

Planning

Tony Mitchell
Telephone: 0161 234 4776
anthony.mitchell@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr. John Cooper
Deloitte LLP
Hanover Building
Corporation Street
Manchester
M4 4AH

Date: 13 June 2023

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 136989/NMC/2023

Description: Non-Material Amendments to Planning Permission 128667/JO/2020 to amend condition 1 (specified plans) to include alterations to retail units and landscaping.

Location: New Victoria, Corporation Street, Manchester, M4 4DX

I refer to your application for a non-material amendment to planning permission reference 128667/JO/2020.

The proposed amendments are a result of detailed design development and are summarised as follows:

1. Reduction in overall retail floorspace from 679 sqm (GIA) to 647 sqm (GIA) representing a c.4.7% decrease:

This results in a reduction in the retail floorspace for retail unit 2, and consequently provides an increase in residential amenity floorspace.

2. Landscaping general arrangement layout changes:

As a result of detailed design development and feasibility / deliverability constraints.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 128667/JO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 128667/JO/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) Condition 2 to read as follows:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

5219-SI-00-090 A Proposed Block Plan 1:500 A1
5219-SI-00-110 D Existing Elevations 1:500 A1
5219-SI-00-111 D Existing Elevations 1:500 A1
5219-SI-00-120 C Existing Sections 1:500 A1
5219-P3-20-199 G Office - Lower Ground Floor 1:100 A1
5219-P3-20-200 G Office - Ground Floor 1:100 A1
5219-P3-20-201 H Office - First Floor 1:100 A1
5219-P3-20-202 E Office - Second Floor 1:100 A1
5219-P3-20-203 E Office - Third Floor 1:100 A1
5219-P3-20-204 E Office - Fourth Floor 1:100 A1
5219-P3-20-205 E Office - Fifth Floor 1:100 A1
5219-P3-20-206 E Office - Sixth Floor 1:100 A1
5219-P3-20-207 E Office - Seventh Floor 1:100 A1
5219-P3-20-208 E Office - Eighth Floor (Roof Plant) 1:100 A1
Plot 1 5219-P1-20-301 D Residential 1 -Sections - Sheet 1 1:100 A1
Plot 2 5219-P2-20-301 D Residential 2 - Sections - Sheet 1 1:100 A1
Plot 3 5219-P3-20-301 E Office - Sections - Sheet 1 1:100 A1
5219-P1-20-411 F Residential 1 - Elevations - Sheet 1 1:200 A1
5219-P1-20-412 F Residential 1 - Elevations - Sheet 2 1:200 A1
5219-P3-20-411 E Office - Elevation P3-1 1:200 A1
5219-P3-20-412 E Office - Elevation P3-2 1:200 A1
5219-P3-20-413 E Office - Elevation P3-3 1:200 A1
5219-P3-20-414 F Office - Elevation P3-4 1:200 A1
Plot 2 5219-P2-20-401 _ Residential 2 - Bay Study - Bottom Façade 1:20 A1
Plot 3 5219-P3-21-401 D Office - Typical Cladding Detail 1:20 A1

LANDSCAPE DRAWINGS

PL1487.112 _ Vehicular Access Lower Ground Floor
PL1487.113 _ Vehicular Access Ground Floor
Landscape Masterplan - Lower Ground Floor Level VIC-PIE-EZ-00L-DR-L-00105-P22
Landscape Masterplan - Ground Floor Level VIC-PIE-EZ-00U-DR-L-00106-P20
PL1487.108 3 Landscape Masterplan - Combined Lower GF level and GF level Remove
Hardworks Ground Floor VIC-PIE-EZ-00U-DR-L-00115-P21
Softworks Ground Floor VIC-PIE-EZ-ZZ-DR-L-00116-P18

Documents

Design and Access Statement - prepared by Sheppard Robson;
Heritage and Townscape Impact Appraisal - prepared by KM Heritage;
Environmental Standards Statement- prepared by Arup;
Energy Statement - prepared by Arup;
Ecological Assessment prepared by Penny Anderson Associates;
Transport Assessment prepared by Arup;
Travel Plan Framework prepared by Arup;
Crime Impact Statement - prepared by Greater Manchester Police;
Operational Waste Management Strategy prepared by Sheppard Robson and Arup;
Ventilation Strategy - prepared by Arup;
TV Reception Survey - prepared by Pager Power;

Lighting Assessment - prepared by Arup;
Viability Assessment - prepared by Muse (submitted in commercial confidence);
Residential Management Strategy - prepared by Owen Land and Property;
Statement of Community Consultation - prepared by Deloitte;
Environmental Statement plus Appendices- prepared by Deloitte; and
Environmental Impact Assessment Non-Technical Summary - prepared by Deloitte.

Amended drawings received 11 June 2020:

5219-P1-20-923 A RESIDENTIAL 1 23rd Floor Plan
5219-P1-20-924 A RESIDENTIAL 1 24th Floor Plan
5219-P1-20-925 A RESIDENTIAL 1 25th Floor Plan

5219-P2-20-918 A RESIDENTIAL 2 18th Floor Plan
5219-P2-20-919 A RESIDENTIAL 2 19th Floor Plan
5219-P2-20-920 A RESIDENTIAL 2 20th Floor Plan

5219-P1-21-901 A Bay Study Typical Facade
5219-P1-21-902 A Balcony Study - Middle Facade
5219-P1-21-903 Balcony Study Top Facade
5219-P1-21-904 Balcony Study Bottom Facade
5219-P1-21-905 Bay Study Parapet
5219-P1-21-906 Bay Study Penthouse Corridor Study
5219-P2-21-901 Bay Study Bottom Facade
amended cycle parking layout - Lower Ground Floor VIC-PIE-EZ-ZZ-DR-L-00112-P17
amended cycle parking layout - Ground Floor VIC-PIE-EZ-00L-DR-L-00114-P19

Amended drawings received 27 November 2020:

VIC-SRA-EZ-XX-DR-A-00802 Rev P01
VIC-SRA-EZ-XX-DR-A-00990 Rev P01
VIC-SRA-EZ-00L-DR-A-00900 Rev P01
VIC-SRA-EZ-00U-DR-A-00901 Rev P04
VIC-SRA-EZ-01-DR-A-00902 Rev P01
VIC-SRA-EZ-XX-DR-A-00903 Rev P02
VIC-SRA-EZ-XX-DR-A-00916 Rev P02
VIC-SRA-01-00L-DR-A-20899 Rev P01
VIC-SRA-01-00U-DR-A-20900 Rev P01
VIC-SRA-01-01-DR-A-20901 Rev P01
VIC-SRA-01-26-DR-A-20926 Rev P01
VIC-SRA-02-01-DR-A-20901 Rev P01
VIC-SRA-02 00U DR-A-20900-P07
VIC-SRA-02-00L-DR-A-20899 Rev P01
VIC-SRA-02-26-DR-A-20921 Rev P02
VIC-SRA-01-XX-DR-A-20951 Rev P01
VIC-SRA-01-XX-DR-A-20910 Rev P02
VIC-SRA-EZ-XX DR-A-21941 Site - Link Bridge
VIC-SRA-AL-00L-DR A-20899 Rev P01 - GA Plan - Amenity Link B1 Lower Ground
VIC-SRA-AL-01-DR-A-20901 GA Plan Rev P01- Amenity Link 01 First Floor
VIC-SRA-AL-XX-DR A-20401 Rev P01 - Bay Study - Amenity Link
VIC-SRA-AL-00U-DR-A-20900 Rev P05

Amended drawings received by the Local Planning Authority on 26 February 2021:

VIC-SRA-01-XX-DR-A-20911 Rev P03

VIC-SRA-01-XX-DR-A-20952 Rev P02
VIC-SRA-02-XX-DR-A-20911 Rev P05
VIC-SRA-02-XX-DR-A-20910 Rev P04
VIC-SRA-01-XX-DR-A-20912 Rev P03
VIC-SRA-02-XX-DR-A-20951 Rev P03
VIC-SRA-02-XX-DR-A-20952 Rev P02
VIC-SRA-02-XX-DR-A-20912 Rev P04
VIC-SRA-EZ-XX-DR-A-00925 Rev P03
VIC-SRA-EZ-XX-DR-A-21901 Rev P02
VIC-SRA-AL-XX-DR-A-20910 Rev P02
VIC-SRA-AL-XX-DR-A-20911 Rev P02
VIC-SRA-AL-XX-DR-A-21902 Rev P02
VIC-SRA-EZ-XX-DR-A-00915 Rev P04

Drawing VIC-SRA-EZ-XX-DR-A-00930 Rev P02, received by the Local Planning Authority on 13 January 2021

The New Victoria Planning Document - NMA, dated 23 March 2020, ref. 5219-NV-SRA-XX-XX-D-00950, REVISION P04 - 11th JUNE 2020

The New Victoria Part L Overheating and Noise Technical Note by Arup, dated 9 October 2019, Ref. 255644-00

The Technical Note P6449/6 Stage 4 Interim Part L Summary Technical Note by Futureserv, Ref. 17/6, dated 5 March 2020

For Phases 1 and 2:

- The document entitled 'New Victoria Planning Document - Condition 11 - Servicing Strategy Condition 25 - Refuse Strategy', Revision P01, dated 3 May 2019
- The agent's email of 21 August 2019 that confirms there is only one loading bay proposed on Corporation Street and that servicing will be scheduled to avoid peak hours.

For Phase 1 only:

- The Local Labour Construction template sheet
- The Social Value Plan from Vinci Construction UK

For the pre-commencement elements, the following information is approved for all phases:

- Written Scheme of Investigation for an Archaeological Excavation by Salford Archaeology, dated 23 August 2018

In respect of Phase 1 only, the following information is approved:

- Manchester New Victoria Ground Investigation Report prepared by AEG Ltd (April 2016)
- Earthworks and Remediation Performance Specification prepared by Arup (February 2018)
- Ground Investigation Report prepared by Bridgeway Consulting Limited (March 2012)
- Site Investigation Report Volume 1 Fieldwork and Volume 2 Laboratory Testing report prepared by Soil Mechanics
- Geotechnical Desk Study prepared by Arup (Jun 2008)
- Site Investigation Report prepared by Vertase FLI Limited (April 2018)
- Ground Investigation Report prepared by Arup (May 2016)

- Foundation Works Risk Assessment Report prepared by Arup (April 2018) (Ref: VIC-ARUP-ZZ-XX-RP-CG-001)
- Ground Investigation Addendum Report prepared by Arup (April 2018) (Ref: VIC-ARUP-ZZ-XX-RP-CG-002)
- Performance Specification for Gas Protection Measures prepared by Arup (May 2018) (Ref: VIC-ARUP-ZZ-XX-SP-CG-002)

For the residential aspect of the development, the following information is approved:

- The document entitled 'New Victoria Planning Document - Condition 11 - Servicing Strategy Condition 25 - Refuse Strategy', Revision P01, dated 3 May 2019
- The agent's email of 21 August 2019 that confirms there is only one loading bay proposed on Corporation Street and that servicing will be scheduled to avoid peak hours.

For all phases, the following information is approved:

- Drawings 4511-01 Rev A and 4511-02 Rev A
- The Enabling Works Site Logistics Plan
- The Appendix documents received by the Local Planning Authority on 9 April 2019

as amended by

- Network Rail and TFGM Metro Link Construction Management Plan, ref. VB-PMG-PL-XXXX-0007, Rev 03, dated 04/07/19
- New Victoria Development Construction Management Plan, ref. VB-PMG-PL-XXXX-0007, Rev 3, dated 04.07.19

The following information is approved for Phase 1 only:

- Marshalls Birco 150 Flow Table
- New Victoria Explanation of SuDS Usage drawing, dated 17/07/2019
- Outline Drainage Maintenance Regime by Arup, ref. 255644 4-04-02, dated 16 July 2019
- Drawing VIC-ARUP-P1-EX-DR-CD-2001 Rev P5
- Drawing VIC-ARUP-ZZ-EX-DR-CD-7011 Rev P1
- Muse Developments Ltd New Victoria Development Attenuation Tank Specification, ref. VIC-ARUP-ZZ-XX-SP-CD-0001 P02, dated 17 July 2019
- Ove Arup & Partners International Ltd STORM SEWER DESIGN by the Modified Rational Method, Network Design Table for Storm document
- 2019 Update on Surface Water Drainage Strategy File Note by Arup, ref. 255644 4-05-02, dated 16 May 2019
- New Victoria - Surface and Foul Water Drainage Strategy by Arup, dated 17 February 2016, Job No/Ref 218128

In regard to piling or other penetrative methods, the development shall be carried out in accordance with the following information:

- The document entitled Foundation Design - Groundwater Considerations, Foundation Works Risk Assessment by Foundation Piling Ltd, dated 16 September 2020

Drawings

- Piling Schedule (VIC-AJP-01-00L-DR-S-00102 Rev P08)
- Piling Schedule (VIC-AJP-02-00L-DR-S-00102 Rev P07)
- Piling Layout (VIC-AJP-01-00L-DR-S-00100 Rev P08)

- Piling Layout - Upper (VIC-AJP-02-00L-DR-S-00100 Rev P06)
- Piling Layout - Lower (VIC-AJP-02-00L-DR-S-00101 Rev P06)

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Tony Mitchell using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized flourish at the end.

Julie Roscoe
Director of Planning, Building Control & Licensing