

22 May 2023

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Jennifer Atkinson

Dear Jennifer

Viadux, Albion Street, Manchester – Application for Amendment to Listed Building Consent 133760/JO/2022

On behalf of our client, Salboy Central Ltd, we hereby submit an application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) in order to make an amendment to Listed Building Consent (LBC) Ref. 133760/JO/2022 in relation to the removal of a suspensive condition.

It has been agreed with the Local Planning Authority (LPA) that this amendment can be dealt with via a Section 19 application during a meeting with the case officer on 30 March 2023.

Background

On 15 August 2022, LBC (Ref. 133760/JO/2022) was granted for:

“Variation of planning conditions 2, 5, 6, 8, 9 and 10 associated with Listed Building Consent 129168/JO/2021 to allow removal of bridge over Great Bridgewater Street, enlargement of openings within existing abutment to Great Bridgewater Street, new penetrations to the arches to accommodate structural columns, foundation and stair works together with removal of brickwork and temporary openings through arches for tower crane installation.”

This LBC amended the previously approved LBC for the site (Ref. 129168/JO/2021) to reflect associated amendments to the most recent planning approval for the site relating to the Phase 1 works (Ref. 133998/JO/2022).

It is this latest LBC (Ref. 133760/JO/2022) that Phase 1 (the residential tower) is currently being built out under.

Proposed Non-Material Amendment

The removal of the following condition is proposed:

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee (“DTTL”). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms.

Condition 11 – Method Statements for works to listed structure

“Prior to the undertaking the following works associated with listed building consent 129168/JO/2021, a detailed method statement and specification statement for the works to the listed structure shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include methods the removal of the structure, details of how to avoid damaged to the historic fabric and details, including materials, how the historic fabric will be made good. The demolition/removal must be carried out in accordance with this method statement and specification. The works this condition relates to is as follows

- New penetrations through the arches to accommodate proposed structural columns for the new development
- New Foundation works
- New Stair works
- Localised removal of brickwork to accommodate the proposed office development core

The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development.

Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.”

Condition 11 runs contrary to the other conditions attached to LBC Ref. 133760/JO/2022 in that it is a suspensive condition rather than a compliance condition and requires further information to be submitted with reference to the original, unamended LBC Ref. 129168/JO/2021. It is therefore proposed to remove this condition in its entirety.

Planning Policy and Guidance

Since planning permission was granted in August 2022, there has been no change to the adopted Development Plan and planning policy, therefore remains unchanged. The proposed amendment does not result in any material change and therefore does not require a reassessment of the proposals against Development Plan policies.

The National Planning Policy Framework (NPPF) forms a Material Consideration in the determination of this application. There are no changes to the Framework or Planning Practice Guidance which would affect consideration of the application.

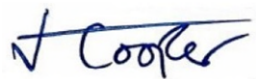
Application Documentation

In addition to this Covering Letter, the application also comprises the application form.

Summary

The application has been made under Planning Portal Reference PP-12148745. We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact my colleagues Joe McElhone (0161 455 6994 / joemcelhone@deloitte.co.uk) and Niall Alcock (0161 455 6787 / nalcock@deloitte.co.uk).

Yours sincerely

A handwritten signature in blue ink, appearing to read "J Cooper", is shown within a rectangular border.

John Cooper

For Deloitte LLP