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19 April 2024

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

Dear Jennifer,

Viadux Phase 1, Albion Street, Manchester - Application for Discharge of Conditions 15b, 19a, attached to Planning Permission ref. 133998/JO/2022

Please find enclosed an application for the discharge of Conditions 15b and 19a 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

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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 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.

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

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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.

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 these amended plans have been submitted as part of the drawings pack to discharge Condition 19a (Landscaping Details). This will allow Phase 1 to be occupied and operational in advance of a revised Phase 2 application being approved.

Condition Discharge

Condition 15b – Samples and Specifications

The wording of Condition 15b is as follows:

"b) All samples and specifications shall be submitted to and approved in writing in accordance with the programme as agreed under part a). This shall include samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in and a strategy for quality control management."

In order to satisfy the requirements of Condition 15b, photographs have been submitted as part of this application highlighting samples of the perforate panels and arch infills.

A site visit took place on 08 April 2024 where the samples were presented to the case officer and confirmed to be acceptable.

Condition 19a – Details of Hard and Soft Landscaping

The wording of Condition 19a is as follows:

"(a) Prior to the first occupation of each phase details of a hard and soft landscaping scheme (including appropriate materials, specifications) shall be submitted for approval in writing by the City Council as local planning authority."

To support the full discharge of Condition 19a in respect of Phase 1, document 'Viadux Phase 1 Landscaping Details' have been prepared by Planit-IE 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

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15b	Material Samples	Full	• Photographic Evidence of Samples
19a	Details of Hard and Soft Landscaping Scheme	Full	• Viadux Phase 1 – Landscaping Details drawings prepared by Planit-IE

The application has been submitted through the Planning Portal and the reference number for this application is PP-12943468.

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 15b and 19a 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).

Your sincerely

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Encs: