

4 July 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 Discharge of Conditions 23 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 discharge Conditions 23 (Operating Hours) 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). The original permission was subsequently superseded by application ref: 128667/JO/2020, approved on 19 March 2021, allowing amendments to the approved plans to introduce a new link bridge between the two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:

“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 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 (approved 13 June 2023)

The residential phase of the development is currently under construction and is nearing practical completion. As such, it is essential that all relevant pre-occupation conditions relating to the residential element are submitted and discharged prior to future tenants formally moving in.

Condition Discharge

Condition 23 – Operating Hours

Condition 23 is worded as follows:

Before first use commences within:

a) each of the ground floor commercial units within the residential and office blocks

b) the gym within the new link bridge

c) any external roof terrace/amenity area within the development details of the proposed opening/operating hours shall be submitted to and approved in writing by the City Council as local planning authority. The above mentioned parts of the development shall each then be operated in accordance with the approved hours thereafter.

For the external roof terrace/amenity area on the link bridge, this shall be used solely in association with the residential blocks within the development only and for no other purpose, and shall have no sound or amplified sound played within it, including any music, and shall not contain any external speakers.

In order to discharge Condition 23, PIC have prepared a Residential Management Strategy which provides details of the proposed operating hours for the amenity spaces located within New Victoria. These are outlined below:

- Café lounge and central lounge – accessible 24/7

- Co-working – accessible 24/7
- Games room – open 7am – 11pm
- Events room – open 7am – 11pm
- Private dining room – open 7am – 11pm
- Cinema room – open 7am – 11pm
- Gym – open 6am – 12am*
- Landscaped terrace - open 7am – 11pm

*free weights are not permitted for use in the hours 6am-7am and 11pm-12am to protect residential amenity.

The information on the above is sufficient to partially discharge Part B and Part C of Condition 23. Details regarding Part A will be discharged at a later date once commercial tenants are confirmed.

A concurrent application for Non-Material Amendment (Ref. PP-12255041) has been submitted on the same day as this application. This will seek amendment to Condition 17 (Residential Management Strategy) in order to substitute an updated Residential Management Strategy in place of the approved strategy and ensure compliance. This updated strategy being submitted is the same strategy being submitted with this application.

Application Submission

In addition to the documents listed above and this covering letter, the application comprises the application form.

The application has been submitted through the Planning Portal and the reference number for this application is PP-12254824.

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 discharge of conditions 23 as outlined above.

If you require any further details, please do not hesitate to contact my colleagues Rachel Poole (rpoole@deloitte.co.uk / 0161 455 6272) and Cameron Radford (cameronradford@deloitte.co.uk / 0161 455 6768).

Yours sincerely



For and on behalf of **Deloitte LLP**