

17 June 2024

Delivered via Planning Portal

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

Dear Angela

**DISCHARGE OF CONDITION 35 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 35 pursuant to planning permission 131634/JO/2021 at the above site.

The application is submitted via the Planning Portal (ref. PP-13147363) and comprises the following information:

- Completed Application Forms, prepared by Turley
- This Covering Letter, prepared by Turley
- S728 Highways Works General Arrangement (dwg ref. VHM-REN-00-XX-DR-C-01500 P02), prepared by Renaissance Associates 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.

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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 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	36	CDN/24/0147	Discharged
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

DISCHARGE OF CONDITIONS

Condition 35 states that:

Notwithstanding the details contained within condition 2 above, prior to the commencement of development a scheme of highway works and details of footpaths reinstatement shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

- a) Final details of associated highway work (as appropriate to Plot E and adjacent public realm within this application) as detailed within Dwg RFM-XX-00-DR-L-0001 Rev PL05; and*
- b) Detailed designs in relation to the above to including materials, layout, junction protection, carriageway widths, kerb heights, street lighting, entry treatments, signing, lining and traffic management including installing dropped kerbs with tactile pavers across any vehicle access to the site and at adjacent junction crossing points, reinstatement of any redundant vehicle crossing points, installation of some guard railing to ensure pedestrians cross at the safest and most appropriate locations.*
- c) A review of the TROs in the vicinity of the site to including securing disabled parking bays and a car club bay and final details of the loading bay.*

The approved scheme shall be implemented and be in place prior to the first occupation.

The enclosed S728 Highways Works General Arrangement confirms the final details of associated highway work is agreed as part of the Section 278 Agreement. New paving primarily will be introduced at the north and east of Victoria House, the material of paving includes new concrete block paving, new PCC tactile blister paving and new macadam surfacing with buff chippings. New kerbing, along with amended double yellow line, will be at Longacre Street that is of relevance to the site. The existing pedestrian railings to Great Ancoats Street footpath will be renewed and extended, also a new paving will be laid up to existing kerbing (which will be renewed). There will be junction improvement highways works undertaken by contractor but is excluded from the Section 278 Agreement at the extent of Longacre Street. This application also confirms the scheme will not be delivering cycle infrastructure, and the extent of TRO's and yellow lining is to be agreed with MCC.

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 Will Hannah (will.hannah@turley.co.uk).

Yours sincerely



Melissa Lee Wing Tung
Assistant Planner

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