14 December 2023
Delivered by email

Angela Leckie
Manchester City Council
Town Hall
PO Box 488
Manchester
M60 2JT

Dear Angela

DISCHARGE OF CONDITIONS 18 PURSUANT TO PLANNING PERMISSION REFERENCE 131634/JO/2021, VICTORIA HOUSE, GREAT ANCOATS STREET, MANCHESTER, M4 7AB

On behalf of our client, FG Victoria House Limited ('the applicant'), I am pleased to enclose an application to discharge condition 18 (Opening Hours) pursuant to planning permission 131634/JO/2021 at the above site.

This application is submitted via the Planning Portal (ref. PP-12677204) and comprises the following information:

- Completed Application Forms, prepared by Turley
- This Covering Letter, prepared by Turley

The requisite application fee of £145.00 has been paid online via the Planning Portal.

Background

Full planning permission was granted by Manchester City Council ('MCC') on 26 August 2020 for the redevelopment of Victoria House, including the demolition of the existing building and the construction of residential apartments with ground floor commercial space (ref. 122000/FO/2018) ("Victoria House Planning Permission").

This permission relates to the redevelopment Victoria House, which comprises Plot E of the Portugal Street East Strategic Regeneration Framework ('PSE SRF') area located within Manchester City Centre. The development aims to offer a high-specification residential led 'build-to-rent' scheme, complemented by ground floor commercial space and internal and external amenity space.

Since the permission was granted a number of Discharge of Conditions applications have been submitted and approved. A number of applications to amend the scheme have also been submitted and approved, including five Non-Material Amendments ("NMA") and an amendment under s73 of the TCPA 1990 ("S73").

As mentioned above, an NMA application (LPA ref. 131634/JO/2021) was approved in July 2022 which amended the description of development. The full wording of the approved development is as follows:

1 New York Street
Manchester
M1 4HD

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"Turley is the trading name of Turley Associates Limited, a company (No. 2235387) registered in England & Wales. Registered office: 1 New York Street, Manchester M1 4HD."

Erection of a part 25 part 3 storey residential tower (Use Class C3) for 177 apartments comprising 57 x 1 bed (34 x 1 bed 1 person and 23 1 bed 2 person), 115 x 2 bed (36 x 2 bed 3 person and 79 x 2 bed 4 person) and 5 x 3 bed (3 bed 5 person) with ground floor commercial space (Use Class A1, A2, A3, A4 and D1) above partial basement level associated shared amenity spaces at 3rd floor level, realm enhancements following demolition of existing buildings.

A full history of the applications post approval can be seen below in **Table 1**.

Table 1: Application History Summary

Application Type	Condition No. (If Applicable)	Reference	Status
Discharge of Condition	3a	CDN/22/0601	Discharged
Discharge of Condition	3b	CDN/21/0605	Discharged
Discharge of Condition	3c	CDN/22/0925	Discharged
Discharge of Condition	4	CDN/21/0356	Discharged
Discharge of Condition	5	CDN/22/0518	Discharged
Discharge of Condition	6	CDN/21/0841	Discharged
Discharge of Condition	8(a)	CDN/21/0508	Discharged
Discharge of Condition	8(a)	CDN/21/0699	Discharged
Discharge of Condition	9	CDN/21/0285	Discharged
Discharge of Condition	10	CDN/21/0629	Discharged
Discharge of Condition	11a	CDN/21/0762	Discharged
Discharge of Condition	11a, b, c, d, e, f, k	CDN/23/0789	Pending Determination
Discharge of Condition	12	CDN/21/0763	Discharged
Discharge of Condition	14	CDN/23/0789	Pending Determination
Discharge of Condition	16	CDN/21/0568	Discharged
Discharge of Condition	17	CDN/21/0568	Discharged
Discharge of Condition	21	CDN/21/0636	Discharged
Discharge of Condition	22(a)	CDN/21/0507	Discharged
Discharge of Condition	24	CDN/22/0706	Discharged
Discharge of Condition	27	CDN/23/0789	Pending Determination
Discharge of Condition	33	CDN/21/0380	Discharged
Discharge of Condition	38	CDN/21/0285	Discharged
Discharge of Condition	38(b)	CDN/22/0359	Discharged
Non-Material Amendment		131328/NMC/2021	Approved
Non-Material Amendment		131607/NMC/2021	Approved

Non-Material Amendment	134708/NMC/2022	Approved
Non-Material Amendment	136167/NMC/2023	Approved
Non-Material Amendment	137455/NMC/2023	Approved
Section 73 Amendment	131634/JO/2021	Approved

Construction commenced on site early 2022 and is anticipated to be completed in mid-2024.

Condition 18 (Opening Hours)

Condition 18 requires the submission of proposed opening hours for any ground floor commercial uses, stating:

> *Before any use of the ground floor commercial uses hereby approved commences details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition*

There are currently advanced discussions with a national retailer to provide a retail unit in the ground floor commercial unit. Once the occupier is confirmed, the Council will be made aware in a future planning submission. The national retailer has confirmed the unit will operate between the hours of **06:00 and 23:00**.

In line with the condition wording, the unit will not operate outside of the above hours.

Conclusion

In reviewing the information detailed above, I trust that you have the relevant information in order to validate this application and discharge condition 18 pursuant to planning permission 131634/JO/2021.

However, should you have any queries, please do not hesitate to contact my colleague Amy Gaskell (amy.gaskell@turley.co.uk) or me.

Yours sincerely



Will Hannah
Planner

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