

10 February 2023

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

FAO Tony Mitchell

Dear Tony

New Victoria (Residential), Manchester – Application for Discharge of Conditions 6 and 13 attached to Planning Permission Ref: 128667/JO/2020 (as amended)

Please find enclosed a condition discharge application, in relation to New Victoria, Planning Permission Reference: 128667/JO/2020 (as amended). The applicant is Muse Developments Ltd.

This application is submitted to discharge Condition 6 (External Lighting) and Condition 13 (Archaeology WSI) attached 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 The original permission was subsequently superseded by application ref: 128667/JO/2020, approved on 19 March 2021, allowing amendments to the approved plans to introduce a new link bridge between the two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 128667/JO/2020 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)

The residential phase of the development is currently under construction.

Condition Discharge

The table below sets out the relevant condition and the documents that are submitted in support of the application for discharge.

Table 1: Condition and Information Submitted

Condition Wording	Full or Partial Discharge	Submitted information
6 External Lighting The development hereby approved shall include a building lighting scheme during the period between dusk and dawn. Full details of such a scheme, including how the impact on occupiers of nearby properties will be mitigated, shall be submitted to and approved in writing by the City Council as local planning authority before the each phase (as agreed under Condition 2) of development is first occupied.	Full Discharge	• New Victoria External Lighting Plan (Ref: 1910017DSL), prepared by Lighting Project Solutions • External Lighting Covering Letter, prepared by HE Simm • New Victoria ALB Undercroft Relux Calculations, prepared by Relux • Tower 1 & 2 Site Plan External Lighting & Security Layout (Ref: VIC-HES-ZZ-XX-DR-E-60001 C04) prepared by HE Simm

Condition Wording	Full or Partial Discharge	Submitted information
13 Archaeology WSI The development shall be implemented in accordance with the Written Scheme of Investigation for an Archaeological Excavation by Salford Archaeology, dated 23 August 2018. The development shall not be occupied until the site investigation has been completed in accordance with the approved WSI. The WSI shall cover the following: (a) A phased programme and methodology of site investigation and recording to include: - targeted field evaluation trenching (depending upon the evaluation results) a strip map and record exercise - targeted open area excavation (b) A programme for post investigation assessment to include: - analysis of the site investigation records and finds - production of a final report on the significance of the archaeological and historical interest represented. (c) Provision for publication and dissemination of the analysis and report on the site investigation. (d) Provision for archive deposition of the report, finds and records of the site investigation. (e) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI. For the pre-commencement elements of the above condition only, the following information is approved for all phases: - Written Scheme of Investigation for an Archaeological Excavation by Salford Archaeology, dated 23 August 2018	Full Discharge	New Victoria Excavation Post-Excavation Assessment Report, prepared by Salford Archaeology

Consultation

Ongoing correspondence has taken place with MCC planning officers from July 2021 to May 2022, including an onsite meeting which took place in October 2021.

Application Submission

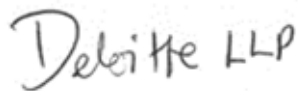
In addition to the documents listed in Table 1 and this covering letter, the application comprises the application form.

The application has been submitted through the Planning Portal and the reference number for this application is PP-11897093.

A fee has been paid to Manchester City Council for £116, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We request the Local Planning Authority's express written consent that the enclosed information is sufficient to allow the full discharge of conditions 6 and 13, as outlined above.

If you require any further details, please do not hesitate to contact my colleagues Rachel Poole (rpoole@deloitte.co.uk / 0161 455 6272) and Jemma Brabrook (jbrabrook@deloitte.co.uk / 0161 455 6903).

Yours sincerely

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

For and on behalf of **Deloitte LLP**

Encl.