

08 March 2024

Delivered via Planning Portal

Angela Leckie
Manchester City Council
Town Hall
PO Box 488
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Dear Angela

**DISCHARGE OF CONDITION 11G AND 11H 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 and 11H pursuant to planning permission 131634/JO/2021 at the above site.

The application is submitted via the Planning Portal (ref. PP-12871711) and comprises the following information:

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

Condition 11G (Street lighting)

- External Lighting Assessment (doc ref. P1389-EXT-001), prepared by Novo
- Spacing of Lighting Posts (dwg ref. 0601-RFM-XX-00-SK-L-0016), prepared by re-form

Condition 11H (Wayfinding Strategy)

- Wayfinding Strategy (doc ref. Rev 1), prepared by Place Marque +

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").

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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	8(a)	CDN/21/0508	Discharged
Discharge of Condition	8(a)	CDN/21/0699	Discharged
Discharge of Condition	8(b)	CDN/24/0147	Pending Determination
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	Pending Determination
Discharge of Condition	13		Pending Validation
Discharge of Condition	12	CDN/21/0763	Discharged
Discharge of Condition	14	CDN/23/0789	Pending Determination
Discharge of Condition	16	CDN/21/0568	Discharged
Discharge of Condition	17	CDN/21/0568	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
Discharge of Condition	24	CDN/22/0706	Discharged
Discharge of Condition	27	CDN/23/0789	Pending Determination
Discharge of Condition	33	CDN/21/0380	Discharged
Discharge of Condition	36	CDN/24/0147	Pending Determination
Discharge of Condition	38	CDN/21/0285	Discharged
Discharge of Condition	38(b)	CDN/22/0359	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

Condition 11G (Street lighting)

Condition 11G states:

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:

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

The enclosed Spacing of Lighting Posts presents a marked up layout showing post positions and dimensions to other fixed landscape items or building edges. The enclosed External Lighting Assessment then identifies the physical effects that the feature external lighting may have on the surrounding areas. Any adverse nuisance spill light and/or glare impact to the surrounding residences has been minimised and controlled while fulfilling the functional needs of the project. Appendix D provide photos of the distance between posts that shall allow access for to allow two-way passing for scooters, wheelchairs, and prams. The height of the fittings has been selected to provide a uniform luminance level to provide compliance with ILE guidance and BS12464.

Condition 11H (Wayfinding Strategy)

Condition 11H states:

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:

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 enclosed Wayfinding Strategy includes the sign locations, their dimensions requirements and contents. The Strategy confirms that the building is clearly visible and signage at crossing points and transport links to direct visitors will be provided from Pollard Street. High level signage will direct drivers from Great Ancoats Street to the building. The building elevation is slightly visible along Travis Street, as a key transport link from Piccadilly Station, with the opportunity to include signage at high level to help identify the building. Approaching from Store Street/Chapeltown Street, the building is not visible. But as the elevation will be seen from the key route from Piccadilly Station and Great Ancoats Street west approach, there would be high level signage and gateway signage at the key junction. More details can be found in p. 11 of the document.

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 colleagues Amy Gaskell (amy.gaskell@turley.co.uk) or me.

Yours sincerely



Will Hannah
Planner

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