

2 April 2024

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

FAO Jennifer Atkinson

Dear Jennifer

Viadux, Albion Street, Manchester – Application for Discharge of Conditions 3 attached to Listed Building Consent 133760/JO/2022

Please find enclosed an application for the (full) discharge of condition 3 attached to Listed Building Consent (LBC) Ref: 133760/JO/2022 in relation to the Viadux scheme. The applicant is Salboy Central Ltd.

On 15 August 2022, LBC (Ref. 133760/JO/2022) was granted for:

“Variation of planning conditions 2, 5, 6, 8, 9 and 10 associated with Listed Building Consent 129168/JO/2021 to allow removal of bridge over Great Bridgewater Street, enlargement of openings within existing abutment to Great Bridgewater Street, new penetrations to the arches to accommodate structural columns, foundation and stair works together with removal of brickwork and temporary openings through arches for tower crane installation.”

This LBC amended the previously approved LBC for the site (Ref. 129168/JO/2021) to reflect associated amendments to the most recent planning approval for the site relating to the Phase 1 works (Ref. 133998/JO/2022).

It is this latest LBC (Ref. 133760/JO/2022) that Phase 1 (the residential tower) is currently being built out under.

The information submitted with this application relates to the final suspensive condition attached to this LBC.

Condition Discharge

This section sets out the relevant condition and document that is submitted in support of the application for full discharge of 3.

Condition 3 – Post-excavation Archaeological Assessment

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The wording of Condition 3 is as follows:

“Prior to the works commencing to create the temporary openings through the façade for the tower crane, a detail method statement shall be submitted for approval in writing detailing how the façade will be removed. The development shall be carried out in accordance with this method statement.”

The development hereby approved shall be carried out in accordance with the Written Scheme Investigation prepared by Salford Archaeology stamped as received by the City Council, as Local Planning Authority, on the 27 March 2020 and email from Norman Redhead dated 26 March 2020.

Prior to the first use of the development, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- 1. A programme for post investigation assessment to include: - analysis of the site investigation records and finds - production of a final report on the significance of the archaeological and historical interest represented.*
- 2. Dissemination of the results commensurate with their significance.*
- 3. Provision for archive deposition of the report and records of the site investigation.*
- 4. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.”*

To support the full discharge of Condition 3, document ‘Viadux Phase 1 – Post-excavation Assessment’ has been prepared by Salford Archaeology and is submitted with this application.

Application Documentation

In addition to this Covering Letter, the application also comprises the following documents:

- Application Form; and
- Viadux Phase 1 – Post-excavation Assessment, prepared by Salford Archaeology.

Summary

This application is for the full discharge of Condition 3 attached to LBC Ref. 133760/JO/2022.

The application has been submitted through the Planning Portal and the reference number for this application is PP-12884443.

We request the Local Planning Authority’s written consent that the enclosed information is sufficient to allow the full discharge of Condition 3, as outlined above. If you require any further details, please do not hesitate to contact my colleagues Joe McElhone (0161 455 6994 / joemcelhone@deloitte.co.uk) or Josh Wyatt-Smith Alcock (0161 455 8451 / jwyattsmith@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

Deloitte LLP

Enc.