

22 January 2025

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

F.A.O Angela Leckie

Dear Angela,

Alborton House, Manchester – Application for Minor-Material Amendments to Planning Permission for 134287/FO/2022

Please find enclosed an application under Section 73 of the Town and Country Planning Act 1990 (as amended) in order to make a Variation of Condition Amendment (to Planning Permission Ref. 134287/FO/2022).

The Applicant is Bruntwood SciTech Ltd ('the Applicant').

The application comprises this Covering Letter, and the following documentation:

- Application Form;
- Early Works and Main Works Phasing Plan – General Arrangement (ALBH-CUR-00-00-DR-S-26-0200);
- Early Works and Main Works Phasing Plan – Sections (ALBH-CUR-00-ZZ-DR-S-26-0210); and
- 077764-CUR-XX-XX-T-GE-00003-P01_Demo GI and Watching Brief Strategy;
- Demo GI Area Plan (Early Works and Mains Works Phasing);
- Revised Alborton House Condition Wording Tracker;
- Summary of Early Works; and
- The requisite fee of £293.00 (inc. VAT).

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1 Background

The Site is located in Manchester City Centre and is bounded by Cardinal House to the east, St Mary's Parsonage to the south, Albert Bridge House (car park) to the west and the River Irwell to the north. The Site measures 0.26ha. The Site is not located within a conservation area.

On 10th November 2022, Planning Permission Ref. 134287/FO/2022 was granted for the redevelopment of the Site to deliver a 19-storey building to deliver c.32,260 sqm (GEA) of commercial floorspace. The description of development was as follows:

“Demolition of existing building and erection of a 19 storey (ground including mezzanine, plus 18) building above basement level to form a mixed use office development with ancillary office amenity including gym for use by office occupiers, (Use Class E(g(i)) flexible commercial floorspace at ground floor and mezzanine (Use Class E (a), (b), (c) and/or drinking establishment Sui Generis), flexible office floorspace (Use Class E(g(i)) at Levels 1-16, and two floors of wellness centre (Sui Generis) at Levels 17 and 18 including ancillary food and beverage (Use Class E (a), (b), (g(i)) and/or drinking establishment Sui Generis), cycle parking, landscaping, highways and other associated works”

Following the grant of planning permission, Bruntwood RB Limited (the original Applicant) transferred ownership of the Site to Bruntwood SciTech Ltd.

The Applicant is now seeking to make a Variation of Condition application to Planning Permission Ref. 134287/FO/2022 to enable the development to be brought forward in accordance with their proposed phasing plan. The Applicant is currently in advanced discussions with a potential pre-let occupier, who requires Grade A office space in Manchester city centre within a specific time period. The proposed amendments are fundamental to enabling the Applicant to carry out an early works demolition package, which will ultimately expedite the ability to deliver the scheme and meet the occupier's commercial requirements. It should be recognised that Bruntwood, the Applicant, has strong expertise and long-standing track record of delivering new employment space in Manchester City Centre and this application is representative of its contribution to the vitality and vibrancy of the city.

The Site is currently occupied by a vacant office building, forming a blight this key regeneration area of the city centre. Delivering this scheme is not only beneficial for the Site, but will also help to catalyse major investment in high quality commercial office space in the Parsonage Gardens SRF area, which is a strategic priority for Manchester City Council.

To maximise the prospect of delivering the scheme in that context, the Applicant is committed to any early package of enabling works that will result in demolition of the existing buildings, and the creation of a development platform. This will help to de-risk and accelerate delivery of the approved development and the intention would be for those works to commence in a 12-month period. In the event that the market conditions do not improve to support the delivery of the scheme, then there is a commitment to submitting a temporary landscaping scheme on the site after 12 months for approval and implementing that scheme

within 3 months and maintaining its appearance thereafter, which will result in a material enhancement to the appearance in the short term, in any case.

It should be noted that this approach has been done in the past elsewhere within Manchester City Centre, for example much of Spinningfields involved demolition and the formation of development platforms prior to development coming forward.

2 Pre-Application Consultation

As part of pre-application engagement, the Applicant met with Senior Planning Officers on 10/10/2024 to provide an update on the commercial delivery strategy and discuss the proposed amendments to the condition wording included within Planning Permission Ref. 134287/FO/2022. Officers confirmed they accepted the principle of what was being proposed, but that further detailed discussions were required to agree the final form of amendments.

Since the meeting, the Applicant has continued to engage with the Local Planning Authority in respect of detailed amendments and condition details to be discharged. As part of pre-application engagement, the LPA has also consulted Environmental Health and Flood Risk team to discuss the scope and nature of proposals to ensure full consideration is given to potential environmental impacts, as well as identification of appropriate mitigation measures where required. As a result, it has been agreed with the Local Planning Authority that this can be progressed through a S.73 application and Condition Discharge application.

3 Proposed Amendments

In summary, the Applicant seeks to:

- a) Add a phasing condition, which could enable the development to be carried out under two phases: (1) *“Early Works”* and (2) *“Main Works”*.
- b) Add a Temporary Landscaping condition, which would require the submission of a temporary landscaping plan (and associated drainage) or construction delivery programme to be submitted within 12 months of demolition or *“Early Works”*, if *“Main Works”* has not commenced.
- c) Amend the trigger points associated with identified ‘pre-commencement’ and ‘prior to demolition’ conditions. This will enable commencement of the ‘Early Works’ to be expedited, in line with the commercial delivery strategy.

These amendments are discussed in further detail below.

To confirm, the Applicant is not proposing to make any physical changes to the approved development or alter the way in which the approved development would operate. The changes would simply allow the Applicant to bring the development forward in accordance with their phasing plan.

a) Phasing Condition

It is proposed to add a condition that would identify distinct phases, which will assist in clarifying which planning conditions are required to be discharged prior to the commencement of each stage of development.

“Development shall be carried out in accordance with phasing shown within Phasing Plans Nos. ALBH-CUR-00-00-DR-S-26-0200 and ALBH-CUR-00-ZZ-DR-S-26-0210), unless otherwise agreed in writing by the Local Planning Authority.”

The “Early Works” phase of the development will take place in the area outlined in green on the submitted phasing plans (Drawing Nos. ALBH-CUR-00-00-DR-S-26-0200 and ALBH-CUR-00-ZZ-DR-S-26-0210). Early Works will comprise:

- A full height hoarding, (2.8m high), will be constructed around the periphery of the Alberton House site. The existing emergency staircase exit, currently only used by Cardinal House, will remain in operation throughout the early works.
- The low-rise wing will be separated from the existing main building of Alberton House, and deconstructed to slab level, working towards the main building using a high reach machine.
- The structural works to secure the emergency staircase will progress, effectively tying the staircase at each level to Cardinal House. These works form the basis of the agreed Party Wall Works and will permit the emergency staircase to be structurally independent from Alberton House.
- Scaffolding will be constructed to the full height of west-end of Alberton House, adjacent to Trinity Way.
- The west-end of Alberton House, adjacent to Trinity Way, can then be safely deconstructed within the scaffold structure, working within each floor level progressively down the building to slab level.
- Following the completion of the Party Wall Works, scaffolding will be constructed to full height of the east-end of Alberton House, adjacent to the emergency staircase/Cardinal House. (Note: the emergency staircase is now structurally connected to Cardinal House and remains in operation).
- The east-end of Alberton House, adjacent to the emergency staircase/Cardinal House, is deconstructed within the scaffold structure, working within each floor level progressively down the building to slab level.
- The central section of Alberton House is then deconstructed to slab level.
- The Alberton House site is then grubbed-up to a depth of 2.5m, with the exception of the lower ground level building slab adjacent to the River Irwell and vehicular ramp from St. Mary’s Parsonage to the lower ground level, (indicated in blue on the Curtins drawing). All other areas will be level, or battered

in preparation for temporary landscaping works, or follow on development of new Alberton House. Please refer to Demo GI Area Plan (Early Works and Mains Works Phasing) submitted as part of this application, which identifies the area of the Site to be grubbed out (Area 1).

The Applicant will appoint a demolition contractor to carry out the proposed works. The principal contractor will be responsible for ensuring that works are carried out in a safe manner and in accordance with the Demolition and Environmental Management Plan (to be agreed by Manchester City Council (MCC)), via the concurrent condition discharge application (for the partial discharge of condition 7, as proposed to be amended). Details of the site compound, housing staff welfare and waste facilities, that will be located on-site, will be provided within the Demolition and Environmental Management Plan.

The Applicant will liaise with MCC Highways, in advance of the works taking place, to ensure that there are no adverse impacts in terms of traffic management. The Applicant will also liaise with neighbours to ensure they are suitably notified of the works prior to commencement.

An Asbestos survey R&D survey has been carried out and any asbestos will be removed by a specialist prior to works commencing. All utilities that require decommissioning to facilitate this stage of works will be decommissioned prior to works commencing.

The “Main Works” will encompass any other development, as approved under Ref. 134287/FO/2022 within the area shown in red on Drawing No. ALBH-CUR-00-00-DR-S-26-0200 and ALBH-CUR-00-ZZ-DR-S-26-0210.

b) Temporary Landscaping

It is proposed to add a condition that would require the submission of temporary landscaping (and associated drainage) or construction delivery programme to be submitted within 12 months of the completion of demolition works (Early Works), if Main Works have not commenced.

The proposed condition wording is as follows:

"Should construction/the Main Works (as detailed in Deloitte's letter dated XX) have not commenced within 12 months of demolition completing, a temporary landscaping scheme and associated temporary drainage shall be submitted and approved in writing by the Local Planning Authority. Within three months, the approved temporary landscaping and associated drainage shall be implemented and maintain its appearance thereafter."

For the avoidance of doubt, any soft landscaping introduced as a temporary measure via the above condition will not change the baseline BNG assessment or recommendations made by Penny Anderson Associates approved under the original planning permission (Ref: 134287/FO/2022).

c) Re-Wording of Conditions

It is proposed to amend the wording in full or in part of 10 conditions and the removal in full of 2no. conditions as they are considered to be a repetition of other included conditions.

A full schedule of proposed condition changes can be found at Appendix A.

Proposed amendments to conditions are summarised below and have been discussed and agreed in-principle with the LPA prior to submission:

- **Condition 3 Part a (Samples)** – It is proposed to amend the trigger point so that this condition only needs to be discharged prior to the commencement of development of the Main Works. This condition is not relevant to the Early Works phase.
- **Condition 3 Part b (Circular Economy Statement)** – It is proposed to amend the wording to remove incorrect reference to the Construction Environmental Management Plan (CEMP) and replace with Circular Economy Statement (CES) (Materials), as intended purpose of condition. *N.B. condition 7 relates to CMP.*
- **Condition 4 (Demolition Method Statement)** – This condition is to be discharged prior to the commencement of demolition. It is proposed to amend the condition wording to ensure compliance within the timescale requirements. The revised wording notes that no development other than Enabling Works (and as defined within condition 4) shall be carried out pursuant to this permission if the contract for the main works (construction and completion of the building) hereby permitted has not been let by 36 months post this decision notice.
- **Condition 6 Part a (Ground Conditions)** – It is proposed to amend the trigger point to only relate to prior to the commencement of development of the Main Works. This condition is not relevant to the Early Works phase, owing to the nature of works proposed.
- **Condition 7 (Construction and Environmental Management Plan)** – It is proposed to amend the trigger point so that this condition can be discharged as relevant to each phase of works. The proposed amendments therefore request the addition of two parts to this condition: Part a) seeks that a Demolition and Environmental Management Plan is submitted and approved by the Local Planning Authority prior to the commencement of early works and Part b) states no other works other than demolition can commence until a Construction and Environmental Management Plan or Construction method Statement has been submitted and approved.
- **Condition 8 (Archaeology WSI)** – It is proposed to amend the wording of this condition to add in a include the requirement for an archaeology watching briefing during the grubbing out stage of the early works phase. This has been informed by engagement with GMAAS.

- **Condition 9 (Public Realm and Highway Works)** – This condition is not relevant to the Early Works phase given this area of land is not intended for any of the approved public realm or highways works. It is therefore proposed to amend the trigger point so this condition only needs to be discharged prior to the commencement of development of the Main Works.
- **Condition 13 (Surface Water Drainage)** – It is proposed to amend the trigger point so that this condition only needs to be discharged prior to the commencement of development of the Main Works, given that the surface water drainage infrastructure does not form part of the Early Works phase.
- **Condition 23 part a (Local Benefits)** – It is proposed to amend the trigger point so that this condition only needs to be discharged prior to the commencement of development of the Main Works. This condition is not relevant to the Early Works phase, due to the relatively low level of labour required for this phase. It should be noted that the Applicant is committed to maximising local labour opportunities and benefits during the Early Works phase.
- **Condition 26 (Ventilation)** – It is proposed to amend the trigger point so that this condition only needs to be discharged prior to the commencement of development of the Main Works. This condition is not relevant to the Early Works phase, given that it is only relevant to the built form which does not form part of the early phase.
- **Condition 40 part a (UXO)** – It is proposed to amend the trigger point so that this condition only needs to be discharged prior to the commencement of development of the Main Works. This condition is not relevant to the Early Works phase, given that the associated scope of works is limited to grubbing out an area of the Site (up to 2.5m).
- **Condition 46 (Lighting)** – It is proposed that this condition is removed, as it is a repetition of Condition 45 (Lighting).
- **Condition 49 (Use of Space)** – It is proposed that this condition is removed as it is a repetition of Condition 48 (Use of Space).

4 Planning Policy Assessment

The Proposed amendments have been considered against all relevant Development Plan Documents and other material considerations at the time of this application. The National Planning Policy Framework (NPPF) forms a material consideration in the determination of this Application and was updated in December 2024. The Local Development Plan has also been updated as a result of the adoption of Places for Everyone Plan (March 2024) and the Addendum to the Manchester Core Strategy (2024).

The proposed amendments have been reviewed in the context of the updates to relevant planning policy and material considerations and it is concluded that there have been no changes which would affect the

consideration of this Application. For completeness, an assessment of the relevant additional requirements set by the Places for Everyone Plan (March 2024) has been outlined below:

- **Principle of Development** - The site's location falls within Manchester's Regional Centre (as per Policy EC3 of MCC's Core Strategy 2012) and City Centre (Policy CC1 of the Core Strategy). Planning policy, specifically, Policy CC1 'Primary Economic Development Focus: City Centre and Fringe', supports the principle of development on this site, particularly for high-quality office spaces. The proposed amendments do not introduce any physical changes to the approved scheme or its intended use. Therefore, from a policy perspective, the application remains consistent with the originally agreed-upon principles of the development.
- **Strategy**: Policy JP-Strat2 supports the important role the City Centre plays in supporting businesses and economic development. As such, the consented Alberton House scheme is compliant with the policy requirement as it is bringing forward much needed, high quality office accommodation in the City Centre
- **Places for Jobs**: The consented Alberton House scheme will help with supporting economic growth by aligning with objectives set out in Policy JP-J1 'Supporting Long-Term Economic Growth' by contributing to a thriving, inclusive and productive economy.
- **Greener Places**: The consented Alberton House scheme will continue to make enhancements to local biodiversity (Policy JP-GGA A Net Enhancement of Biodiversity and Geodiversity) through the various landscaping features and the extensive tree plantings.

The proposed amendments are considered to be minor-material in nature and simply seek to facilitate the timely delivery of the planning permission. Adding a phasing condition and temporary landscaping plan and amending the time trigger points (as set out above) will ensure that the first stage of (minor) works can commence without the requirement to discharge conditions that are only relevant to the main body of works, thereby enabling the Applicant to accelerate the delivery programme and meet the commercial requirements of the target occupier.

5 Environmental Impact Assessment ("EIA") Screening

The approved development was subject to an EIA. An Environmental Statement ("ES") was submitted with the application in July 2022 ("the 2022 ES"). The 2022 ES has not been subsequently updated and so the 2022 ES is the most up-to-date ES pertaining to the Site. It is acknowledged that the original application tested the Proposed Development being delivered in a single phase. Whilst this application defines the stages of 'construction' ((1) early works, including demolition, and (2) main works), the scope of works are unchanged and will be delivered in the same sequence. On this basis the proposed amendments will not give rise to any additional significant effects, beyond what has already been identified and addressed in the 2022 ES. In summary, due to the nature of the changes to the Alberton House development proposed by

this application, the conclusions of the 2022 ES are unchanged by the current proposals. As such, further updates to the ES have been screened out.

6 Summary

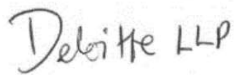
The amendments proposed are minor-material in nature, in consideration of the original Planning Permission (Ref. 134287/FO/2022). An application has been submitted through the Planning Portal (PP-13691126).

The proposed amendments will enable the Applicant to bring forward the development of the Site, in accordance with their phased schedule of works. As noted above, the Applicant is in advanced discussions with a potential pre-let occupier, who requires Grade A office space. These proposed amendments are fundamental to enable the Applicant expedite the scheme and meet the occupant's commercial requirements. The delivery of this scheme is not only beneficial for the Site, but will also help to catalyse major investment in high quality commercial office space in the Parsonage Gardens SRF area, which is a strategic priority for Manchester City Council.

The proposed amendments are wholly compliant with the policies of the Development Plan. We therefore respectfully request that this application be supported by the Planning Authority.

We would be grateful if you would notify us of validation of the application. Please do not hesitate to contact Ed Britton (edbritton@deloitte.co.uk / +44 (0)161 455 6169) or Jemma Brabrook (jbrabrook@deloitte.co.uk / (+44 (0)161 455 6903) if you have any queries.

Yours sincerely



Deloitte LLP