Deloitte.

Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitte.co.uk

Direct phone: +44 161 455 6512
johcooper@deloitte.co.uk

9 April 2024

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

FAO Jennifer Atkinson

Dear Jennifer

Viadux Phase 1, Albion Street, Manchester - Application for Discharge of Conditions 34, 35, 36, 37, 41 and 42 attached to Planning Permission ref. 133998/JO/2022

Please find enclosed an application for the discharge of Conditions 34, 35, 36, 37, 41 and 42 attached to Planning Permission ref. 133998/JO/2022. The application relates to the Viadux Phase 1 Site and the applicant is Salboy Central Ltd.

Background

Planning Permission (Ref 115871/FO/2017) was granted at the Site on 27 July 2017, for:

Erection of a 40 storey building to form 375 residential apartments (Use Class C3a) and the erection of a 14 storey building for form offices (Use Class B1) (31,756 sqm) together with ground floor commercial space (Use Class A1, A3 or A4) (1010 sqm) with associated enclosed service yard, public realm including staircase and lift to connect with viaduct, car and le parking, landscaping and other associated works.

The Planning Permission has been amended via the following consents:

Application Reference	Description	Status
126604/NMC/2020	Non Material Amendment to planning permission 115871/FO/2017 to include an additional drawing in respect of drainage to condition 3 and to amend the trigger points and include the drainage drawing to conditions 4, 5a, 6, 7a, 8, 14 and 41a	Approved 27 March 2020

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Application Reference	Description	Status
126868/JO/2020	Variation of planning conditions 2, 3, 21, 24, 25, 29, 30, 31, 32, 36 and 38 of planning permission 115871/FO/2017 (amended by 126604/NMC/2020) to allow for a reduction in overall height of the building by 2.5 metres, changes to the number and type of structural interventions into the listed arches, modification and alteration to the bridge over Great Bridgewater Street, alterations to the ground floor layout including enlargement of residents lobby together with re-location of the cycle store and reduction in car parking, alterations to the upper floor layout to remove 3 bedroom apartments and elevational alterations to main facade of the residential tower to modify the fin arrangement together with alteration to the podium with the introduction of perforated panels.	Approved 20 August 2020
129153/NMC/2021	Alterations to the ground floor including enlargement of amenity area, reducing the size of the commercial floorspace, together with alterations to the cycle store and access, relocation and enlargement of residents' lounge to level 1 together with alterations to boundary treatment and enlargement of gym floor spaces to podium together with associated alterations to public realm and elevational alterations.	Approved 04 March 2021
131326/NMC/2021	Facilitate elevational alterations to stair, planters and lift shaft including modifications to materials.	Approved 26 August 2021
133998/JO/2022	Variation of planning conditions 2, 3, 18, 20, 21, 24, 25, 29, 30, 31, 32 and 36 of planning permission 126868/JO/2020 to facilitate elevational alterations, internal reconfiguration of the commercial floor spaces including creation of a tripe height entrance foyer, encapsulation of tram track, certation of amenity spaces and external terraces, alterations to landscaping and creation of an external seating area and other associated works.	Approved 15 August 2022
139045/NMC/2024	Non material amendment to planning permission 133998/JO/2022 toreconfigure internal floorspace including reduction in number of apartments from 375 to 362 and removal of plant from level 19, introduction of decorative louvres and amendment to serve yard gates.	Approved 01 February 2024

Planning Permission ref. 133998/JO/2022 has been implemented and Phase 1 is currently under construction. The Phase 2 office block, whilst lawfully implemented, has not been delivered.

This application therefore relates to planning conditions applied in relation to the Phase 1 Residential Development of the associated Planning Permission.

Pre-Application Consultation

This application is submitted following consultation with the Local Planning Authority. A pre-application meeting was held on 21st February 2024 with the case officer, Jennifer Atkinson.

It was explained during this meeting that this condition discharge application would be brought forward concurrently with a Section 96a application to agree interim design changes to the ground floor layout and landscaping which would allow Phase 1 to be occupied and operational in advance of a revised Phase 2 application being approved.

These interim design changes were agreed in principle with the case officer via email correspondence dated 19th March 2024 and subsequent follow up meeting with the Case Officer on 22nd March 2024 and so it is these amended plans which have been submitted to discharge Conditions 36 (Cycle Parking), 37 (Disabled Parking) and 41 (Electric Vehicle Charging points) specifically due to them requiring details related to landscaping and the ground floor layout.

Condition Discharge

This section sets out the relevant conditions and documents that are submitted in support of the application.

Condition 34 – Secure by Design Accreditation

The wording of Condition 34 is as follows:

"The development shall be carried out in accordance with the Crime Impact Statement (Version A) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017. The development shall only be carried out in accordance with these approved details. Prior to the occupation of each phase the Council as local planning authority must acknowledged in writing that it has received written confirmation of a Secured by Design accreditation."

To support the full discharge of Condition 34 in respect of Phase 1, document 'Viadux Phase 1 – Secure by Design Accreditation' has been prepared by Greater Manchester Police's (GMP) Secure by Design team and is submitted with this application.

Condition 35 – Framework Travel Plan

The wording of Condition 35 is as follows:

"The development hereby approved shall be carried out in accordance with the Framework travel plan stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017.

In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those

living at the development;
ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time
iii) mechanisms for the implementation of the measures to reduce dependency on the private car
iv) measures for the delivery of specified travel plan services
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of each phase, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use."

To support the full discharge of Condition 35 in respect of Phase 1 document 'Viadux Phase 1 – Travel Plan' has been prepared by SLR and is submitted in support of this application.

Condition 36 – Details of Cycle Parking Provision

The wording of Condition 36 is as follows:

"Prior to the first occupation of each phase the cycle provision, as indicated on drawing 10053-MP-A-B5D9-G100-P-00-001 REV 04 Stamped as received by the City Council, as Local Planning Authority, on the 8 June 2022. The approved details shall then be implemented prior to the first occupation/use of each phase and thereafter retained and maintained in situ."

It was agreed with the Local Planning Authority via email correspondence dated 19th March 2024 and subsequent follow up meeting on 22nd March 2024 that an interim ground floor layout could be implemented to allow the Phase 1 building to be occupied prior to a revised Phase 2 application being approved. It is therefore details related to this interim design (which allows for 1:1 cycle space provision) that are submitted with this application to fully discharge this condition.

A concurrent Section 96a application will has been submitted (PP-12959255) to amend this condition wording as necessary to allow the interim design to be implemented.

Condition 37 – Details of Disabled Car Parking

The wording of Condition 37 is as follows:

"Prior to the first occupation of the residential element of the development hereby approved, details of disabled car parking provision shall be submitted for approval in writing. The approved details shall then be implemented prior to the first occupation of the residential element and remain in situ for as long as the development remains in use."

To support the full discharge of Condition 37, document '10333-Z1-A-B5D9-G100-PL-00-011' have been prepared by SimpsonHaugh & Partners and is submitted with this application.

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Condition 41 – Details of Electric Vehicle Charging Points

The wording of Condition 41 is as follows:

"Prior to the first occupation of the residential element of the development, details of electric car charging points within the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first occupation of the residential element of the development."

To support the full discharge of Condition 41, document '10333-Z1-A-B5D9-G100-PL-00-011' has been prepared by SimpsonHaugh & Partners and is submitted with this application.

Condition 42 – Details of Bat and Bird Boxes

The wording of Condition 42 is as follows:

"Prior to the first occupation of each phase, details of bird and bat (boxes) to be provided (including location and specification) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented within a timescale to be agreed in writing with the City Council, as Local Planning Authority."

To support the full discharge of Condition 42 in respect of Phase 1, documents highlighting the location of Bat and Bird Boxes have been prepared by Penny Anderson Associates and is submitted with this application.

Summary

This application comprises this Covering Letter, supporting application forms and the following documentation:

Condition		Partial or Full Discharge	Documents Submitted
34	Secure by Design Accreditation	Full	• 'Viadux Phase 1 – Secure by Design Accreditation' prepared by GMP
35	Framework Travel Plan	Full	• Framework Travel Plan
36	Details of Cycling Provision	Full	• 10333-Z1-A-B5D9-G100-PL-00-010
37	Details of Disabled Parking	Full	• 10333-Z1-A-B5D9-G100-PL-00-011
41	Details of Electric Vehicle Charging Points	Full	• 10333-Z1-A-B5D9-G100-PL-00-011

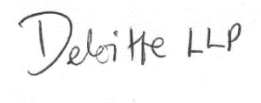
42	Details of Bat and Bird Boxes	Full	• Details of Bat and Bird Box locations

The application has been submitted through the Planning Portal and the reference number for this application is PP-12943388.

A fee has been paid to Manchester City Council for £215, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of Conditions 34, 35, 36, 37, 41 and 42 as outlined above.

If you require any further details, please do not hesitate to contact my colleague Joe McElhone (0161 455 6994 / joemcelhone@deloitte.co.uk) and Josh Wyatt-Smith (0161 455 8451 / jwyattsmith@deloitte.co.uk).

Yours sincerely



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