

**Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)**

Approval of details reserved by condition

Applicant

Toriview Ltd
C/o Agent

Agent (if used)

Mr Cameron Radford
Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (WSI), 4 (Piling), 5 (Foundation Design), 6 (CMP-enabling), 7 (CMP- above ground), 8 (LLA), 9 (Drainage Strategy) 10 (Ground conditions), 12 (EMC Compatibility) attached to application ref no 134092/FO/2022

Location: Site Bounded By Manchester Victoria Train Station To The West, The Metrolink Tramlines To The South West, Corporation Street To The East And The Phase 1 New Victoria Residential Development To The North, Manchester

Date of application: 4 April 2023

Application number: CDN/23/0229

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Condition 3 WSI

The following information has been submitted in respect of this planning condition:

- Written Scheme of Investigation (Wintertree Software Inc.) for an archaeological evaluation Project: New Victoria Office, Manchester Planning Reference: Pre-planning Client: Toriview Ltd Version: February 2023 v1.0 received by the City Council, as Local Planning Authority, on the 4 April 2023

The above information has been considered and is acceptable. The development must now be carried out in accordance with this information.

In order to discharge this condition in full, parts 2-6 need to be complied with.

Condition 4 Piling

The following information has been submitted in respect of this planning condition:

- Phase II Site Appraisal by GRM Ltd dated August 2022
- Environmental Piling Risk Assessment report by GRM Ltd dated February 2023

Received by the City Council, as Local Planning Authority, on the 4 April 2023

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information.

Condition 4 is now formally discharged.

Condition 5 Foundation Design

The following information has been submitted in respect of this planning condition:

- Combined Certificate of Approval in Principle, Design and Check for Design Check Category I permanent works prepared by AJP
- Network Rail Form G
- Structure Culvert Location Plan

The above documents were received by the City Council, as Local Planning Authority, on the 4 April 2023

The above documents have been considered and are acceptable. The development shall be carried out in accordance with the above details.

Condition 5 is now formally discharged.

Condition 6 CMP enabling

The following information has been submitted in respect of this planning condition:

- CEMP received by the City Council, as Local Planning Authority, on the 23 January 2024

The above information has been considered and is acceptable. The enabling Phase shall be carried out in accordance with the above information.

Condition 6 is now formally discharged.

Condition 7 CMP main works

The following information has been submitted in respect of this planning condition:

- CEMP received by the City Council, as Local Planning Authority, on the 23 January 2024

The above information has been considered and is acceptable. The Main Works Phase shall be carried out in accordance with the above information.

Condition 7 is now formally discharged.

Condition 8 Drainage

The following information has been submitted in respect of this planning condition:

- Planning Portal uploads 04 April to 09 June 2023, and 02 April 2024
- Uploads to the Planning Portal under 134092/FO/2022

- The email:

o From: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Sent: Monday, August 14, 2023 11:39 AM

To: Flood Risk Management <floodriskmanagement@manchester.gov.uk>

Subject: Fw: CDN 23 0229 new Victoria

o From: Radford, Cameron N <cameronnradford@deloitte.co.uk>

Sent: Wednesday, October 25, 2023 11:03 AM

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Cc: Poole, Rachel J <rpoole@deloitte.co.uk>

Subject: RE: CDN 23 0229 new Victoria

o From: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Sent: Thursday, March 7, 2024 3:24 PM

To: Laura Peacock <Laura.Peacock@manchester.gov.uk>

Cc: Flood Risk Management <floodriskmanagement@manchester.gov.uk>

Subject: Fwd: New Victoria - FRT Comments

o From: Radford, Cameron N <cameronnradford@deloitte.co.uk>

Sent: Tuesday, April 2, 2024 9:38 AM

To: Flood Risk Management <floodriskmanagement@manchester.gov.uk>

Cc: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>; Poole, Rachel J <rpoole@deloitte.co.uk>

Subject: RE:CDN/23/0229

The above information has been considered and is acceptable. The drainage shall be carried out in accordance with the above information.

Condition 8 is now formally discharged.

Condition 10a Ground Conditions

The following information has been submitted in respect of this planning condition:

- Remediation Strategy received by the City Council, as Local Planning Authority, on the 3 May 2023

- Phase II Site Appraisal by GRM Ltd dated August 2022 received by the City Council, as Local Planning Authority, on the 4 April 2023

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information.

Condition 10 (a) is now formally discharged on this basis.

Condition 12a EMC Compatibility

The following information has been submitted in respect of this planning condition:

- EMC Assessment Report prepared by EmfComp recieved by the City Council, as Local Planning Authority, on the 4 April 2023

The above information has been considered and is acceptable on the basis of no pre-testing.

However, the Applicant is advised that the pre-testing is primarily for your benefit and we urge you to undertake them. Without base levels being taken there cannot be full confidence in the findings, the new substation cannot be taken in isolation as there may be existing infrastructure in the vicinity of the site that could already be causing emissions in the vicinity of the Metrolink infrastructure.

With regards to Condition 12b this cannot be discharged until post testing has been completed and it is confirmed that the threshold levels at Metrolink have not been exceeded and that mitigation is not required.

Date: 14 May 2024

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.