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04 April 2024

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
PO Box 532
M602LA

Dear Jennifer,

Viadux Phase 1, Albion Street, Manchester - Application for Discharge of Conditions 5e, 7b, 17, 20a, 20b, 22a, 22b, 23, 26 attached to Planning Permission ref. 133998/JO/2022

Please find enclosed an application for the discharge of Conditions 5e, 7b, 17, 19a, 20a, 20b, 22a, 22b, 23, 26, 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 since 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
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	Approved 20 August 2020

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Application Reference	Description	Status
	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.	
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 to362 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.

Condition Discharge

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

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Condition 5e – Drainage Verification Report

The wording of Condition 5e is as follows:

"Prior to the first occupation of a phase a verification report shall be submitted, including relevant photographic evidence, that the [drainage] scheme has been implemented in accordance with the previously approved details."

To support the full discharge of Condition 5e, relevant evidence that the drainage scheme has been implemented in accordance with the previously approved details has been prepared by Domis Construction Ltd and is submitted with this application.

Condition 7b – Ground Remediation Verification Report

The wording of Condition 7b is as follows:

"(b) When each phase commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of each phase of development.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy."

To support the full discharge of Condition 7b, document 'Viadux Phase 1 –Remediation Validation Report' has been prepared by Brownfield Solutions and is submitted with this application.

Condition 17 – Management of Sustainable Drainage Scheme

The wording of Condition 17 is as follows:

"Prior to the first occupation of a phase hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the scheme shall include the following: - Verification report providing photographic evidence of construction; and - 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. - evidence that there will be no impact on the Ashton Canal from the disposal of water from the development. The approved scheme shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use."

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To support the full discharge of Condition 17, documents 'Viadux Phase 1 - Drainage Maintenance Strategy' and 'Viadux Phase 1 – Drainage Maintenance Strategy' have been prepared by Renaissance and Domis Construction Ltd and are submitted with this application.

Condition 20a – Details of Plant

The wording of Condition 20a is as follows:

"Notwithstanding the noise impact assessment prepared by Fisher Acoustics stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017 and the noise addendum stamped as received by the City Council, as Local Planning Authority, on the 8 June 2022, (a) prior to the first occupation of each phase, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval."

To support the full discharge of Condition 20a, document 'Viadux Phase 1 - Noise Technical Memorandum' has been prepared by Hann Tucker Associates and is submitted with this application.

Condition 20b – Plant and Equipment Post-Construction Survey

The wording of Condition 20b is as follows:

"The approved scheme shall be implemented and prior to the first occupation of the development (of phases 1 and 2) a post construction survey (including appropriate mitigation measures and timescales for implementation if necessary) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures agreed thereafter retained and maintained in situ."

To support the full discharge of Condition 20b, document 'Viadux Phase 1 – Noise Insulation Post-Construction Survey' has been prepared by Hann Tucker Associates and is submitted with this application.

Condition 22a – Noise Insulation Details

The wording of Condition 22a is as follows:

"Notwithstanding the noise assessment prepared by Fisher Acoustics stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017 2017, (a) prior to the first occupation of the residential accommodation hereby approved, the accommodation shall be insulated in accordance with a scheme submitted for approval in writing by the City Council, as Local Planning Authority"

To support the full discharge of Condition 22b, document 'Viadux Phase 1 - Noise Insulation Memorandum' has been prepared by Hann Tucker Associates and is submitted with this application.

Condition 22b – Noise Insulation Post-Construction Survey

The wording of Condition 22b is as follows:

"The approved scheme shall be implemented and prior to the first occupation of the residential element a post construction survey (including appropriate mitigation measures and timescales for implementation if

necessary) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures agreed thereafter retained and maintained in situ."

To support the full discharge of Condition 22b, document 'Viadux Phase 1 – Noise Insulation Post-Construction Survey' has been prepared by Hann Tucker Associates and is submitted with this application.

Condition 23 – Scheme for Waste Storage and Disposal

The wording of Condition 23 is as follows:

"Notwithstanding the waste and servicing strategy prepared by Vectos stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017, prior to the first occupation/use of each phase a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted for approval in writing by the City Council, as Local Planning Authority. The details of the approved scheme shall be implemented as part of each phase and shall remain in situ whilst the use or development is in operation."

To support the full discharge of Condition 23, document 'Viadux Phase 1 - Waste Management Strategy' has been prepared by SLR and is submitted with this application.

Condition 26 – Details of Lighting

The wording of Condition 26 is as follows:

"The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of each phase. The approved scheme shall be implemented in full prior to the first occupation each phase and shall remain in operation for so long as the development is occupied."

To support the full discharge of Condition 26, relevant plans highlighting the 'Viadux Phase 1 – Lighting Scheme' and 'Viadux Phase 1 – As-built Lighting Details' have been prepared by Matic and are submitted with this application.

Condition		Partial or Full Discharge	Documents Submitted
5e	Drainage Verification Report	Full	• 'Viadux Phase 1 – Drainage Scheme Verification prepared by Domis Construction Ltd
7b	Ground Remediation Verification Report	Full	• 'Viadux Phase 1 – Ground Remediation Verification Report' prepared by Brownfield Solutions

17	Management of Sustainable Drainage Scheme	Full	• 'Viadux Phase 1 - Drainage Maintenance Strategy' prepared by Renaissance; and
20a	Details of Plant	Full	• 'Viadux Phase 1 - Noise Technical Memorandum' prepared by Hann Tucker Associates
20b	Plant and Equipment Post-Construction Survey	Full	• 'Viadux Phase 1 – Noise Insulation Post-Construction Survey' prepared by Hann Tucker Associates
22a	Noise Insulation Details	Full	• 'Viadux Phase 1 - Noise Insulation Memorandum' prepared by Hann Tucker Associates
22b	Noise Insulation Post Construction Survey	Full	• 'Viadux Phase 1 – Noise Insulation Post-Construction Survey' prepared by Hann Tucker Associates
23	Scheme for Waste Storage and Disposal	Full	• 'Viadux Phase 1 - Waste Management Strategy' prepared by SLR
26	Details of Lighting	Full	• 'Viadux Phase 1 – As-built Lighting Details' prepared by Matic

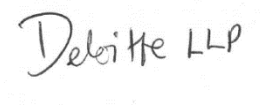
The application has been submitted through the Planning Portal and the reference number for this application is PP- 12943440.

A fee has been paid to Manchester City Council for £116, 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 5e, 7b, 17, 20a, 20b, 22a, 22b, 23, 26 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).

Kind regards

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