

24 February 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 The original permission was subsequently superseded by application ref: 128667/JO/2020, approved on 19 March 2021, allowing amendments to the approved plans to introduce a new link bridge between the two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 '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."

Planning permission 128667/JO/2020 has been subject to two more recent non-material amendment 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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The residential phase of the development is currently under construction.

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

Amendments are proposed to the wording of one condition on the Permission for new Victoria (Residential) to ensure they can be complied with.

Update to Public Artwork and Parapet Wall

Condition 5 on the Permission requires an installation of public art on the proposed blue Parapet Wall prior to the commencement of any landscaping work. Following engagement with Manchester City Council, it is agreed that the reference to the public artwork on the wall is to be omitted. Instead, a historic interpretation (information board) is to be provided on Site. Information in relation to the Blue Parapet Wall which has already been submitted in relation to Condition 5 (Ref: CDN/22/0750 - awaiting determination).

As such, we request the wording of the condition is updated to remove reference to the public artwork and a new condition added to agree the implementation of the historic interpretation (information board). The following condition wording (condition 5) is suggested:

5) Notwithstanding the details submitted with the application, prior to the commencement of any landscaping works, details of the ~~proposed public artwork and~~ blue brick ~~wall~~ parapet and stone coping, as referred to in the Landscape Masterplan - Ground Floor and the Design and Access Statement, shall be submitted to and approved in writing by the City Council as local planning authority. All works approved in discharge of this condition shall be fully completed before the first phase of development (Residential Blocks 1 and 2) hereby approved is first occupied.

Given the proposed amended wording to Condition 5, as set out above, we request a new condition as per the below for the historic interpretation:

“Prior to the commencement of any landscaping works, details of the proposed historic interpretation (information board) shall be submitted to and approved in writing by the City Council as local planning authority. All works approved in discharge of this condition shall be fully completed before the first phase of development (Residential Blocks 1 and 2) hereby approved is first occupied.”

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 on 20th December 2022, when it was agreed with officers that the proposed change could be applied for via an NMA to the Permission and the proposed amendment was agreed in-principle.

Application Submission

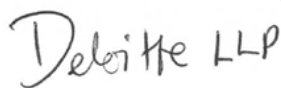
This Application comprises this Covering Letter and the following documentation:

- Application Form prepared by Deloitte.

Payment of the planning application fee in the sum of £234 has been made directly to Manchester City Council under Planning Portal Reference PP- 11939232. 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



For Deloitte LLP

Encl.