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23 September 2025

Jennifer Atkinson
Planning Department
Manchester City Council
PO Box 532
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Manchester, M60 2LA

Dear Jennifer

139715/FO/2024: Viadux Phase 2 Additional Information

We enclose additional information in relation to application reference 139715/FO/2024 for the redevelopment of the Viadux Phase 2 site.

The description of development is:

"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."

An application for Listed Building Consent for works to the Viaduct was submitted concurrently (reference: 139716/LO/2024).

The Proposed Development received resolution to grant at Planning Committee on 29 May 2025.

Plot 2b Tenure Amendment

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.

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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.

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 and is unchanged in quantum from the proposals for which the resolution to grant was received in May 2025.

An addendum to the Planning and Tall Building statement is submitted, removing reference to affordable homes as part of the planning application and providing updated assessment against the relevant policies. This continues to conclude 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.

Given the above, all reference to 'affordable housing' from the submission documents should be disregarded.

For the avoidance of doubt, there are no change to the design of the Proposed Development.

Changes to Guidance

Since the Applications were heard at Planning Committee the following guidance has been updated.

Flood Risk: The Environment Agency released updated flood risk data and mapping in September 2025 in addition the Planning Practice Guidance has been updated. Renaissance has reviewed and updated the Flood Risk Assessment is submitted. This supersedes the previously submitted version.

The updated FRA concludes that the site remains in flood zone 1 with low risk of flooding from rivers, sea, groundwater, sewers and reservoirs. The Proposed Development will include a new surface water drainage network which will fully mitigate against the risk of surface water flooding and therefore, based on paragraph 27 of the PPG, the Sequential Test need not to be applied.

No changes to the submitted drainage strategy are proposed.

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GMCA Net Zero: The Greater Manchester Combined Authority published Net Zero Guidance and supporting proforma in March 2025. MCC requests all applications, including those submitted before the guidance was published, be reviewed against the guidance and submit the proforma. The proforma has been prepared by Ridge in this regard.

No changes to the sustainability / net zero strategy are proposed.

Submitted information

Alongside this cover letter, the below is submitted to the Local Planning Authority and should be read alongside the previously submitted application documents:

- Financial Viability Assessment by Tim Claxton Property dated September 2025
- Planning and Tall Building Statement Addendum by Deloitte dated September 2025
- Flood Risk Assessment prepared by Renaissance Version P02
- GMCA Net Zero proforma prepared by Ridge

In addition, the above information does not form part of the Environmental Impact Assessment, or alter its conclusions and therefore do not constitute additional information for the purpose of Regulation (25) of the Town and Country Planning (Environmental Impact Assessment) Regulations (2011) (as amended).

I trust the above is acceptable. Please do not hesitate to contact Rachel Poole ([redacted]) or Niall Alcock ([redacted])

Yours Sincerely

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