/FO/2024 was submitted to Manchester City Council (MCC) in December 2024 for:

"Full Planning Permission for the phased construction of 2 buildings to include: a tall mixed-use building to include residential (Use Class C3) and hotel with associated bars and restaurant (Use Class C1) (Plot 2a), a second tall building with residential accommodation (Use Class C3) with flexible commercial units (Use Class E) (Plot 2b), landscaping and public realm, servicing, drainage and access arrangements, highways alterations, and other associated works."

1.3 The application was submitted concurrently with a Listed Building Consent application Ref: 139716/LO/2024 for works to the listed viaduct on which the proposals sit:

"Listed Building Consent for alterations to Castlefield Viaduct structure including alterations and creation of openings to facilitate structural works, localised removal of masonry, creation of basement and part removal of Great Bridgewater Street Bridge in association with the erection of two residential buildings"

1.4 These proposals received resolution to grant at Planning Committee on 10 April 2025. Following this an additional objection was received as part of a Regulation-25 consultation process relating to the potential noise impact of a nearby entertainment venue. This meant proposals were reconsidered at Planning Committee on 29 May 2025. The development again received resolution to grant.

1.5 The application was supported by a Planning and Tall Building Statement (PTBS) that considered the Proposed Development in its strategic and local urban context and assesses its acceptability in the context of the Development Plan and other material considerations. This Addendum should be read alongside the submitted PTBS.

1.6 The Proposed Development included for affordable housing in the form of shared ownership tenure homes at Plot 2b. Plot 2b is owned by MCC and, following receipt of resolution to grant at Planning Committee, discussions have progressed with MCC in relation to the obligations and the future lease transfer to the Applicant. Through these discussions MCC, as landowner, has expressed a preference for the affordable housing to be provided on a Social Rent basis.

1.7 The Applicant is committed to delivering affordable homes as part of Plot 2b. However, the change of Affordable Housing tenure has been reviewed by the Applicant and it is not viable to deliver Social Rent affordable housing as part of the Proposed Development. A Financial Viability Assessment is submitted in this regard. Therefore, the affordable housing is removed from the planning application.

1.8 Based upon the above, this Addendum provides updated information in relation to:

- Chapter 6: Planning Policy Assessment (in relation to Heritage and Affordable Housing)
- Chapter 7: Tall Building Assessment

- Chapter 8: Public Benefits

1.9 The Chapter numbers of this Addendum reflect the PTBS for ease of comparison.

1.10 In addition, the following paragraphs which reference 'affordable housing' should be discounted / amended within the PTBS:

- Title Page – reference to 133 affordable homes discounted;
- Para 1.17 – reference to affordable homes discounted;
- Para 1.18 – reference to 133 affordable homes discounted;
- Para 1.19 – reference to 133 affordable homes discounted;
- Para 2.5 – reference to affordable homes discounted;
- Para 3.1 – reference to 133 affordable homes discounted;
- Para 5.45 – reference to Plot 2b apartments being affordable discounted;
- Para 5.61 – discount reference to affordable homes;
- Para 5.111 – discount reference to affordable housing operator;
- Para 5.115 – discount reference to affordable housing operator;
- Para 6.16 – discount reference to affordable homes;
- Para 6.27 – 6.33 – to be discounted and reassessed as part of this Planning Statement Addendum;
- Para 6.96 – reference to affordable homes to be removed;
- Para 6.311 – paragraph to be discounted entirely;
- Para 6.314 – paragraph to be discounted entirely.
- Section 7 – all references to affordable housing to be discounted from policy assessment (Policy EN2), relevant sections to be reassessed as part of this Planning Statement Addendum;
- Paragraph 9.7 – discount reference to affordable housing.

6 Planning Assessment

6.1 Section 6 of the PTBS includes a review of the Proposed Development against the relevant planning policies and material considerations.

Affordable Housing

6.2 Paragraphs 6.27 – 6.33 of the Planning and Tall Buildings Statement indicates that in line with Policy H8 of the Manchester Core Strategy, the Proposed Development will commit to delivering 133 affordable homes which would equate to 22.7% affordable provision. This is above the 20% set out within Core Strategy Policy H8. This Addendum replaces the text in the PTBS.

6.3 Para 64 of the NPPF relates to affordable housing and states: 'Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required (including the minimum proportion of Social Rent homes required), and expect it to be met on-site unless: a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and b) the agreed approach contributes to the objective of creating mixed and balanced communities'.

6.4 Para 66 goes on to state 'Where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures'

6.5 Annex 2 of the NPPF provides the definition for affordable housing including the different tenures (Social Rent, Other Affordable Housing to Rent, Discounted Market Sales Housing, Other Affordable routes to home ownership).

6.6 Places for Everyone at Policy JP-H2 seeks to maximise the delivery of affordable homes through local plans setting targets for affordable homes for rent and sale.

6.7 Core Strategy Policy H8 'Affordable Housing' sets out requirements for affordable housing and states:

The following requirements for affordable housing or an equivalent financial contribution, as set out in Providing For Housing Choice, or any future published SPD and Planning Guidance, currently apply to all residential developments on sites of 0.3 hectares and above or where 15 or more units are proposed. These thresholds will be subject to amendment over the lifetime of the Core Strategy to reflect changing economic circumstances. The targets and thresholds will form part of supporting SPD and/or Planning Guidance.

1. New development will contribute to the City-wide target for 20% of new housing provision to be affordable. Developers are expected to use the 20% target as a starting point for calculating affordable housing provision. It is envisaged that 5% of new housing provision will be social or affordable rented and 15% will be intermediate housing, delivering affordable home ownership options.

2. The proportion of affordable housing units will reflect the type and size of the development as a whole; and where appropriate provision will be made within Section 106 agreements to amend the proportion of affordable housing in light of changed economic conditions, subject to a financial viability assessment.

3. Affordable housing units will be inclusively designed to reflect the character of development on the site.

4. Either an exemption from providing affordable housing, or a lower proportion of affordable housing, a variation in the proportions of socially rented and intermediate housing, or a lower commuted sum, may be permitted where either a financial viability assessment is conducted and demonstrates that it is viable to deliver only a proportion of the affordable housing target of 20%; or where material considerations indicate that intermediate or social rented housing would be inappropriate. In the latter case, such circumstances could include:

- *There is a very high level of affordable housing in the immediate area;*
- *There is either a high proportion of social rented (35%), or low house prices in the immediate area compared to average incomes;*
- *Affordable housing would be prejudicial to the diversification of the existing housing mix.*
- *The inclusion of affordable housing would prejudice the achievement of other important planning or regeneration objectives which are included within existing Strategic Regeneration Frameworks, planning frameworks or other Council approved programmes;*
- *It would financially undermine significant development proposals critical to economic growth within the City;*
- *The financial impact of the provision of affordable housing, combined with other planning obligations would affect scheme viability;*
- *There is a need for additional housing provision for older people or disabled people either as affordable or market housing dependent on the results of a financial viability assessment of the scheme.*

5. The Council will also consider the provision of affordable housing which is delivered by taking advantage of other equity based products in addition to those options identified in PPS 3.

6. The definition used for affordable housing is set out in Annex B of PPS 3.

6.8 The Providing for Housing Choice SPD states:

"The types and size of housing provision suitable for each site will vary and should take account of the housing need of the immediate neighbourhood, the location of the site relative to services, facilities and public transport; and the type and form of development appropriate to the character of the area […]

Development and designs should be 'tenure- neutral', in that the type of tenure could not be deduced from the design, quality, location within the site, timing of development or by significant difference in the access to services and amenities. In all schemes, the developer must not merely pledge to abide by these objectives but should also give concrete proposals to show how they will be achieved"

6.9 The Applicant has been in discussions with MCC as Landowner in relation to the type of affordable housing appropriate in this location. MCC has advised that Social Rent should be provided. A Viability Assessment has been prepared and is submitted in support of this planning application, this confirms that it is not viable to deliver Social Rent affordable housing as part of the Proposed Development. The Viability Assessment will be subject to an independent review. Furthermore, it is anticipated that an additional viability assessment will be required in the event that affordable housing has not separately been secured through grant funding, once the development has been progressed. This would be captured via a S111 Agreement (given MCC is the landowner).

6.10 As previously noted, the Applicant is committed to providing affordable homes at Plot 2b in conjunction with a Registered Provider via Homes England Grant Funding. Whilst this falls outside of the planning system and therefore does not form part of the planning application, the delivery of such affordable housing would represent a significant provision, providing 133 units / 22.7% of the homes proposed, which is in excess of Core Strategy Policy H8. Whilst it is anticipated that Plot 2b will provide affordable homes the building has been designed to be tenure-neutral, ensuring high quality design throughout.

6.11 A Financial Viability Appraisal has been submitted which demonstrates that the Proposed Development addresses Core Strategy Policy H8 on the basis that the inclusion of socially rented affordable housing would undermine scheme viability, and, this is the basis upon which the planning application should be assessed. Additionally, the Applicant would like to record their commitment to delivering 133 affordable homes at Plot 2B in collaboration with the City Council and through a Homes England grant. This is to further demonstrate their long-term commitment to providing affordable housing in the area; however, this should not be treated as a material consideration in determining this planning application.

Heritage

6.12 Paragraphs 6.102 - 6.136 of the PTBS considers the Proposed Development against built heritage assets. Paragraphs 6.135 conclude that the Proposed Development results in 'less than substantial' harm albeit to the higher end of the scale of harm. This conclusion remains unchanged.

6.13 Paragraph 6.136 states that the Proposed Development must be tested against Paragraph 215 (formally 208) of the NPPF. Whilst it is for the decision-maker to determine whether the public benefits outweigh the harm caused by the Proposed Development, the PTBS concludes that the very considerable public benefits of the Proposed Development, as set out in Section 8 of the PTBS, considerably and demonstrably outweigh the identified instances of less than substantial heritage harm.

6.14 Further, the Local Planning Authority, as decision maker, undertook an assessment against Paragraph 215 of the NPPF and concluded within the April 2025 Committee Report that the benefits of the Proposed Development outweighed the harm. The Committee Report considers a full range of benefits and concludes:

"This is finely balanced judgement as the impacts on the historic environment are high as are the public benefits.

Having considered all of these matters very carefully, officers do believe that these public benefits would outweigh the significant harm that would occur.

On balance, therefore, it is considered, that, notwithstanding the very considerable weight that must be given to preserving the setting of the listed buildings and the conservation area as required by virtue of S66 and S72 of the Listed Buildings Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraph 215 of the NPPF. "

6.15 The public benefits assessment, as included in Section 8 of the PTBS, has been updated within this Addendum to reflect the removal of affordable homes from the planning application. This Addendum continues to conclude that the public benefits considerably and demonstrably outweigh the identified instances of less than substantial heritage harm.

7 Tall Building Assessment

7.1 Section 7 of the PTBS assesses the Proposed Development against Historic England Guidance on Tall Buildings (2022) and Core Strategy Policy EN2. The assessment against the majority of these criteria remain relevant as the design and location of the proposals remains unchanged. However, the delivery of affordable housing was referenced in the assessment of the following criteria of EN2:

- Will bring significant regeneration benefits.

7.2 As such, the following assesses the updated proposals against these specific criteria.

Core Strategy Policy EN2: Will bring significant regeneration benefits.

7.3 It is considered that the following significant regeneration benefits, as detailed in Section 7 of the PTBS, remain following the removal of affordable housing from the planning application, and therefore the Proposed Development meets the requirements as set out within this policy criteria:

- 585 new market homes built to modern standards to help meet the Council's housing target.
- Improvement of the currently uninviting areas along Albion Street and Great Jackson Street through a series of highways improvements such as those at Albion Street.
- Introduction of high-quality public realm to transform a currently underused Site in support of a world-class residential neighbourhood.
- 245 FTE jobs created per annum over the construction period.
- 196 FTE jobs created during the operational phase of development
- Highly accessible location encouraging the use of sustainable transport modes in line with Manchester's sustainability objectives.
- Significant ecological benefits with a BNG of over 10% in line with relevant legislation.
- Encouraging leisure and tourism and the associated benefits to support economic growth.

8 Public Benefits

8.1 Section 8 of the PTBS outlines the range of public benefits of the Proposed Development.

8.2 The provision of affordable homes was included as a social benefit. This is now removed. However, all other benefits remain as summarised below.

Viable Use of an Underused Brownfield Site

8.3 The proposed redevelopment of this brownfield site aligns with national, regional, and local priorities for housing delivery and urban regeneration. The site's current underutilisation, including long-standing undeveloped plots (Plot 2b since 2003 and Plot 2a since 2017), necessitates redevelopment. The proposed high-density, mixed-use scheme is viable, deliverable, and compliant with the Development Plan and relevant guidance. It represents the optimal use of this brownfield land, promoting efficient space utilisation, attracting further investment, and creating an attractive environment. The previous unviability of Plot 2a for its approved office use highlights the proposed scheme as the optimum solution for its redevelopment within the wider Viadux development.

Support Employment Opportunities

8.4 Employment opportunities will be created during both construction and operation phases, including opportunities to encourage and develop skills, internships and apprenticeships among the varied and specialised trade contractors during the construction phase. During operation the introduction of a hotel use will support job creation in hospitality, catering and management. A breakdown of forecasted job creation as outlined within the Socio-Economic chapter of the Environmental Impact Assessment is listed as follows:

- During construction the Proposed Development is estimated to generated 245 FTE jobs per annum over the construction period.
- During the operational phase the Proposed Development is expected to support 196 FTE jobs.

Supporting Economic Growth

8.5 The proposed development will significantly contribute to Manchester's economic growth by providing much-needed housing to support the city centre's expanding job market and retain skilled workers. The diverse housing mix will attract a range of residents, boosting local spending. Construction will generate an average of 245 FTE jobs annually, while operation will create a further 196 FTE jobs, directly and indirectly. This will result in an estimated annual GVA uplift of £8.1m and £1.5m in annual Council Tax revenue. The inclusion of a hotel will further stimulate economic activity by attracting visitors and enhancing Manchester's appeal as a conference and events destination, fostering sustained economic growth.

Provide Direct Access to the City Centre

8.6 The Proposed Development boasts an excellent city centre location, providing easy access to sustainable transport options, particularly the Metrolink via the adjacent Deansgate Interchange. The Site’s proximity to numerous amenities allows for convenient access to a wide range of services and opportunities within a 5km radius across the City Centre. Planned highways improvements to Albion Street and Great

Bridgewater Street will significantly enhance pedestrian and cyclist environments, including the creation a new pedestrian route from Deansgate-Castlefield tram stop down to Great Bridgewater Street via the new lift and staircase helping to connect the Site to the wider city context. Furthermore, the removal of the Great Bridgewater Street Bridge deck will enhance natural light and the pedestrian environment in this area.

Encourage Leisure and Tourism

8.7 The proposed 160-room hotel will increase the city centre's accommodation capacity, supporting Manchester's ambition to become a world-class visitor destination. Its strategic location complements the Manchester Central Convention Complex, enhancing its appeal and helping to facilitate and attract larger events. This aligns with Manchester Core Strategy Policy CC4, which designates the city centre as a key area for uses that support tourism and leisure, supporting the need for new hotel development. The hotel element of proposals will therefore directly contribute to the thriving visitor economy and stimulate economic growth.

Heritage

8.8 The proposed development will revitalise the Grade II listed viaduct through the introduction of a new publicly accessible bar area as well as improved entrance spaces. This will enhance the ability of the public to appreciate this heritage asset. Furthermore, retention of the Great Bridgewater Street bridge trusses will help to retain the visual connection between the viaduct and the Manchester Central Convention Complex.

Provision of a Significant Area of New High Quality Public Realm

8.9 The Proposed Development includes significant new landscaped areas and public realm improvements, supporting the wider Strategic Regeneration Framework (SRF) vision. Enhancements are proposed to Albion Street which include a widened pedestrian route, creating space for rain gardens and tree planting. Great Bridgewater Street improvements also involve removing a section of the railway bridge (while retaining the trusses) to improve natural light and enhance the pedestrian experience in this currently unattractive pedestrian environment.

Biodiversity Net Gains

8.10 This area of public realm will also contribute to ecological enhancement as part of the scheme with an estimated improvement of 0.38 biodiversity units. The Biodiversity Net Gain Assessment submitted in support of this application also notes that the Proposed Development will lead to an improvement in Biodiversity of well over 10% in line with relevant policy.

Sustainable Development

8.11 Various measures have been included within the design of the Proposed Development to improve sustainability, amongst others this includes:

- Providing sufficient glazing to ensure natural daylight targets are achieved, reducing the reliance on artificial lighting.
- Efficient LED lighting.
- Energy Efficient plant and white good to reduce unregulated energy load.

- Energy monitoring and primary plant to develop a real-life picture of energy usage and carbon emissions.
- Occupancy controls on equipment to reduce off-peak energy loads.
- Low carbon technologies such as air source heat pumps for heating and cooling water.

8.12 These measures have been introduced in order to support the proposed energy strategy which is being driven by the principles of 'Be Lean, Be Clean and Be Green'.

Provision of Significant Homes to Support Residential Demand

8.13 The Proposed Development will directly address the high demand for City Centre living in Manchester, supporting the Council's strategic objective of increasing housing supply. The proposals maximise the contribution of the Site, providing 585 homes, which when complete will be home to just over 1800 people. There are also a range of accommodation types being provided in order to meet the varying demand for City Centre living. This will consist of 1 bed and 2 bed apartments at Plot 2a and 1, 2 and 3 bed apartments at Plot 2b.

Improved Pedestrian Connections

8.14 The redevelopment will create a more welcoming and active pedestrian environment, enhanced by the revitalised listed viaduct and the introduction of 193m² of public bar space. The site's location provides easy access to a wide range of amenities and sustainable transport options located across the city centre. Furthermore, proposed highway and public realm improvements to Albion Street and Great Bridgewater Street will enhance pedestrian access and connectivity to the city centre.

Improved Vitality

8.15 The development will significantly improve pedestrian navigation in a currently challenging area of the city centre. Key improvements include a new pedestrian route from the Deansgate-Castlefield tram stop to Great Bridgewater Street via a lift and staircase, enhanced and better-aligned pedestrian crossings on Albion Street and Great Bridgewater Street, and improved road layouts at the junction to create safer pedestrian crossings.

Providing High Quality, Highly Visible, Well-Designed Buildings

8.16 The site's highly visible location within Manchester's city centre demands high-quality architecture to create a landmark development and contribute to the area's identity. The proposed development, situated at a key gateway, will act as a focal point, connecting existing clusters of tall buildings and establishing a series of high-quality public spaces. This cohesive architectural approach will signal a distinctive entrance to the city centre from the southern gateway. Well-designed spaces are crucial for fostering a strong sense of community, safety, and belonging, positively impacting residents' wellbeing, social identity, and civic pride. The development's design will encourage social interaction and strengthen community bonds, leading to improvements in residents' health, prosperity and morale. This new neighbourhood, with its well-designed homes, spaces, and facilities, will significantly enhance the appeal of the surrounding area.

Accessibility

8.17 The development prioritises accessibility for all users, including those with impaired mobility. Its location encourages the use of sustainable transport, promoting active travel and reducing carbon emissions. The

hotel will include at least one wheelchair-accessible room per floor, with the final mix of room types to be determined in consultation with the hotel operator.

Provision of a New High Quality Public Realm to Create a Sense of 'Place'

8.18 The current pedestrian environment in the surrounding area has a negative impact on the wider townscape. The significant quantum of high-quality public realm associated with the Proposed Development will unify the wider area and help make the Site become a place of social interaction. From a social perspective the introduction of increased levels of Public Realm provides extensive public benefits including encouraging physical activity therapeutic benefits; and opportunities for people for meet, play or socialise.

9 Conclusion

9.1 This Planning Addendum has been prepared by Deloitte LLP in support of a Full Planning Application for the development Viadux Phase 2 for two residential towers at 76 storeys and 23 Storey delivering 586 homes with high quality public realm.

9.2 This Addendum reviews the submitted PTBS in light of the removal of the affordable housing from the planning application. It concludes that the conclusions of the PTBS remain. Further the Applicant is committed to delivering the affordable homes via grant funding outside of the planning application process.

9.3 Overall, and for the reasons set out in this Addendum and in the PTBS, it is clear that the Proposed Development accords with the Development Plan when read a whole and is supported by other material considerations. As such, the Proposed Development therefore merits the continued support of the Local Planning Authority.

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