

02 August 2023

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

FAO Anthony Mitchell

Dear Anthony

New Victoria (Residential), Manchester – Application for Partial Discharge of Condition 5 and Full Discharge of Condition 21, attached to Planning Permission Ref: 128667/JO/2020 (as amended)

Please find enclosed a condition discharge application, in relation to New Victoria, Planning Permission Reference: 128667/JO/2020 (as amended). The applicant is Muse Developments Ltd.

This application is submitted to partially discharge Condition 5 (Parapet Wall and Public Artwork) and fully discharge Condition 21 (Ventilation Strategy – Fumes, Vapours & Odours) attached to Planning Permission 128667/JO/2020, as amended.

Background

Planning permission was granted in September 2016 for two residential buildings containing 520 apartments and one office building comprising 11,647sq.m office accommodation, as well as ground floor commercial space, landscaping, car parking and other associated works (Ref: 111777/FO/2016/C1). This has been subject to a number of non-material amendments:

- 123146/NMC/2019 to allow for an amendment to the wording of condition 6 (approved 25 April 2019)
- 124931/NMC/2019: to allow for a revised wording to condition 7 (approved 26 September 2019)
- 126994/NMC/2020: to allow for a revision to some of the approved drawings and documents listed in condition 2 (approved 12 June 2020)

The original permission was subsequently superseded by application ref: 128667/JO/2020, approved on 19 March 2021, allowing amendments to the approved plans to introduce a new link bridge between the two residential buildings. The description of development for planning permission 128667/JO/2020 is as follows:

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms.

“Variation of condition 2 (specified plans) attached to previously approved planning application 111777/FO/2016/C1 to allow for changes to the approved plans to include formation of a new enclosed amenity use bridge link between the two approved residential buildings at upper ground floor level only, together with roof top amenity space/terrace on top of new bridge link.”

Planning permission 128667/JO/2020 has been subject to two more recent non-material amendment applications:

- 131321/NMC/2021 - for the installation of a concrete relieving slab underground and immediately above the River Irk culvert (approved on 13 August 2021).
- 132551/NMC/2021 - for alterations to the external appearance of the lower ground floor and ground floor elevations of residential towers 1 and 2, alterations to typical floor plans of towers 1 and 2 relating to purge panels and AOV windows to allow for smoke extract system (approved 25 January 2022)
- 134166/NMC/2022 – amendment of time trigger attached to Condition 5 (Art Work and Stone Coping) (approved 20 July 2022)
- 136439/NMC/2023 – revision of condition wording to Condition 5 (Public Art and Stone Coping) to remove reference to public artwork, instead requiring installation of an information board (approved 5 April 2023)
- 136989/NMC/2023 – reduction in size of overall size of retail unit and amendments to the landscaping scheme. A concurrent application for Full Planning Permission was made (136952/FO/2023) for the erection of an emergency generator.

The residential phase of the development is currently under construction.

Condition Discharge

The table below sets out the relevant condition and the documents that are submitted in support of the application for discharge.

Table 1: Condition and Information Submitted

Condition Wording	Full or Partial Discharge	Submitted information
5 Parapet Wall and Information Board a)Notwithstanding the details submitted with the application, prior to the commencement of any landscaping works, details of the proposed blue brick wall parapet and stone coping, as referred to in the Landscape Masterplan - Ground Floor and the Design and Access Statement, shall be submitted to and approved in writing by the City Council as local planning authority. All works approved in discharge of this condition shall be fully completed before	Partial discharge: Part A*	<i>Wall Sample Photos</i> <i>Yorkstone Coping</i> <i>Scoutmoor material sample photos x 2 (Yorkstone Scoutmoor- Diamond Sawn)</i> <i>Parapet Wall – Sample Images (x3)</i> <i>Datasheets</i>

Condition Wording	Full or Partial Discharge	Submitted information
the first phase of development (Residential Blocks 1 and 2) hereby approved is first occupied. b) Prior to the commencement of any landscaping works, details of the proposed historic interpretation (information board) shall be submitted to and approved in writing by the City Council as local planning authority. All works approved in discharge of this condition shall be fully completed before the first phase of development (Residential Blocks 1 and 2) hereby approved is first occupied		- Scoutmoor Yorkstone – Manufacturer - Wienerberger – Blue Engineer Perforated <i>External Parapet Boundary Wall Drawing, prepared by AJP.</i> <i>Photograph of existing parapet wall x 1</i>
21 Fumes, Vapours and Odours (Ventilation Strategy) Fumes, vapours and odours shall be extracted and discharged from the buildings in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use of each phase (as agreed under Condition 2) commences; any works approved shall be implemented before the use commences.	Full discharge.	New Victoria Ventilation Strategy Statement

*As required by Condition 5 details of the proposed parapet wall have been submitted as part of this application. It should be noted that this will be suitable for the proposed information board, which is consistent with the landscape masterplan approved under planning permission 128667/JO/2020. This is also in line with the design intent set out in the Design and Access Statement, prepared by Sheppard Robson and submitted as part of the original application.

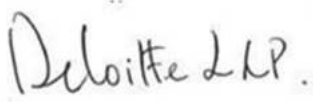
Application Submission

The application has been submitted through the Planning Portal and the reference number for this application is PP-11585577.

A fee has been paid to Manchester City Council for £116, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We request the Local Planning Authority's express written consent that the enclosed information is sufficient to allow the full discharge of Condition 21 and the partial discharge of Condition 5, as outlined above.

If you require any further details, please do not hesitate to contact my colleague Jemma Brabrook (jbrabrook@deloitte.co.uk / 0161 455 6903).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

For and on behalf of Deloitte LLP

Encl.