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9 April 2024

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester M60 2LA
PO Box 532
FAO: Jennifer Atkinson

Dear Jennifer,

Viadux Phase 1, Manchester - Application for Non-Material Amendments to Planning Permission 133998/JO/2022.

On behalf of our client, Salboy Central Ltd, we hereby submit an application under Section 96(a) of the Town and Country Planning Act 1990 in order to make Non-Material Amendments ("NMA") to Planning Permission 133998/JO/2022.

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 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 alteration to the bridge over Great Bridgewater Street, alterations to the ground floor layout including enlargement of residents lobby together with re-	Approved 20 August 2020

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	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 to configure internal floorspace including reduction in number of apartments from 375 to 362 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 amendment application therefore relates to planning conditions applied in relation to the Phase 1 residential development of the associated Planning Permission.

Proposed Amendments

The proposed amendments are in relation to a revised ground floor layout and specifically Condition 36 which relates to cycle storage.

Condition 36 – Cycle Storage

The proposed amendments are to update the cycle storage proposals to provide 362 cycle spaces (1:1 provision for Phase 1). Within the new proposed phase 2 residential scheme, there is a large basement which will contain cycle storage for both phase 1 and 2 cycles. This will be accessed at ground floor level directly from Great Bridgewater Street, via a cycle lobby which contains stair and lift access to basement level, and direct access routes into each building.

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The proposed layout can be seen on the ground floor layout plan '10333-Z1-A-B5D9-G100-PL-00-010 P01' which is submitted as part of this application.

The proposed amendments to the condition wording are therefore as follows:

"Prior to the first occupation of each phase, the cycle provision, as indicated on drawing ~~10053-MP-A-B5D9-G100-P-00-001 REV 04~~ 10333-Z1-A-B5D9-G100-PL-00-010 P01, the approved details shall then be implemented prior to the first occupation/use of each phase and thereafter retained and maintained in situ"

Planning Policy and Guidance

The proposed amendments do not result in any material change and therefore do not require a reassessment of the proposals against Development Plan policies. For reference, full consideration of the proposed development against the planning policy framework is considered within the original Viadux Phase 1 Planning Statement and subsequent amendments.

The National Planning Policy Framework (NPPF) forms a Material Consideration in the determination of this application. The National Planning Policy Framework (NPPF) was updated in December 2023, however there are no changes to the Framework or Planning Practice Guidance which would affect consideration of the application.

Pre-Application Consultation

A pre-application meeting was held with Manchester City Council on Friday 29th March 2024 where the proposed amendment was presented to the Case Officer who confirmed support for the principle of the amended layout and condition wording.

Supporting Documentation

- 10333-MP-A-B5D9-RP-NMA – Viadux Phase 1 None-Material Amendment Application
- 10333-Z1-AB5D9-G100-PL-00-010 – Ground Floor Plan – Temporary Condition

Summary

In addition to this cover letter, the application submission comprises the completed Application Forms. The application fee to Manchester City Council for £363 has been provided via the Planning Portal (PP-12959255).

If you require any further details, please do not hesitate to contact my colleagues Joe McElhone (0161 455 6994 / joemcelhone@deloitte.co.uk) and Josh Wyatt-Smith (0161 455 8451 / jwyattsmith@deloitte.co.uk)

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Yours sincerely

Deloitte LLP

Encs: