

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 Discharge of Conditions 12 and 13 attached to Listed Building Consent 133760/JO/2022

Please find enclosed an application for the (full) discharge of conditions 12 and 13 attached to Listed Building Consent (LBC) Ref: 133760/JO/2022 in relation to the Viadux scheme. The applicant is Salboy Central Ltd.

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.

The information submitted with this application has previously been submitted against the previously approved LBC (Ref. 129168/JO/2021) via CDN/21/0469 and this application is essentially to tidy up the consent which is being built out and ensure that all suspensive conditions have been discharged.

Condition Discharge

This section sets out the relevant condition and document that are submitted in support of the application for full discharge of Conditions 12 and 13.

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 12 – Method Statement for works to create temporary openings for tower crane

The wording of Condition 12 is as follows:

“Prior to the works commencing to create the temporary openings through the façade for the tower crane, a detail method statement shall be submitted for approval in writing detailing how the façade will be removed. The development shall be carried out in accordance with this method statement.”

To support the full discharge of Condition 12, document ‘Viadux - Method Statement for Temporary Removal Works’ has been prepared by Mayo Civil Engineering and submitted with this application.

Condition 13 – Method Statement for reinstatement of openings created for tower crane

“Prior to the reinstatement of the façade of the openings created as part of condition 12, a detail method statement shall be submitted for approval in writing detailing how the façade will be reinstated. For the avoidance of doubt, this shall include how the brickwork will be fixed and jointed to the existing façade including appropriate materials.”

To support the full discharge of Condition 13, document ‘Viadux - Method Statement for Reinstatement Works’ has been prepared by Bullen Conservation and submitted with this application.

Pre-Application Engagement

It was discussed during a meeting on 30 March 2023 that Conditions 12 and 13 make reference to method statements required for specific works related to the temporary installation of the tower crane.

As noted, this information was submitted and approved under application ref. CDN/21/0469 attached to the LBC Ref. 129168/JO/2021.

It was therefore agreed that this information would be re-submitted against the amended consent to regularise the position on the conditions.

Application Documentation

In addition to this Covering Letter, the application also comprises the following documents:

- Application Form
- Viadux - Method Statement for Temporary Removal Works prepared by Mayo Civil Engineering
- Viadux - Method Statement for Reinstatement Works prepared by Bullen Conservation

Summary

In addition to the documents listed above and this Covering Letter, the application also comprises the application form.

The application has been submitted through the Planning Portal and the reference number for this application is PP-12148784.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of conditions 3, as outlined above. If you require any further details, please do not hesitate to contact my colleagues Joe McElhone (0161 455 6994 / joemcelhone@deloitte.co.uk) or Niall Alcock (0161 455 6787 / nalcock@deloitte.co.uk).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'J Cooper', with a stylized flourish at the end.

John Cooper

For Deloitte LLP