

15 May 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 Non-Material Amendments to Planning Permission 128667/JO/2020 (as amended)

On behalf of our client, Muse Developments Ltd, we hereby submit an application under Section 96(a) of the Town and Country Planning Act 1990 in order to make Non-Material Amendments ("NMA") 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'). The original permission was subsequently superseded by a Section 73 application ref: 128667/JO/2020, approved on 19 March 2021, allowing amendments to the approved plans to introduce a new link bridge between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 (ref: 128667/JO/2020) (the 'S73 Permission') 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."

The S73 Permission has been subject to more recent NMA 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).

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- 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).

The residential phase of the development is currently under construction.

It should be noted that a separate full planning application (ref: PP-12075809) has been submitted concurrently with this Application, to facilitate the erection and installation of an emergency generator within the public realm of the New Victoria residential development.

This Application is also submitted concurrently with a condition discharge application (ref: PP-12099052), to discharge conditions 4, 5, 20, 30, and 32 attached to the S73 Permission (ref: 128667/JO/2020).

The Site

The Site is located in the northeast corner of Manchester City Centre and is bound by Corporation Street, Cheetham Hill Road Bridge and the recent extension to Victoria Station. The site area is approximately 1.14 hectares and has been previously used for surface level car parking.

Proposed Non-Material Amendment

This Application proposes a series of amendments which have been developed following a process of detailed design.

The architect team – Sheppard Robson, have reviewed the approved building design as part of the detailed design development and as such a number of amendments are proposed. The proposed amendments are summarised below:

- Area of retail unit 2 decreased; and,
- Various landscaping layout amendments.

Update to the Approved Plans Condition

Retail Unit 2 Amendment

Upon detailed design development, the area of retail unit 2 has been decreased as a result of an increase in the provision of residential amenity space on the upper ground floor as part of the Amenity Link works. The S73 Permission (ref: 128667/JO/2020) approved 679m² (GIA) of commercial space and following design development 647m² (GIA) is proposed – a reduction of 32m², representing a c.4.7% decrease in commercial floorspace from the consented scheme. As such, this amendment is considered non-material in nature and can be addressed with an NMA application.

It should be noted that no external changes are proposed as a result of this amendment, owing to the reduction in commercial floorspace is compensated by the increase of residential amenity offering.

Landscaping Amendments

Upon detailed design development as well as feasibility constraints, a number of amendments are proposed to the landscaping element of the consented scheme, and their details as follows:

- The omission of barrier to ensure Network Rail have the necessary access to their assets.
- Amendments to the design of planters – from 3 planters to 2 diamond planters proposed. As a result, the setting out and orientation of the existing wind panels have been amended slightly, however location remains unchanged. For details, please refer to the Wind Technical Note prepared by Arup submitted as part of this Application.
- Stone cladding is amended to be retaining wall.
- Reduction in number of trees by four due to below ground servicing and proximity to proposed retaining wall, hence rendering previous proposed location unachievable. For details, please refer to Servicing/Radar Survey prepared by Site Engineering Personnel Ltd and submitted as part of this Application.
- Introduction of a rain garden is proposed on Corporation Street.
- Position of 2 cycle stands (visitors cycle parking) is proposed to move within the lease boundary from next to the lay-by to the other side of the road to form a bank of 4 cycle stands.
- Tree species are updated as a result of ongoing availability issue.
- The 2-tier cycle stand (residential cycle parking) located north of residential block 1 is proposed to move into the building following recommendations from the Greater Manchester Police to enhance security.
- The final position and orientation of the third sub-station and associated equipment is updated.
- General repositioning and orientation of car parking spaces, with car parking provision unchanged.
- Position of retaining wall and vehicle restraint barriers amended to the rear of building 1 / Network Rail boundary fence.

Condition 1 attached to the S73 Permission (ref: 128667/JO/2020) set out the requirement for the consented scheme to be carried out in accordance to approved plans.

As such, we request the wordings of Condition 1 be updated as per Table 1.1 below to reflect the amendments proposed:

Table 1.1 Plans References

Drawing Name	Approved Drawing Reference	New Drawing Reference
Floor Plans		
Residential Block 02 – Ground Floor Plan	VIC-SRA-02 00U DR-A-20900-P06	VIC-SRA-02 00U DR-A-20900-P07

Drawing Name	Approved Drawing Reference	New Drawing Reference
General Arrangement Ground Floor Plan	VIC-SRA-AL 00U DR-A-20900-P04	VIC-SRA-AL-00U DR-A-20900-P05
Landscaping Plans		
Landscape Lower Ground Floor GA	PL1487.105 Rev 15	VIC-PIE-EZ-00L-DR-L-00105-P22
Hardworks Lower GA	PL1487.VW.114 Rev15	VIC-PIE-EZ-00L-DR-L-00114-P19
Landscape Upper Ground Floor GA	PL1487.106 Rev 14	VIC-PIE-EZ-00U-DR-L-00106-P20
Hardworks Upper GA	PL1487.110 Rev 3	VIC-PIE-EZ-00U-DR-L-00115-P21
Furniture GA	PL1487.VW.112 Rev10	VIC-PIE-EZ-ZZ-DR-L-00112-P17
Kerbs and Edges GA *New drawing		VIC-PIE-EZ-ZZ-DR-L-00113-P14
Softworks GA	PL1487.111 Rev 3	VIC-PIE-EZ-ZZ-DR-L-00116-P18
Landscape Masterplan - Combined Lower GF Level and GF Level	PL1487.108 Rev 3	To be removed as approved drawing as superseded by drawings VIC-PIE-EZ-00L-DR-L-00105-P22 and VIC-PIE-EZ-00U-DR-L-00106-P20 .
Landscape Masterplan - Proposals for Phase 1	PL1487.109 Rev 8	To be removed as approved drawing as superseded by drawings VIC-PIE-EZ-00L-DR-L-00105-P22 and VIC-PIE-EZ-00U-DR-L-00106-P20 .

Planning Policy and Guidance

The Planning Policy Framework relevant to the proposed development has changed slightly since the approval of the original application for the mixed-use development in September 2016.

The key Development Plan documents remain the 2012 Manchester Core Strategy and Saved Policies of the 2006 Manchester Unitary Development Plan.

The National Planning Policy Framework (NPPF) forms a Material Consideration in the determination of this Application. The National Planning Policy Framework (NPPF) was updated on 20 July 2021, but there have been no changes to the Framework or Planning Practice Guidance which would affect consideration of this Application.

Full consideration of the proposed development against the planning policy framework is considered within the original Planning and Tall Building Statement.

Pre-Application Consultation

The approved scheme was subject to a comprehensive process of pre-application public and stakeholder engagement, including engagement with Historic England, Places Matter!, the Environment Agency, Greater Manchester Police, local businesses and residents, and local Ward Councillors. The proposals were also subject to statutory consultation during the determination period.

This Application is submitted following pre-application consultation with planning officers of the Manchester City Council in late-2021/early-2022, when it was agreed with officers that the proposed change could be applied for via an NMA to the S73 Permission and the proposed amendment was agreed in-principle.

Summary

The Site is located in the northeast corner of Manchester City Centre and is bound by Corporation Street, Cheetham Hill Road Bridge and the recent extension to Victoria Station. The site area is approximately 1.14 hectares and has been previously used for surface level car parking.

It should be noted that the proposed amendments above are the result of detailed design development and the changes to the overall design of the consented scheme is non-material in nature. It should be noted that the number of car parking spaces, cycle parking spaces, and provision and number of residential units remains unchanged.

The amendments proposed in this Application will result in a development that is not materially changed from the approved development on-site (ref: 128667/JO/2020). The amendments have been considered by the Local Planning Authority as non-material amendments to the S73 Permission.

The adjusted scheme will continue to accord with the Development Plan when taken as a whole and there are no material considerations which would justify refusal of the Application. We therefore respectfully request that this application be supported by the Planning Authority.

Application Submission

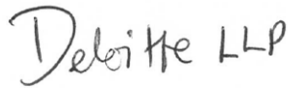
This Application comprises this Covering Letter and the following documentation:

- Application Form prepared by Deloitte;
- Servicing/Radar Survey prepared by Site Engineering Personnel Ltd;
- Application Drawings (detailed in Table 1.1) prepared by Planit-ie and Sheppard Robson;
- Application Supporting Report (ref: VIC-SRA-XX-XX-DC-00002-P01) prepared by Sheppard Robson; and,
- Wind technical note prepared by Arup.

Payment of the planning application fee in the sum of £234 has been made directly to Manchester City Council under Planning Portal Reference PP-12074411. I would be grateful if you could please confirm receipt of this fee.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact my colleagues Rachel Poole (rpoole@deloitte.co.uk / 0161 455 6272) or Jemma Brabrook (jbrabrook@deloitte.co.uk / 0161 455 6903).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The script is cursive and fluid, with the letters "D", "L", and "P" being particularly prominent.

For Deloitte LLP

Encl.