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19th November 2024

Planning Department
Manchester City Council
PO Box 532
Town Hall Extension
Albert Square
Manchester
FAO: Jennifer Atkinson

Dear Jennifer,

Viadux Phase 2 – Planning and Listed Building Consent Applications

Please find enclosed applications for Full Planning Permission and Listed Building Consent, which seeks approval from Manchester City Council for the development of Viadux Phase 2.

The Site is bound by the Grade II* Listed former Manchester Central Railway Station (now Manchester Central Convention Complex (MCCC)) and Great Northern Warehouse to the north, Albion Wharf and a parking lot to the east, Beetham Tower to the west, and the Deansgate-Castlefield Metrolink station and Deansgate Locks to the south. The Site incorporates the eastern-most end of the Grade II Listed Castlefield Viaduct.

For clarity, this submission is an updated version to that submitted in April 2024 (139715/FO/2024 and 139716/LO/2024). This submission considers design changes which have taken place since the Applications were submitted and validated to amend elements of Plot 2a and to remove former Plot 2c. No changes to Plot 2b are proposed. Plot 2a now includes hotel rooms as well as the residential units. As part of the updated design to accommodate the mixed hotel-residential use, former Plot 2c is omitted and is replaced by an entrance to the residential and hotel use. The amendments to Plot 2a have resultant changes to the Grade II listed Castlefield Viaduct and Great Bridgewater Street Bridge. Further highway alterations are now sought, namely a taxi drop off on Albion Street.

It should be noted that the December 2023 Scoping Report and resultant February 2024 Scoping Opinion were based on the proposals before they were amended. The technical experts who advised on the Scoping Report have reviewed their subjects and have confirmed that the amended Proposed Development does not result in a need to amend the list of subjects to be scoped in/out of the Environmental Statement. Further, they have advised that the changes do not result in a need to change the methodology for undertaking any of the assessments. However, all technical chapters of the Environmental Statement have been updated to reflect the amendments, and remodelling/analysis has been undertaken where required. Furthermore, the Environmental Statement has been updated in

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relation to the list of Committed Developments for the purposes of assessing the Cumulative Impacts, and a revised list of Committed Developments as of October 2024 has been agreed with the LPA.

The Applicant is Salboy Central Ltd.

Description of Development

The Proposed Development is described as follows:

> *"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."*

> *"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 buildings."*

Application Documentation

All documents submitted in April 2024, including the Environmental Statement, plans and stand-alone reports have been updated and resubmitted to reflect the current proposals and supersede the previously submitted versions. For completeness, a full list is set out below:

Application Documentation	Author
Accommodation Schedule	SimpsonHaugh & Partners
Application Site Boundary and Location Plan	SimpsonHaugh & Partners
Technical Aerodrome Safeguarding Assessment	Pager Power
Broadband Connectivity Assessment	Pager Power
Crime Impact Statement	Greater Manchester Police
Design and Access Statement (Inc. Schedule of Works)	SimpsonHaugh & Partners
Preliminary Ecology Appraisal and Biodiversity Net Gain Assessment	Penny Anderson Associates
Preliminary Roost Assessment for Bats	Penny Anderson Associates
Energy Strategy Report	Ridge

Environmental Standards Statement (incl. Sustainability Statement)	Ridge
Existing and Proposed site plans, sections and elevations (including drawing schedule)	SimpsonHaugh & Partners
Fire Statement Plots 2a and 2b	Design Fire Consultants
Flood Risk Assessment and Drainage Strategy	Renaissance
Landscaping Design and Access Statement and associated landscaping drawings	Planit-IE
Local Labour Proposal	DOMIS
Residential and Commercial Strategy Outline	Salboy
Viadux Phase 2 – Phase I Geo-Environmental Assessment Report	Renaissance
Planning Application Form and Ownership Certificates	Deloitte LLP
Planning and Tall Statement	Deloitte LLP
Blue and Green Infrastructure Statement	Deloitte LLP
Heads of Terms	Deloitte LLP
Waste Management Strategy	SLR
Statement of Community Consultation	Deloitte LLP
TV Reception Survey	Pager Power
Ventilation Strategy	Ridge
Listed Building Structural Report	Renaissance
Environmental Statement	
Volume 1: Environmental Statement including: Introduction Methodology Site, Surroundings and Description of Proposals Consideration of Alternatives Construction Management and Phasing Townscape and Visual Impact prepared by Planit-ie Heritage prepared by Heritage Architecture Air Quality prepared by Hydrock Noise and Vibration prepared by Jameson Acoustics	

Daylight/Sunlight/Overshadowing prepared by GIA Solar Glare prepared by GIA Wind prepared by Architectural Aerodynamics Climate Change prepared by Ridge Human Health prepared by Enfusion Socio Economic prepared by Ekosgen Traffic and Transport prepared by SLR Consulting Ltd Archaeology prepared by CIVIC Summary of Residual Impacts Type 1 Cumulative Impacts	
Volume 2: Technical Appendices Appendix 2.1. EIA Scoping Report Appendix 2.2. EIA Scoping Response (dated 22 February 2024) Appendix 5.1 Construction Management Plan Appendix 6.1 - Townscape – Baseline, Assessment and Figures Appendix 6.2 - Views – Baseline Assessment/Figures Appendix 6.3 – Kinetic Views Appendix 7.1 - Heritage Significance Appraisal Appendix 7.2 - Heritage Impact Assessment Appendix 8.1 – Air Quality Technical Assessment (28401-HYD-XX-ZZ-RP-Y-2001-P05) Appendix 9.1: Acoustic Terminology Appendix 9.2: Relevant Legislation, Policy & Guidance Appendix 9.3: Noise Survey Details & Summary Results Appendix 9.4: Vibration Survey Details & Summary Results Appendix 9.5: Construction Noise Calculation Sheets Appendix 10.1 – Drawings of the Baseline and Proposed Assessment Scenario Appendix 10.2 – Daylight and Sunlight Results for Baseline v Proposed Appendix 10.3 – Drawings of the Baseline and Proposed + Cumulatives Assessment Scenario Appendix 10.4 – Daylight and Sunlight Results for Baseline v Proposed + Cumulatives Appendix 11.1 – Solar Glare Assessment. This appendix contains the technical analysis for all relevant viewpoints prepared to support the solar glare assessment Appendix 11.2 – Solar Glare Intensity Summary Note. This appendix provides supplementary information for locations where glazing reflectance thresholds are recommended for mitigation of solar glare effects	

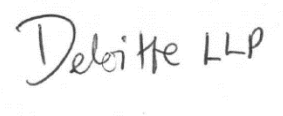
Appendix 12.1: Wind Microclimate Technical Report Appendix 13.1 - Energy Strategy Report Appendix 13.2 – EUI Prediction Technical Note Appendix 13.3 – Embodied Carbon Technical Note Appendix 16.1 – Transport Statement Appendix 16.2 – Travel Plan Appendix 17.1 - Archaeological Desk-based Assessment (DBA)	
Volume 3: Non-Technical Summary	Deloitte LLP

Summary

The Application has been submitted via the Planning Portal (Ref. 12913804). Payment of the planning application fee in the sum of £202,422 was made directly to Manchester City Council upon submitting the April 2024 application. An additional £15,608 has been paid directly to Manchester City Council to reflect the revised fee associated with the amended proposal. I would be grateful if you could please confirm receipt of this fee.

I look forward to written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact my colleagues Rachel Poole (0161 455 6272 / rpoole@deloitte.co.uk) and Josh Wyatt-Smith (jwyattsmith@deloitte.co.uk / 0161 455 8451).

Kind regards



For Deloitte LLP