

31 March 2023

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

Dear Jennifer,

**New Victoria (Phase 2), Manchester - Application for Discharge of Conditions for Planning Permission
Reference 134092/FO/2022**

Please find enclosed a Condition Discharge application submitted by Toriview Ltd, for the Discharge of Conditions attached to Planning Permission 134092/FO/2022, for an office development at New Victoria Manchester City Centre.

Background

Planning Permission was granted on 20 October 2022 for the erection of a proposed Grade A office-led development across 10 storeys, in addition to roof terraces, plant, ground floor commercial unit, cycle parking, substation and associated landscaping and new street tree planting.

The description of development as shown on the decision notice is as follows:

“Erection of a 10 storey office building (Use Class E) plus basement, a ground floor commercial unit (Use Class E), with associated external amenity in the form of roof terraces, plant, substation, cycle parking, hard and soft landscaping, access and servicing and other associated works”

The remainder of this letter sets out the condition wording and information submitted in order to discharge the pre-commencement conditions against application reference 134092/FO/2022.

Condition Discharge

The table below sets out the relevant condition and the documents that are submitted in support of the application for discharge, and whether full or partial condition discharge is applied for.

Table 1: Condition and Information Submitted

No.	Condition Wording	Full or Partial Discharge	Submitted Information
3	Written Scheme of Investigation No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted for approval in writing by the City Council, as Local Planning Authority. The WSI shall cover the following: 1. A phased programme and methodology of investigation and recording to include: - a targeted archaeological watching brief during development ground works. 2. A programme for post-investigation assessment to include: - production of a final report on the results of the investigations and their significance. 3. Deposition of the final report with the Greater Manchester Historic Environment Record. 4. Dissemination of the results of the archaeological investigations commensurate with their significance. 5. Provision for archive deposition of the report and records of the site investigation. 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.	Full Discharge.	• Written Scheme of Investigation prepared by Salford Archaeology • Correspondence with GMAAS
4	Piling Risk Assessment Prior to the commencement of the development, excluding any drainage diversion works, details of the method for piling, or any other foundation design using penetrative methods, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented during the construction of the development.	Full Discharge.	• Environmental Piling Risk Assessment Report prepared by GRM
5	Foundation Design Prior to the commencement of the development, excluding any drainage diversion works, details of the foundation design for buildings adjoining the River Irk culvert shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme shall include any potential adverse risk impact to the existing culvert structure can be appropriately managed, factoring both during and postconstruction arrangements.	Full Discharge.	• Combined Certificate of Approval in Principle, Design and Check for Design Check Category I permanent works prepared by AJP

No.	Condition Wording	Full or Partial Discharge	Submitted Information
			• Network Rail Form G • Structure Culvert Location Plan
6	Construction Management Plan (Drainage Works) Prior to the commencement of enabling drainage diversion works development, a detailed construction management plan outlining working practices during the enabling works stage of the development shall be submitted for approval in writing by the local planning authority, which for the avoidance of doubt should include; • Display of an emergency contact number; • Details of Wheel Washing; • Dust suppression measures; • Compound locations where relevant; • Location, removal and recycling of waste; • Routing strategy and swept path analysis; • Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works; • Parking of construction vehicles and staff; and • Sheeting over of construction vehicles. Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended. The enabling development shall be carried out in accordance with the approved construction management plan.	Full Discharge	• Construction Management Plan prepared by AJP
7	Construction Management Plan (Above Ground Works) Prior to the commencement of the development, except any enabling drainage diversion works, a detailed construction management plan outlining working practices during development shall be submitted for approval in writing by the local planning authority, which for the avoidance of doubt should include;	Full Discharge	• Construction Management Plan prepared by AJP

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	• Display of an emergency contact number; • Details of Wheel Washing; • Dust suppression measures; • Compound locations where relevant; • Location, removal and recycling of waste; • Routing strategy and swept path analysis; • Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works; • Parking of construction vehicles and staff; and • Sheeting over of construction vehicles. Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended. The development (except any enabling drainage diversion works) shall be carried out in accordance with the approved construction management plan.		
8	Local Benefit Proposals a) Prior to the commencement of the development, excluding any drainage diversion works details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes: i) the measures proposed to recruit local people including apprenticeships ii) mechanisms for the implementation and delivery of the Local Benefit Proposal iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives	Partial Discharge: Part A	• Local Benefit Proposal Tracker prepared by AJP

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.		
9	Drainage Strategy Notwithstanding the Drainage Strategy and Flood Risk Assessment prepared by AJP stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022, (a) Prior to any above ground works a scheme for the drainage of surface water from the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority. This shall include: - The Main river culvert should be clearly illustrated on the proposed drainage layout and appropriate easements also included ensuring the development does not impact on the main river culvert. The EA should be consulted to ensure the proposed design is acceptable in regard to its location from the main river culvert. - Details of how external hardstanding areas will be drained and attenuated on site. - Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building; - Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site. - Where surface water is connected to Main River, any works within or adjacent to the river that would affect it would require consent from Environment Agency. An email of acceptance of proposed flows and/or new connection will suffice. - Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that	Full Discharge	• New Victoria Drainage Strategy Report • New Victoria Drainage Strategy – NV-AJP-XX-XX-DR-C-00001-P02

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice. - The sewer diversion (which is connected to the tfgm drainage) should be designed to ensure flows remain as per the existing scenario. It is recommended that passing the diversion through a new flow control (which is connected to Phase 1 of the development) should be avoided as this could alter the upstream storage requirements and potentially create local flood issues. Both United Utilities and tfgm should be contacted regarding this diversion. - Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved. - Hydraulic calculation of the proposed drainage system; - Construction details of flow control and SuDS elements. (b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.		
10	Ground Conditions Notwithstanding the Phase 1 Ground Conditions Preliminary Environmental Assessment prepared by VertaseFLI stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022 (a) before the development hereby approved commences, excluding drainage diversion works the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority: - phase II intrusive site investigation; and - Remediation Strategy. One approved, the development shall then be carried out in accordance with the approved details. (b) When the development commences, other than drainage diversion works, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted for approval	Partial Discharge: Part A	• Phase II Site Appraisal Report prepared by GRM • Gas Addendum Letter Report prepared by GRM • Remediation Method Statement Report prepared by GRM • United Utilities Risk Assessment for water pipes prepared by United Utilities

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	in writing by the City Council as local planning authority prior to the first occupation of a phase of the development. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.		
12	Electromagnetic Compatibility Plan (a) Prior to the commencement of the development, a electromagnetic compatibility plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. This plan shall detail that there are no electromagnetic compatibility impacts predicted from the development in line with BSEN 50121 and BS EN 61000-6-4 (emissions) including pre development testing. (b) Prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm compliance with the criteria agreed in part (a). In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.	Partial Discharge: Part A	• EMC Assessment Report prepared by EmfComp

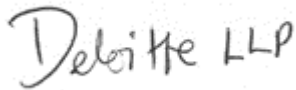
Summary

In addition to the documents listed in **Table 1** and this covering letter, the application comprises the application form.

Payment will be made to Manchester City Council for £116, in respect of the application fee for this application to agree details reserved by condition, via the Planning Portal (Planning Portal Reference: PP-11994222).

We trust you will find this application in order, and we look forward to receiving written confirmation of its registration. If you require any further details, please contact me using the details provided overleaf or Rachel Poole (rpoole@deloitte.co.uk / +44 161 455 6272) and/or Cameron Radford (+44 161 455 6768 / cameronradford@deloitte.co.uk) if you require anything further.

Yours sincerely

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

Deloitte LLP

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