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25 July 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, 17, 20b, 26

Please find enclosed an application for the discharge of Conditions 5e, 17, 20b, 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 structural interventions into the listed arches, modification and	Approved 20 August 2020

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Application Reference	Description	Status
	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

An application to discharge Conditions 5e, 17 and 20b was previously submitted by Salboy Central Ltd. (CDN/24/0255) in April 2024. The application was refused in June 2024 following feedback received from the Local Planning Authority and Statutory Consultees some information was not complete. The below

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sets out the relevant conditions and documents that are being submitted in support of this application, specifically highlighting response / additional information related to feedback received regarding CDN/24/0255.

Condition Discharge

Condition 5e and 17 – Drainage

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."

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."

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.

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.

In addition, the following information has been submitted in response to feedback received from Statutory Consultees:

Feedback Received	Information Submitted
As-builts submitted within Appendix A indicate the constructed drainage system differs from the approved phase 1 layout, under application no. CDN/20/0624.	Hydraulic Model included within application – *'Stage 5 Network – Hydraulic Model'*

Please see the below drawing references which differ from the approved drainage layouts, for phase 1: • VIA - REN - 00 - 00 - DR - C - 01100 - C03 - Below Ground Drainage Ground Level Plan • VIA - REN - 0 - 01 - DR - C - 01101 - C03 – Below Ground Drainage Level 01 Plan (Sheet 01) Given both layouts differ from the approved strategy, the developer will need to submit a full hydraulic model for the LLFA to review, to ensure the changes have not altered the systems performance. The modelling must be conducted up to 1:100years + cc%, include the critical storm results, and demonstrate all engineering parameters included.	
CCTV has been noted. However, we are unable to correlate with the submitted layouts referenced above. The developer must provide photographic evidence for the following components, both during construction and following completion: • All Hydrobrake manholes • Blue roof • Attenuation tank	Photographs of all hydrobrake manholes, blue roof and attenuations tanks have been included within the application
VIA - REN - 0 - 01 - DR - C - 01101 - C03 now indicates a total discharge rate of 54.3l/s. This is not included within the previous application (CDN/20/0624). The developer will need to provide the approval from the asset owner and Risk Management Authority (RMA) to allow the connection. Calculations should also be submitted to support the proposed flow rate.	Application includes Part 1 S106 approval letter / decision notice from United Utilities. Hydraulic calculations have also been submitted 'VIA-REN-0-XX-RP-C-00100' to support this connection.
The applicant must present a consistent package to discharge this condition (Including all layouts and calculations). The layout and calculations must be jointly updated to account for any edits required. When preparing a resubmission, the applicant must ensure that the drainage layout and hydraulic calculations correspond, and that they can be cross-referenced for	Full updated submission pack reflecting updated information from the previous submission (CDN/20/0624) alongside additional information as requested by Statutory Consultees.

checks. This includes layout annotations and schedule printouts.	

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."

The below sets out the feedback received from the Environmental Health Officers and the information submitted as part of this application in response:

Feedback Received	Information Submitted
The table in section 5.2 has marked some of the plant with an * and this means that the plant was either not installed or not operational during the visits, the noise has been assumed from the manufacturers data. This is not acceptable in a validation report and an addendum report will be required once all the external plant has been installed and operational	*'Viadux Phase 1 Planning Condition 20b Discharge Note'* – this report is reflective of all external plant being installed and fully operational.

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. Feedback on this information was provided by the Local Authority on this information as submitted within application (CDN/24/0255). A response to this feedback is set out within the table below:

Feedback Received	Response
The submitted drawing seems to only show lighting on the roof for maintenance purposes only, so does this mean the lights will only be on when needed?	Roof top lights are for access and maintenance only and will only be switched on when maintenance / repairs are required.
Are there any external lights within the development that are likely to cause glare or overspill to other nearby buildings/windows?	No. Lighting is on the lower levels (podium / level 2 terrace) and has been designed and installed to meet the ILP Institution of Lighting Guidance Notes for reduction of obtrusive lights GN01:2021, BS EN 12464-2:2014 - Light and Lighting of work places and outdoor work places, CIBSE SLL LG21 - Protecting the Night time environment, and the Institute of Lighting Professionals - Lighting Against Crime.

Summary

The application has been submitted through the Planning Portal and the reference number for this application is PP- 13273767.

A fee has been paid to Manchester City Council for £145, 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, 17, 20b, 26 as outlined above.

If you require any further details, please do not hesitate to contact my colleague Josh Wyatt-Smith (jwyattsmtih@deloitte.co.uk / 0161 455 8451) or Niall Alcock (nalcock@deloitte.co.uk / 07919 592 710).

Kind regards

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