

16 October 2024

Delivered via Planning Portal

Angela Leckie
Manchester City Council
Town Hall
PO Box 488
Manchester
M60 2JT

Dear Angela

**DISCHARGE OF CONDITIONS 11D, 11H AND 13 PURSUANT TO PLANNING PERMISSION REFERENCE
131634/JO/2021, VICTORIA HOUSE, GREAT ANCOATS STREET, MANCHESTER, M4 7AB**

On behalf of our client, FG Victoria House Limited ('the applicant'), I am pleased to enclose an application to discharge conditions 11d (Landscaping and Highways – Surface Water), 11h (Wayfinding) and 13 (SUDS Verification) pursuant to planning permission 131634/JO/2021 at the above site.

Previous applications relating to conditions 11d (LPA ref. CDN/23/0789), 11h (LPA ref. CDN/24/0179) and 13 (LPA ref. CDN/24/0163) were refused by MCC. This letter explains how the reasons for refusal have been addressed such that the information submitted as part of this application is now sufficient for these conditions to be discharged.

This application is submitted via the Planning Portal (ref. PP-13485060) and comprises the following information:

- Completed Application Forms, prepared by Turley
- This Covering Letter, prepared by Turley

Condition 11d (Landscaping and Highways – Surface Water)

- Below Ground Drainage Plan (dwg ref. VHM-REN-00-FN-DR-C-01100 FC03)
- Drainage Maintenance Strategy (doc ref. VHM-REN-00-XX-RP-C-00005-P02)
- Hydraulic Calculation, prepared by Renaissance Ltd

Condition 11h (Wayfinding)

- Victoria House Wayfinding Strategy (Rev 2 dated June 2024)

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6 Atherton Street
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Condition 13 (SUDS Verification)

- Below Ground Drainage Plan (dwg ref. VHM-REN-00-FN-DR-C-01100 FC03)
- Drainage Maintenance Strategy (doc ref. VHM-REN-00-XX-RP-C-00005-P02)
- Hydraulic Calculation, prepared by Renaissance Ltd

The requisite application fee of £145.00 has been paid online via the Planning Portal.

BACKGROUND

Full planning permission was granted by Manchester City Council ('MCC') on 26 August 2020 for the redevelopment of Victoria House, including the demolition of the existing building and the construction of residential apartments with ground floor commercial space (ref. 122000/FO/2018) ("Victoria House Planning Permission").

This permission relates to the redevelopment Victoria House, which comprises Plot E of the Portugal Street East Strategic Regeneration Framework ('PSE SRF') area located within Manchester City Centre. The development aims to offer a high-specification residential led 'build-to-rent' scheme, complemented by ground floor commercial space and internal and external amenity space.

Since the permission was granted a number of Discharge of Conditions applications have been submitted and approved. A number of applications to amend the scheme have also been submitted and approved, including five Non-Material Amendments ("NMA") and an amendment under s73 of the TCPA 1990 ("S73").

As mentioned above, an NMA application (LPA ref. 131634/JO/2021) was approved in July 2022 which amended the description of development. The full wording of the approved development is as follows:

Erection of a part 25 part 3 storey residential tower (Use Class C3) for 177 apartments comprising 57 x 1 bed (34 x 1 bed 1 person and 23 1 bed 2 person), 115 x 2 bed (36 x 2 bed 3 person and 79 x 2 bed 4 person) and 5 x 3 bed (3 bed 5 person) with ground floor commercial space (Use Class A1, A2, A3, A4 and D1) above partial basement level associated shared amenity spaces at 3rd floor level, realm enhancements following demolition of existing buildings.

A full history of the applications post approval can be seen below in **Table 1**.

Table 1: Application History Summary

Application Type	Condition No. (If Applicable)	Reference	Status
Discharge of Condition	3a	CDN/22/0601	Discharged
Discharge of Condition	3b	CDN/21/0605	Discharged
Discharge of Condition	3c	CDN/22/0925	Discharged
Discharge of Condition	4	CDN/21/0356	Discharged
Discharge of Condition	5	CDN/22/0518	Discharged
Discharge of Condition	6	CDN/21/0841	Discharged

Application Type	Condition No. (If Applicable)	Reference	Status
Discharge of Condition	7	CDN/24/0114	Discharged
Discharge of Condition	8(a)	CDN/21/0508	Discharged
Discharge of Condition	8(a)	CDN/21/0699	Discharged
Discharge of Condition	8(b)	CDN/24/0147	Discharged
Discharge of Condition	9	CDN/21/0285	Discharged
Discharge of Condition	10	CDN/21/0629	Discharged
Discharge of Condition	11a	CDN/21/0762	Discharged
Discharge of Condition	11a, b, c, d, e, f, k	CDN/23/0789	a – partially discharged b, c, e, f, k – discharged d - refused
Discharge of Condition	11g, h	CDN/24/0179	Refused
Discharge of Condition	11i, j	CDN/24/0114	Partially discharged
Discharge of Condition	12	CDN/21/0763	Discharged
Discharge of Condition	13	CDN/24/0163	Refused
Discharge of Condition	14	CDN/23/0789	Discharged
Discharge of Condition	15a	CDN/24/0114	Partially discharged
Discharge of Condition	16	CDN/21/0568	Discharged
		CDN/24/0114	Discharged
Discharge of Condition	17	CDN/21/0568	Discharged
		CDN/24/0114	Discharged
Discharge of Condition	18	CDN/23/0848	Discharged
Discharge of Condition	21	CDN/21/0636	Discharged
Discharge of Condition	22(a)	CDN/21/0507	Discharged
	22(b)	CDN/24/0114	Discharged
Discharge of Condition	24	CDN/22/0706	Discharged
Discharge of Condition	25	CDN/24/0114	Discharged
Discharge of Condition	27	CDN/23/0789	Not relevant
Discharge of Condition	33	CDN/21/0380	Discharged
Discharge of Condition	35	CDN/24/0582	Discharged
Discharge of Condition	36	CDN/24/0147	Discharged
Discharge of Condition	38	CDN/21/0285	Discharged
Discharge of Condition	38(b)	CDN/22/0359	Discharged

Application Type	Condition No. (If Applicable)	Reference	Status
Discharge of Condition	39	CDN/24/0583	Discharged
Non-Material Amendment		131328/NMC/2021	Approved
Non-Material Amendment		131607/NMC/2021	Approved
Non-Material Amendment		134708/NMC/2022	Approved
Non-Material Amendment		136167/NMC/2023	Approved
Non-Material Amendment		137455/NMC/2023	Approved
Non-Material Amendment		139175/NMC/2024	Approved
Section 73 Amendment		131634/JO/2021	Approved

DISCHARGE OF CONDITIONS

Condition 11d (Landscaping and Highways – Surface Water)

Condition 11d states that:

Prior to the commencement of development a programme for submission of final details of the public realm works and highway works as shown in dwgs numbered (a) RFM-XX-))-DR-L-0001 shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted:

- *(d) Details of how surface water from the public realm would be managed within the public realm through Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces.*

The previous application (LPA ref. CDN/23/0789) was refused due to the submitted information not aligning with the approved drawings under the application to discharge condition 12 (SUDS) (LPA ref. CDN/21/0763).

The information submitted pursuant to this application (doc ref VHM-REN-00-XX-RP-C-00005-P02) is demonstrates how the surface water from the external areas will be managed on site. The information aligns with the as-built drawings.

Condition 11h (Wayfinding)

Condition 11h states that:

Prior to the commencement of development a programme for submission of final details of the public realm works and highway works as shown in dwgs numbered (a) RFM-XX-))-DR-L-0001

shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted:

- *(h) Details of a wayfinding strategy to include signage (including for directing cyclists to nearby cycle routes) and any other appropriate methods to ensure the legibility of linkages within the PSE SRF Area with Piccadilly Station, the Metrolink and other adjacent Neighbourhoods (which includes consideration of older and disabled people)*

The previous application (LPA ref. CDN/24/0179) was refused due to:

- Limited dimensional details on where the wayfinding/ signage are positioned.
- Limited details provided on the adopted and un-adopted highway, and the private or public realm areas.
- Insufficient information on who will take on the responsibility of the maintenance of the wayfinding and signage within the public/private realm.

The enclosed updated Wayfinding Strategy [Rev 2 dated June 2024] includes the dimensional details of the wayfinding signage (at page 12); includes an updated sign location plan at page 14; confirms Urban Bubble will maintain the private signage; and identifies the adopted/unadopted highway and the public/private realms at page 14.

Condition 13 (SUDS Verification)

Condition 13 states that:

No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- a) Verification report providing photographic evidence of construction as per design drawings;*
- b) As built construction drawings if different from design construction drawings;*
- c) Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.*

The previous application (LPA ref. CDN/24/0163) was refused due to the following reasons:

- Part (a)
 - Requires images of the installation of attenuation tank or hydro-brake.
 - Requires clarification as to where the images were taken.
- Part (b)
 - Require confirmation whether the constructed levels within the as-built layout is correct.
 - Requested an updated hydraulic model that reflects the constructed network.

- Requested that the as-built layout must demonstrate flow control rate and volume of attenuation, and the connection into the public sewer system with an accurate invert level.
- Part (c)
 - Requests the inclusion of the adoption process for the structures and to provide the appropriate adoption plan / management company responsible for maintenance.

The enclosed information submitted with this application addressed the above requirements, or clarifies why it has not been able to achieve the specific comments.

- Part (a)
 - Annotation diagram to be followed up
- Part (b)
 - Updated Below Ground Drainage Plan (dwg ref. VHM-REN-00-FN-DR-C-01100 FC03) addresses the apparent issue with a backfall from the flow control manhole.
 - Updated Below Ground Drainage Plan (dwg ref. VHM-REN-00-FN-DR-C-01100 FC03) also confirms that the necessary discharge rate from the flow control manhole agreed with United Utilities is noted along with the attenuation volume required to achieve this.
 - The connection into the public sewer is shown on the Updated Below Ground Drainage Plan (dwg ref. VHM-REN-00-FN-DR-C-01100 FC03). As it is a saddle connection, there is no invert level noted at this point on the as-built survey. However, the invert level for the final combined manhole is noted on the drawing.
 - The updated hydraulic model is also provided.
- Part (c)
 - The on-site system is not intended to be adopted so there is no adoption process for any of the below ground drainage elements. Therefore, this part of the comment/condition is not relevant.

CONCLUSION

In reviewing the information detailed above, I trust that you have the relevant information in order to validate this application and discharge the above conditions pursuant to planning permission 131634/JO/2021.

However, should you have any queries, please do not hesitate to contact my colleague Amy Gaskell (amy.gaskell@turley.co.uk).

Yours sincerely



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Assistant Planner

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