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6 September 2024

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

FAO Jennifer Atkinson

Dear Jennifer,

**New Victoria: Phase 2 (Office)**
**Application for Non-Material Amendments to Planning Permission Ref 137792/FO/2023**

Please find enclosed an application under Section 96a ('s96a') of the Town and Country Planning Act 1990 in order to make Non-Material Amendments ('NMA') to Ref. 137792/FO/2023 (hereby referred to as the 'New Victoria Office permission').

The Applicant is Toriview Limited (the 'Applicant').

## Background

The Site is located within Manchester City Centre, and is bound by Manchester Victoria Train Station to the west, Metrolink tramlines to the south-west, Corporation Street to the east and the Phase 1 New Victoria: a residential development to the north.

The Site benefits from two extant planning permissions, and forms part of a wider regeneration project known as 'New Victoria,' focused on land bounded by Manchester Victoria Train Station, Corporation Street and Cheetham Hill Road (A665). Having originally secured Planning Permission on 29th September 2016 (Ref: 111777/FO/2016/C1), the applicants Muse Developments and Network Rail subsequently secured planning permission for an amended scheme (Ref.128667/JO/2020) on 19th March 2021.

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That planning permission has been implemented through the lawful implementation of Phase 1 of the development which has now been completed. Phase 1 comprises two residential buildings providing 520 apartments, along with ground floor commercial space, parking and other associated works. The planning permission approves proposals for an 8-storey commercial office development in respect of the subject site.

In 2022, the application Site was sold to the Applicant and in October 2022, Full Planning Permission (Ref: 134092/FO/2022) was granted for an alternative office-led development providing up to 11,780 sq. m of office floorspace (GIA) across 10 floors. The proposals also included a ground floor commercial unit, landscaping, cycle parking and associated works for the Site. That Permission has not been implemented but also remains live given that it is a relatively recent consent and is therefore to lapse on 20th October 2025.

On the 21st May 2024, new Planning Permission (Ref: 137792/FO/2023) was granted for a 12-storey office development on the Site, adding two storeys to the former approved scheme. The description of development was as follows:

> *"Erection of a 12 storey building (inc. (Ground + Mezzanine) + 11 storeys, basement and roof terrace and plant), comprising office accommodation, a ground floor retail unit, roof terraces, plant, cycle parking, hard and soft landscaping, access and servicing and other associated works."*

In conjunction, Deloitte submitted an application (Ref. CDN/23/0229) on 4th April 2023 for discharge of pre-commencement planning conditions (conditions 3,4,5,6,7,8,9,10 and 12) attached to the existing planning consent for the 10-storey office development (Ref. 134092/FO/2022) that was later discharged on 14th May 2024. The application to discharge the pre-commencement conditions was to satisfy those conditions during the preparation and determination of the revised scheme for the 12-storey development, with the resultant effect of leaving no pre-commencement conditions attached to the 12-storey permission (i.e. conditions 3,4,5,6,7,8,9,10 and 12 to become 'compliance' conditions).

Proposed amendments are being sought to amend the approved TfGM drainage diversion plan (approved by way of Condition Discharge Permission (Ref. CDN/23/0229) and 12-storey Permission (Ref: 137792/FO/2023), in order to provide a more rational layout that allows sufficient clearance / appropriate locations of manhole covers that could be easily accessed for routine maintenance as required. As such, the changes are considered to be minimal, and would not impact the principles of the drainage strategy.

## Proposed Amendments

This Application seeks to revise and rationalise the proposed drainage diversion plan as detailed in Condition 9 of approved Planning Permission of (Ref: 137792/FO/2023). The amended design only seeks to simplify the drainage run on the site. The point of inlet and outlet connections remains as per the approved plan, with the change designed to show the manholes now sitting outside the building.

Figure 1 and Figure 2 shows the proposed drainage diversion plan.

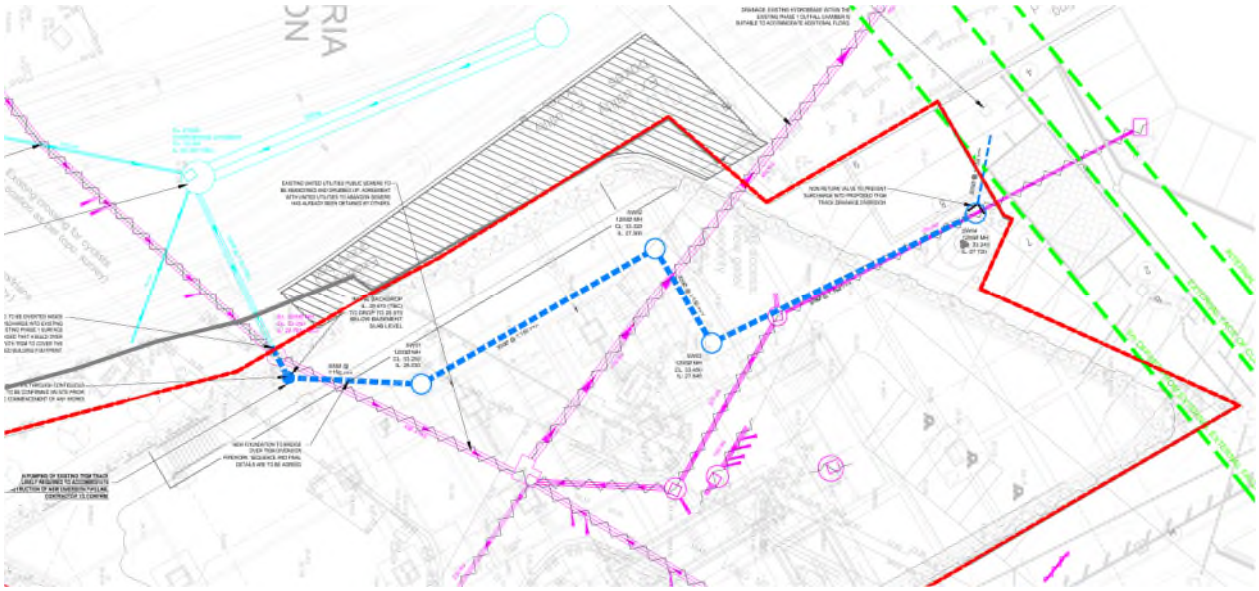


Figure 1- Previously approved Drainage Plan as per Ref: 137792/FO/2023

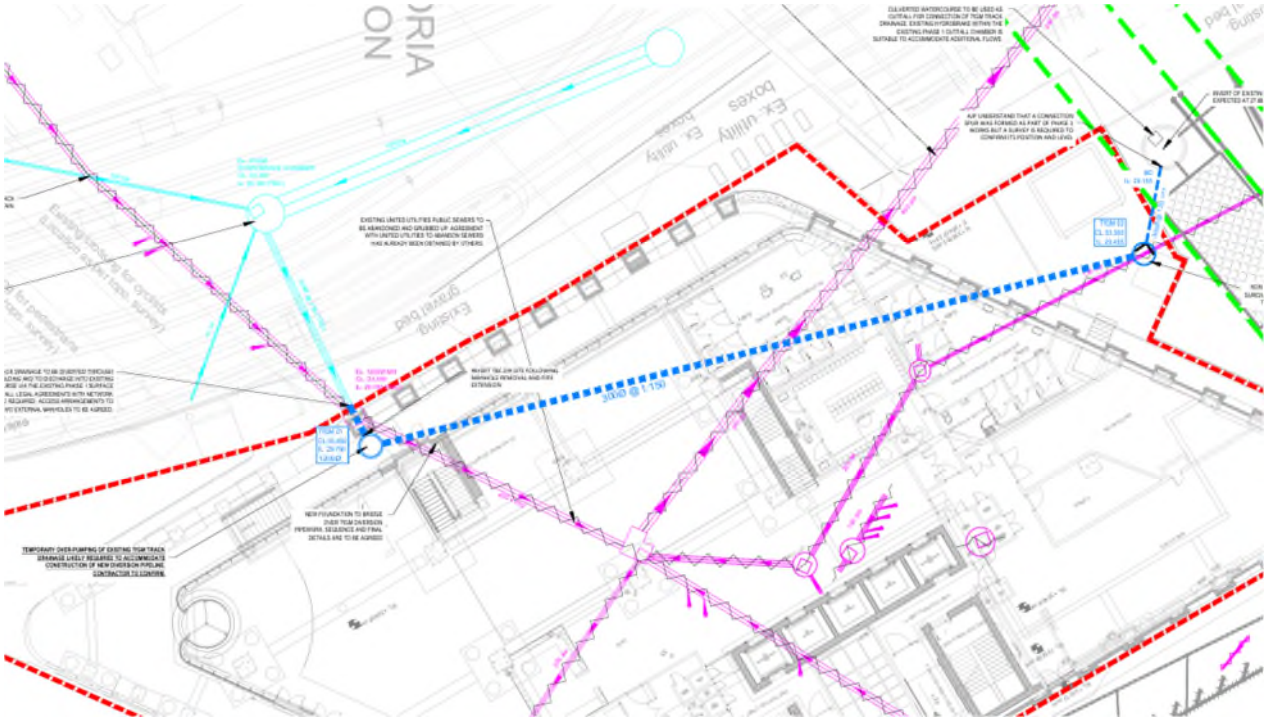


Figure 2 - Proposed Drainage Diversion Plan

Pre-application consultation has been conducted with United Utilities, Network Rail and Transport for Greater Manchester (TfGM) regarding the details of this proposed change being sought.

TfGM responded by agreeing that the drainage design is much simpler than the previous iteration which would be easier to maintain, and therefore potentially reduce the scope for any potential future issues being experienced by Metrolink. The design would be of little consequence providing it delivers the

objective of replacing the United Utilities drain to remove the water runoff from the drain at the edge of Victoria station's curtilage to a suitable outfall.

## Planning Policy Framework

The proposed amendments have been considered against all relevant Development Plan Documents and other material considerations at the time of this application, considering that there is an extant permission, and the proposed adjustments are considered to be non-material in their nature. This includes the 2012 Manchester Core Strategy, Saved Policies of the 2006 Manchester Unitary Development Plan and the National Planning Policy Framework. In addition, the proposed amendments are in line with the Places for Everyone Joint Development Plan 2024 and the addendum note to the Manchester Core Strategy dated 2024.

In summary, the proposed amendments are non-material and therefore do not give rise to any new planning considerations from the extant permission.

## Non-Material Amendments to the Approved Development

This Application is to facilitate Non-Material Amendments to the approved scheme, following changes in the drainage diversion plan. The proposed description of development for the NMA is as follows:

> *"Non-material amendment to Planning Permission 137792/FO/2023 to allow for rationalisation of the drainage diversion strategy."*

As part of the Non-Material Amendments, it is necessary that Condition 9 is amended in order to include the relevant updated drainage diversion plan. As such, the proposed revised wording is outlined below with additions in **bold**:

*9) (a) The drainage strategy shall be carried out in accordance with the following documents (as approved under CDN/23/0229).*

*- Planning Portal uploads 04 April to 09 June 2023, and 02 April 2024 - Uploads to the Planning Portal under 134092/FO/2022 - The email: o From: Jennifer Atkinson Sent: Monday, August 14, 2023 11:39 AM To: Flood Risk Management Subject: Fw: CDN 23 0229 new Victoria o From: Radford, Cameron N Sent: Wednesday, October 25, 2023 11:03 AM To: Jennifer Atkinson Cc: Poole, Rachel J Subject: RE: CDN 23 0229 new Victoria o From: Jennifer Atkinson Sent: Thursday, March 7, 2024 3:24 PM To: Laura Peacock Cc: Flood Risk Management Subject: Fwd: New Victoria - FRT Comments o From: Radford, Cameron N Sent: Tuesday, April 2, 2024 9:38 AM 137792/FO/2023 Page 7 of 20 To: Flood Risk Management Cc: Jennifer Atkinson ; Poole, Rachel J Subject: RE:CDN/23/0229 (b)* ***and Proposed Drainage Diversion Plan (Document Ref. S2-221-132 NV-AJP-XX-XX-DR-C-00002-P03***

*The development shall then be constructed in accordance with the approved details, within an agreed timescale.*

Deloitte.

## Application Submission

The application comprises this Covering Letter, and the following:

- Application Form and Notice Certificates;
- Site Location Plan;
- Proposed Drainage Diversion Plan (Document Ref. S2-221-132 NV-AJP-XX-XX-DR-C-00002-P03);
- The requisite fee of £363 (including £70 service charge)

## Summary and Conclusion

The amendments proposed in this application will result in a development that is substantively unchanged from the approved development on-site (Ref. 137792/FO/2023).

The development is therefore wholly compliant with the policies of the Development Plan and there are no material considerations which would justify refusal of the application. We therefore respectfully request that this application be supported by the Planning Authority.

The application is submitted through Planning Portal, reference PP- 13327743. Payment has been sent via Planning Portal for the sum of £363 (including £70 service charge) in respect of the application fee.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact my colleagues Cameron Radford (cameronnradford@deloitte.co.uk / 0161 455 6768) or Rachel Poole (rpoole@deloitte.co.uk / 01614556272).

Yours sincerely




Deloitte LLP
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Deloitte.