

22 October 2024

Delivered via Planning Portal

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

Dear Angela

**DISCHARGE OF CONDITION 11G 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 condition 11g (street lighting) pursuant to planning permission 131634/JO/2021 at the above site.

Previous application relating to condition 11g (LPA ref. CDN/24/0179) was 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-13497420) and comprises the following information:

- Completed Application Forms, prepared by Turley
- This Covering Letter, prepared by Turley
- Street lighting specification & spacing (dwg ref. 0601-RFM-XX-00-SK-L-0016-P03), prepared by Reform Landscape Architecture
- External Lighting Assessment (doc ref. P1389-EXT-001), prepared by Novo

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

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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
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

Application Type	Condition No. (If Applicable)	Reference	Status
			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	11d, 11h, 13	Planning Portal reference: PP-13485060	Pending validation
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
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

Application Type	Condition No. (If Applicable)	Reference	Status
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 11g (Street Lighting)

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:

- (g) Street lighting around the site (which includes for consideration of older and disabled people)

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

- Limited dimensional details provided on where the streetlights 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 streetlights.

The enclosed updated street lighting specification & spacing plan includes the dimensional details of the post to be 0.1m (in depth) x 4m (in height).

This application also confirms the street lighting is within the legal demise of Victoria House and will be fed electrically from Victoria House. The lighting shall have in excess of 40,000 hours of life, and as such, maintenance access shall be infrequent under normal operation.

The street lighting is proposed within the privately owned public realm area (i.e. not within the adopted highways boundary), which is shown in Street lighting specification & spacing plan (dwg ref. 0601-RFM-XX-00-SK-L-0016-P03), prepared by Re-form Landscape Architecture, and will be maintained by Urban Bubble.

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 condition 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

A handwritten signature in black ink that reads "Melissa". The script is cursive and fluid.

Melissa Lee Wing Tung
Assistant Planner

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