

19 April 2024

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

FAO Jennifer Atkinson

Dear Jennifer

Viadux Phase 1, Albion Street, Manchester - Application for Discharge of Conditions 7a and 8 attached to Planning Permission Ref. 127260/FO/2020

Please find enclosed an application for the discharge of Conditions 7a and 8 attached to Planning Permission ref. 127260/FO/2020. 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.

A further, drop-in Planning Permission was then approved on 28 October 2020 for:

Erection of a staircase and lift linking Great Bridgewater Street to the Castlefield Viaduct, construction of a new residential entrance on Great Bridgewater Street, lobby and amenity space within the viaduct, landscaping and associated works.

This drop-in permission has since been amended via the following consents:

Application Reference	Description	Status
129153/NMC/2021	Non-material amendments to the approved drawings as detailed in Condition 3 of the Planning Permission Ref 127260/FO/2020 to make 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	Non material amendment to planning permission 127260/FO/2020 (as amended under ref. 129153/NMC/2021) to facilitate elevational alterations to stair, planters and lift shaft including modifications to materials.	Approved 26 August 2021

The Phase 1 residential building (ref. 133998/JO/2022) is largely complete and scheduled to be occupied in May 2024. The Phase 2 office block, whilst lawfully implemented, has not been delivered.

Pre-Application Consultation

This application is submitted following consultation with the Local Planning Authority. A pre-application meeting was held on 21 February 2024 with the case officer, Jennifer Atkinson, to highlight that applications to discharge all pre-occupation conditions across the Viadux Phase 1 would be coming forward.

Condition Discharge

This sections sets out the relevant conditions and documents that are submitted in support of the application.

Condition 7a – Landscaping Details

The wording of Condition 7a is as follows:

“Prior to the first use of the development 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 7a, a ‘Viadux Phase 1 – Landscaping Details’ drawings pack has been prepared by Planit-IE and is submitted with this application. This document covers the approach to landscaping across the land to which the drop-in permission relates.

Condition 8 – Signage Details

The wording of Condition 8 is as follows:

“Prior to the first use of the development, a signage strategy for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented and used to inform any future advertisement applications for the development.”

To support the full discharge of Condition 8, document ‘Viadux Phase 1 - Wayfinding Strategy’ has been prepared by Planit-IE is submitted with this application. This document covers the approach to signage and wayfinding across the Phase 1 scheme including the land to which the drop-in permission relates.

Summary

This application comprises this Covering Letter, supporting application forms and the following documentation:

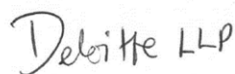
Condition		Partial or Full Discharge	Documents Submitted
7a	Landscaping Details	Full	• ‘Viadux Phase 1 – Landscaping Details’ drawings prepared by Planit-IE
8	Signage Details	Full	• ‘Viadux Phase 1 – Viadux Phase 1 - Wayfinding Strategy’ prepared by Planit-IE

The application has been submitted through the Planning Portal and the reference number for this application is PP-12993762.

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 7a and 8 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).

Yours sincerely



Deloitte LLP

Enc.