

12 June 2023

Manchester City Council
Planning Department
Albert Square
Town Hall Extension
M60 2LA

FAO Jennifer Atkinson

Dear Jennifer,

Application for Full Planning Permission

New Victoria Phase 2, Manchester City Centre

Please find enclosed and application submitted on behalf of Toriview Limited for Full Planning Permission for the erection of a proposed 12 storey building (inc. (Ground + Mezzanine) + 11 storeys, basement and roof terrace and plant), comprising office accommodation, a ground floor retail unit, roof terraces, plant, cycle parking, hard and soft landscaping, access and servicing and other associated works

The 0.2 hectares site is bounded by Manchester Victoria Train Station to the west, the Metrolink tramlines to the south-west, Corporation Street to the east and the Phase 1 New Victoria: residential development to the north (the 'Site').

The Site benefits from two extant planning permissions, and forms part of a wider regeneration project known as 'New Victoria,' focused on land bounded by Manchester Victoria Train Station, Corporation Street and Cheetham Hill Road (A665). Having originally secured Planning Permission on 29 September 2016 (LPA Ref: 111777/FO/2016/C1), the applicants Muse Developments and Network Rail subsequently secured planning permission for an amended scheme (LPA Ref.128667/JO/2020) on 19 March 2021.

That planning permission has been implemented through the lawful implementation of Phase 1 of the development which is now approaching completion. Phase 1 comprises two residential buildings providing 520 apartments, along with ground floor commercial space, parking and other associated works. The planning permission approves proposals for an 8-storey commercial office development in respect of the subject site.

In 2002, the application site was sold to the Applicant and in October 2022, Full Planning Permission (LPA Ref: 134092/FO/2022) was granted for an alternative office-led development providing up to 11,780 sq. m of office floorspace (GIA) across 10 floors. The proposals also included a ground floor commercial unit, landscaping, cycle parking and associated works for the Site. That Permission has not been implemented but also remains live given that it is a relatively recent consent and is therefore someway off expiring.

Work has however progressed in respect of bringing forwards the most recent extant planning permission and information has been submitted to discharge the pre-commencement conditions. This information is also submitted as part of this planning application, for approval, in order to streamline the number of pre-commencement planning conditions that will be required, should a further planning permission be granted.

The Applicant is fully committed to delivering the proposals and recognises that there is pressing market need for very high quality and highly sustainable new office floorspace in Manchester, in order to retain and grow businesses in the City, as well as attract new occupiers to the City across an increasingly diversified range of sectors. As such, the proposals will support the City's economic, social and environmental objectives, as explained further within the body of the Planning and Tall Building Statement.

The aim is for construction works to commence in summer 2023. As this application seeks to solely increase the building height (with no changes to the external appearance / materiality, foundation and superstructure) of the approved building, the early works will fully align with both the approved and Proposed Development. Therefore, it would be possible to accelerate delivery timescales, even if the revised permission has not been granted through commencing development in accordance with the extant planning permission.

On the basis that the revised scheme is approved, the later stages of the construction process would be completed in accordance with the revised proposals.

The height of the previous schemes on the site were constrained by legal constraints which have now been resolved. In planning terms, it has always been considered by the applicant that the Site can accommodate a building of greater scale and this has been tested and accepted in principle during pre-application discussions and is further supported by the analysis provided in this application.

Against this context, the Applicant is now seeking to submit a new application for Full Planning Permission for the same office building, however, with an extra two additional storeys included on top of the 10-storey office approved in October 2022 (LPA Ref: 134092/FO/2022). Other than the increase in number of storeys, the proposed design is largely unchanged relative to the recently approved scheme.

The Proposed Development includes:

- 12 storey building (inc. (Ground + Mezzanine) + 11 storeys, basement and roof terrace and plant), comprising up to 21,623 sq. m. (GEA) of commercial space with supporting roof terraces and plant;
- Commercial retail unit at ground level to provide additional active frontage onto Corporation Street;
- High quality hard and soft landscaping surrounding the footprint of the building; and,
- 112 long stay cycle parking spaces, 4 short stay/visitor cycle parking spaces within the public realm.

The Site, currently comprising hardstanding, accommodates site access, parking and storage facilities supporting the construction of Phase 1 of New Victoria, including a small number of temporary cabins and surrounded by hoarding to restrict public access. It is therefore considered that this Site is currently underutilised, and visually detracts for this rapidly developing neighbourhood.

Description of Development

The description of development on the application form for Planning permission is as follows:

“Construction of a 12 storey building (inc. (Ground + Mezzanine) + 11 storeys, basement and roof terrace and plant), comprising office accommodation, a ground floor retail unit, roof terraces, plant, cycle parking, hard and soft landscaping, access and servicing and other associated works.”

Application documentation

This covering letter should be read in conjunction with the following documents submitted with the applications:

- Application forms, certificates and notices prepared by Deloitte;
- Covering Letter prepared by Deloitte;
- Existing and Proposed Plans, Elevations and Sections prepared by Piercy & Co;
- Design and Access Statement prepared by Piercy & Co;
- Air Quality Assessment prepared by Miller Goodall;
- Desk-Based Archaeological Assessment prepared by Salford Archaeology;
- Written Scheme of Investigation prepared by Salford Archaeology (including confirmation from GMAAS);
- Crime Impact Statement prepared by Greater Manchester Police;
- Daylight and Sunlight Desktop Appraisal prepared by Hollis;
- Phase 1 Ecology Survey prepared by Rachel Hacking Ecology;
- Heritage Assessment prepared by KM Heritage;
- Environmental Standards Statement, including Energy Strategy, prepared by Sweco;
- EMC Assessment Report, prepared by EMFComp;
- Local Labour Agreement prepared by Morgan Capital Partners on behalf of Toriview Limited;
- Transport Assessment, including Waste Management Strategy and MCC Waste Proforma, prepared by SCP;
- Framework Travel Plan prepared by SCP;
- Pre-construction TV Reception Survey prepared by G-Tech Surveys;
- Phase 1 Ground Conditions Preliminary Environmental Assessment prepared by VertaseFLI;
- Phase 2 Site Appraisal prepared by GRM
- Remediation Method Statement prepared by GRM;
- Environmental Piling Risk Assessment prepared by GRM;
- Gas Addendum Letter prepared by GRM;
- Ventilation Strategy prepared by Sweco;
- Construction Management Plan prepared by Chroma and Vinci;
- Acoustic Assessment prepared by Sweco;
- Drainage Strategy and Flood Risk Assessment prepared by AJP (including United Utilities Risk Assessment for Water Pipes);
- Desktop Wind Microclimate Assessment prepared by Arup; and
- Townscape and Visual Impact Assessment prepared by RBMP.

Payment of the planning application fee in the sum of £55,841.00 has been made directly to Manchester City Council under Planning Portal Reference PP-12168137. I would be grateful if you could confirm receipt of this fee and subsequent written confirmation of validation of this application.

If you require any further information, please do not hesitate to contact me or my colleague Rachel Poole (rpoole@deloitte.co.uk / 0161 455 6272)

Yours sincerely

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

Deloitte LLP