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31 March 2025

Jennifer Atkinson
Planning Department
Manchester City Council
PO Box 532
Town Hall
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."

The Planning Application was submitted in April 2024 and updated proposals were submitted in November 2024.

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

Highway Amendments

Discussions with the City Council Highway Officers, TFGM and Manchester Central Convention Complex (MCCC) have been ongoing since the submission of the application. In addition, a Road Safety Audit (RSA) and Designers Response have been undertaken, both issued on 21 February 2025, and enclosed with this letter. Amendments to the highways layout are therefore proposed.

Full details of the proposed changes and responses to comments received in relation to highways matters are included in the Highways Briefing Note dated 20 March 2025, issued

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under separate cover and also enclosed with this letter. To summarise the highways layout has been amended as per the below:

- Albion Street:
    - Extended central reserve island opposite Trafford Street,
    - Moving Traffic Enforcement Camera to prevent right turning HGVs heading South from Trafford St,
    - Central reserve island to prevent right turners from the Hotel Drop Off,
    - Minor kerb line changes to Albion Street & Great Bridgewater Street junction,
    - Revised road markings including yellow box junctions at Great Bridgewater Street and Trafford Street junctions.

- Great Bridgewater Street:
    - Layout changes on eastern approach for cycle lanes.

- Hotel drop off area:
    - Removal of 'Copenhagen Style' crossing and kerb angled to prevent u-turners,
    - Revised crossing details, including tactile paving, and kerb detailing to improve & enable disabled users to navigate the space.

- Trafford Street
    - Vehicle Detector added on Ramp and linked to Whitworth Street signals,
    - Minor changes to road markings to position large vehicles to pass without conflict.

The following plans have been updated:

- SVA-VEC-0-P2-DR-CH-0000 rev.P12: Great Bridgewater Street / Albert Street Junction General Arrangement Plan,
- SVA-VEC-0-P2-DR-CH-0002 rev.P04 vehicle tracking information sheet 1,
- SVA-VEC-0-P2-DR-CH-0003 rev.P05 and vehicle tracking information sheet 2 all enclosed with this letter.

Previous revisions of the plans were submitted with the Planning Application within Volume 2 of the Environmental Statement under Appendix 16.1 'Drawings and Appendices for TA'.

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In addition, an Event Management Plan is proposed that seeks the coordination of signals during large events at MCCC to ease access to their service yard.

This additional highways information constitutes further environmental information pertinent to disciplines covered within the Environmental Impact Assessment and we formally submit these under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 – Article 25.

In addition, the following plans have been updated to reflect the highways layout and are enclosed with this letter:

- 10488 SHP-ZC-A-B5D9-G200-PL-00-001 Rev P03: Viadux Phase 2 Plot 2a General Arrangement Ground Floor plan
- 10488-SHP-ZZ-A-B5D9-G100-PL-00-001 Rev P03: Viadux Phase 2 Plots 2a and 2b Masterplan Ground Floor Plan
- 2843-PLA-XX-00-DR-L-0001 Rev P07 General Arrangement Ground Floor
- 2843-PLA-XX-00-DR-L-1000 Rev P04 Hardworks - Ground Level
- 2843-PLA-XX-00-DR-L-2000 Rev P05 Softworks - Ground Level
- 2843-PLA-XX-00-DR-L-3000 Rev P04 Levels - Ground Level
- 2843-PLA-XX-00-DR-L-4000 Rev P04 Furniture - Ground Level
- 2843-PLA-XX-00-DR-L-4010 Rev P04 Lighting - Ground Level

Previously Issued Information

Since the submission of the revised details in November 2024 the following have been issued to the Council:

- Updated Fire Statement (3 February 2025)
- Consultee Response Tracker (3 February 2025)
- United Utilities Sewers Map (3 February 2025)
- NPPF Update Note (11 February 2025)
- HE Response (13 March 2025)

- TVIA and Heritage Key View Comparison (25 March)

The above information has been submitted in response to comments received from statutory consultees, the Local Planning Authority and to respond to changes in national planning policy. They do not form part of the Environmental Impact Assessment and therefore do not constitute additional information for the purpose of Regulation (25).

I trust the above is acceptable. Please do not hesitate to contact Rachel Poole (07824 362 298, rpoole@deloitte.co.uk) or Niall Alcock (07919 592 710, nalcock@deloitte.co.uk)

Yours Sincerely

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