

17 November 2023

Delivered via Planning Portal

Angela Leckie
Manchester City Council
Town Hall
PO Box 488
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Dear Angela

**DISCHARGE OF CONDITIONS 11 (A, B, C, D, E, F AND K), 14 AND 27 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 conditions 11 (parts A, B, C, D, E, F and K) (Public Realm Works and Highway Works), 14 (Sustainability) and 27 (Parking Management Strategy) pursuant to planning permission 131634/JO/2021 at the above site.

This application is submitted via the Planning Portal (ref. PP-12603944) and comprises the following information:

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

Condition 11 (Public Realm Works and Highway Works)

- GF/Level 00 General Arrangement (dwg ref. RFM-XX-00-DR-L-0001-S3-P03), prepared by re-form
- Planting Plan (dwg ref. RFM-XX-00-DR-L-004-S3-P02), prepared by re-form
- Typical Paving Details (dwg ref. RFM-XX-00-DR-L-8002-S3-P02), prepared by re-form
- Age Friendly Design (dwg ref. 0601-RFM-XX-00-SP-L-0004-S1-P01), prepared by re-form
- General Arrangement (dwg ref. 1140-WRI-XX-XX-DR-L-0001), prepared by Wrights
- Hardworks (dwg ref. 1140-WRI-XX-XX-DR-L-1000), prepared by Wrights
- Furniture Raise Planters & Lighting (dwg ref. 1140-WRI-XX-XX-DR-L-1001), prepared by Wrights
- Softworks (dwg ref. 1140-WRI-XX-XX-DR-L-1002), prepared by Wrights
- Hardworks – Setting Out (dwg ref. 1140-WRI-XX-XX-DR-L-1003), prepared by Wrights

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- Planting Plan (dwg ref. 1140-WRI-XX-XX-DR-L-2000), prepared by Wrights
- Planting Schedule (dwg ref. 1140-WRI-XX-XX-DR-L-5000), prepared by Wrights
- Terrace Build Ups (Level 02) (dwg ref. 1140-WRI-XX-XX-DR-L-5001), prepared by Wrights
- Terrace Build Ups (Level 24) (dwg ref. 1140-WRI-XX-XX-DR-L-5002), prepared by Wrights
- Level 24 and Roof Layout Build Ups (dwg ref. 1140-WRI-XX-XX-DR-L-5003), prepared by Wrights
- Ecological Assessment of Additional Land Off Longacre Street (doc ref. SRS/HD/230393), prepared by Penny Anderson Associates Ltd
- Façade Typical Bat and Bird box (dwg ref. 22017-BWT-ZZ-XX-DR-Y-0073), prepared by Domis
- Soft Landscape Details (dwg ref. RFM-XX-00-DR-L-8001-S3-P02), prepared by re-form
- Outline Specification & Maintenance (dwg ref. 0601-RFM-XX-00-SP-L-0001-S2-P01), prepared by re-form
- Animal Shelter Setting Out Details Bird Box Locations (dwg ref. 10122-SHP-Z0-A-D460-DE-XX-0001 P01), prepared by Simpson Haugh
- Animal Shelter Setting Out Details Bird Box Locations (dwg ref. 10122-SHP-Z0-A-D460-DE-XX-0002 P01), prepared by Simpson Haugh
- Basement Below Ground Drainage Plan (dwg ref. VHM - REN - 00 - FN - DR - C - 01090 - C02), prepared by Renaissance
- Below Ground Drainage Plan (dwg ref. VHM-REN-00-FN-DR-C-01100 C03), prepared by Renaissance
- Street Furniture (dwg ref. RFM-XX-00-DR-L-8007-S3-P02), prepared by re-form
- Update Inspection of Building for Bats (May 2021), prepared by Penny Anderson Associated Ltd (*Not For Approval*)

Condition 14 (Sustainability)

- Information to discharge this condition is contained within this cover letter.

Condition 27 (Parking Management Strategy)

- Information to discharge this condition is contained within this cover letter.

The requisite application fee of £116 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:

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	12	CDN/21/0763	Discharged
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	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 11 (Part A, B, C, D, E, F and K): Public Realm Works and Highway Works

Condition 11 (Part A, B, C, D, E, F and K): states:

“Prior to the commencement of development a programme for submission of final details of the public realm works and highway works as shown in dwgs numbered (a) 10122-A-B5D9-G200-P-00-003 Rev 00 shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted:

- (a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);*
- (b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, bat boxes and brick, bird boxes to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site;*
- (c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;*
- (d) Details of how surface water from the public realm would be managed within the public realm though Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;*
- (e) Green roof (Roof level and level 3);*
- (f) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, play and exercise equipment, boundary treatments, planters and cycle parking provision: all to include features which fully consider and promote inclusive access (which includes older and disabled people);*
- (g) Street lighting around the site (which includes for consideration of older and disabled people);*
- (k) Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people to include details of: designated routes for pedestrians; cyclists and vehicles; management of cyclists ; kerb edges; crossing and controlled crossing design and location; location of drop kerbs (including level areas between grass and hardstanding); location of rumble strips; location of raised crossings; design and location of any pop up power supplies; location of on site vehicle parking and drop off points; management of mortar cycle parking; provision of clear routes to ensure unrestricted access for all; and*

The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including Age Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook, and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place."

The submitted information provides the requisite detail to discharge each part of Condition 11 from parts A, B, C, D, E, F and K. The suite of plans provide detail on materials, bat box locations, biodiversity enhancements, trees, SuDS, green roofs, furniture, street lighting and inclusive design. The remaining parts of Condition 11 (parts H, I and J) will be submitted in due course.

Please see Appendix 1 for a table confirming which plans relate to each part of Condition 11.

Condition 14: Sustainability

Condition 14 states:

"The development hereby approved shall be carried out in accordance with the VICTORIA HOUSE, ANCOATS, MANCHESTER ENVIRONMENTAL STANDARDS AND ENERGY STATEMENT, APRIL 2020, REF: 2018.098 by Element Sustainability

A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority."

This application seeks to agree the timeframe for submitting the post construction review certificate/statement, which must be submitted and agreed in writing by the City Council. Through liaison with the sustainability consultant, Element Sustainability, I understand that there are currently delays to this process. On this basis, it is proposed that the post construction review certificate/statement is submitted within 12 months of first occupation of the development.

Condition 27: Parking Management Strategy

Condition 27 states:

"No part of the development shall be occupied unless and until details of a parking management strategy for residents has been 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 development hereby approved is first occupied."

Following the amendments made to the scheme through the s73 application (LPA ref. 131634/JO/2021), notably the removal of on-site car parking, condition 27 is no longer relevant to the proposed development. As such, a parking management strategy will not be produced. This application seeks to discharge condition 27 on this basis.

Conclusion

In reviewing the information detailed above, I trust that you have the relevant information in order to validate this application and discharge conditions 11 (parts A-F and K) (Public Realm Works and Highway Works), 14 (Sustainability) and 27 (Parking Management Strategy) pursuant to planning permission 131634/JO/2021.

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

Yours sincerely

A handwritten signature in black ink that reads "Melissa". The script is cursive and elegant, with a long, sweeping tail on the final letter.

Melissa Lee Wing Tung
Assistant Planner

Appendix 1: Plans Relating to Condition 11

Part of Condition 11	Document Title	Reference	Author
A	GF/Level 00 General Arrangement	RFM-XX-00-DR-L-0001-S3-P03	re-form
	Planting Plan	RFM-XX-00-DR-L-004-S3-P02	re-form
	Typical Paving Details	RFM-XX-00-DR-L-8002-S3-P02	re-form
	Age Friendly Design	0601-RFM-XX-00-SP-L-0004-S1-P01	re-form
	General Arrangement	1140-WRI-XX-XX-DR-L-0001	Wrights
	Hardworks	1140-WRI-XX-XX-DR-1000	Wrights
	Furniture Raise Planters & Lighting	1140-WRI-XX-XX-DR-L-1001	Wrights
	Softworks	1140-WRI-XX-XX-DR-L-1002	Wrights
	Hardworks – Setting Out	1140-WRI-XX-XX-DR-L-1003	Wrights
	Planting Plan	1140-WRI-XX-XX-DR-L-2000	Wrights
	Planting Schedule	1140-WRI-XX-XX-DR-L-5000	Wrights
	Terrace Build Ups (Level 02)	1140-WRI-XX-XX-DR-L-5001	Wrights
	Terrace Build Ups (Level 24)	1140-WRI-XX-XX-DR-L-5002	Wrights
	Level 24 and Roof Layout Build Ups	1140-WRI-XX-XX-DR-L-5003	Wrights
B	Ecological Assessment of Additional Land Off Longacre Street	SRS/HD/230393	Penny Anderson Associates
	Façade Typical Bat and Bird Box	22017-BWT-ZZ-XX-DR-Y-0073	Domis

	Planting Plan	RFM-XX-00-DR-L-004-S3-P02	re-form
	Soft Landscape Details	RFM-XX-00-DR-L-8001-S3-P02	re-form
	Outline Specification & Maintenance	0601-RFM-XX-00-SP-L-0001-S2-P01	re-form
	Animal Shelter Setting Out Details	10122-SHP-Z0-A-D460-DE-XX-0001 P01	Simpson Haugh
	Bat Box Locations P01		
	Animal Shelter Setting Out Details	10122-SHP-Z0-A-D460-DE-XX-0002 P01	Simpson Haugh
C	Planting Plan	RFM-XX-00-DR-L-004-S3-P02	re-form
	Soft Landscape Details	RFM-XX-00-DR-L-8001-S3-P02	re-form
	Outline Specification & Maintenance	0601-RFM-XX-00-SP-L-0001-S2-P01	re-form
D	Basement Below Ground Drainage Plan	VHM - REN - 00 - FN - DR - C - 01090 - C02	Renaissance
	Below Ground Drainage Plan	VHM-REN-00-FN-DR-C-01100 C03	Renaissance
E	General Arrangement	1140-WRI-XX-XX-DR-L-0001	Wrights
	Hardworks	1140-WRI-XX-XX-DR-L	Wrights
	Furniture Raise Planters & Lighting	1140-WRI-XX-XX-DR-L-1001	Wrights
	Softworks	1140-WRI-XX-XX-DR-L-1002	Wrights
	Hardworks – Setting Out	1140-WRI-XX-XX-DR-L-1003	Wrights
	Planting Plan	1140-WRI-XX-XX-DR-L-2000	Wrights
	Planting Schedule	1140-WRI-XX-XX-5000	Wrights

	Terrace Build Ups (Level 02)	1140-WRI-XX-XX-DR-L-5001	Wrights
	Terrace Build Ups (Level 24)	1140-WRI-XX-XX-DR-L-5002	Wrights
	Level 24 and Roof Layout Build Ups	1140-WRI-XX-XX-DR-L-5003	Wrights
	GF/Level 00 General Arrangement	RFM-XX-00-DR-L-0001-S3-P03	re-form
	Street Furniture	RFM-XX-00-DR-L-8007-S3-P02	re-form
	Outline Specification & Maintenance Report	0601-RFM-XX-00-SP-L-0001-S2-P01	re-form
	Age Friendly Design	0601-RFM-XX-00-SP-L-0004-S1-P01	re-form
G	GF/Level 00 General Arrangement	RFM-XX-00-DR-L-0001-S3-P03	re-form
I	Age Friendly Design	0601-RFM-XX-00-SP-L-0004-S1-P01	re-form
J	Age Friendly Design	0601-RFM-XX-00-SP-L-0004-S1-P01	re-form