

26 September 2022

Delivered via Planning Portal

Angela Leckie
Manchester City Council
Town Hall
PO Box 488
Manchester
M60 2JT

Dear Angela

**DISCHARGE OF PLANNING CONDITION 24 PURSUANT TO PLANNING PERMISSION REF.
131634/JO/2021: VICTORIA HOUSE, GREAT ANCOATS STREET, MANCHESTER, M4 7AB**

On behalf of our client, FG Victoria House Limited ('the applicant'), I am pleased to enclose an application to discharge Condition 24 pursuant to the above planning permission at Victoria House, Great Ancoats Street, Manchester.

The application has been submitted via the Planning Portal (ref. PP-11560683) and comprises the following information:

- Completed Application Forms
- This Covering Letter
- External Lighting Assessment (doc ref. P1389-EXT-001), prepared by Novo

BACKGROUND

Full planning permission was granted by Manchester City Council ('MCC') on 26 August 2020 for the redevelopment of Victoria House, including the demolition of the existing building and the construction of residential apartments with ground floor commercial space (ref. 122000/FO/2018) ("Victoria House Planning Permission").

This permission relates to the redevelopment Victoria House, which comprises Plot E of the Portugal Street East Strategic Regeneration Framework ('PSE SRF') area located within Manchester City Centre. The development aims to offer a high-specification residential led 'build-to-rent' scheme, complemented by ground floor commercial space and internal and external amenity space.

Since the permission was granted, a number of Discharge of Condition applications have been submitted. In addition, three Non-Material Amendments ("NMA") and an amendment under S73 of the TCPA 1990

1 New York Street
Manchester
M1 4HD

T 0161 233 7676 turley.co.uk

("S73") applications have been approved: an NMA application (ref. 131328/NMC/2021) included varying the trigger point for the commencement of highway works (pursuant to Condition 35); an NMA application (ref. 134708/NMC/2022) to amend the wording of condition 37; and an S73 application has been approved to amend the design of the scheme (ref. 131607/NMC/2021), with an associated NMA to update the description of the development to reflect the design amendments (ref. 131634/JO/2021).

As mentioned above, an NMA application (LPA ref. 131634/JO/2021) was approved in July 2022 which amended the description of development. The full wording of the approved development is as follows:

Erection of a part 25 part 3 storey residential tower (Use Class C3) for 177 apartments comprising 57 x 1 bed (34 x 1 bed 1 person and 23 1 bed 2 person), 115 x 2 bed (36 x 2 bed 3 person and 79 x 2 bed 4 person) and 5 x 3 bed (3 bed 5 person) with ground floor commercial space (Use Class A1, A2, A3, A4 and D1) above partial basement level associated shared amenity spaces at 3rd floor level, realm enhancements following demolition of existing buildings.

A full history of the applications post approval can be seen below.

Application Type	Condition No. (If Applicable)	Reference	Status
Discharge of Condition	3a	CDN/22/0601	Submitted
Discharge of Condition	3b	CDN/21/0605	Discharged
Discharge of Condition	4	CDN/21/0356	Discharged
Discharge of Condition	5	CDN/22/0518	Submitted
Discharge of Condition	6	CDN/21/0841	Discharged
Discharge of Condition	8(a)	CDN/21/0508	Discharged
Discharge of Condition	8(a)	CDN/21/0699	Discharged
Discharge of Condition	9	CDN/21/0285	Discharged
Discharge of Condition	10	CDN/21/0629	Discharged
Discharge of Condition	11a	CDN/21/0762	Submitted
Discharge of Condition	12	CDN/21/0763	Discharged
Discharge of Condition	16	CDN/21/0568	Submitted
Discharge of Condition	17	CDN/21/0568	Submitted
Discharge of Condition	21	CDN/21/0636	Discharged
Discharge of Condition	22(a)	CDN/21/0507	Discharged
Discharge of Condition	33	CDN/21/0380	Discharged
Discharge of Condition	38	CDN/21/0285	Discharged
Discharge of Condition	38(b)	CDN/22/0359	Discharged
Discharge of Condition	5		Pending Validation
Non-Material Amendment		131328/NMC/2021	Approved
Non-Material Amendment		131607/NMC/2021	Approved

Non-Material Amendment	134708/NMC/2022	Approved
Minor Material Amendment	131634/JO/2021	Approved

DISCHARGE OF CONDITION

Condition 24 – External Lighting

Condition 24 requires the submission of any proposed lighting scheme details including a report to demonstrate the proposed lighting will not adversely impact residents, stating:

Prior to implementation of any proposed lighting scheme details of the scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority

The submitted report, External Lighting Assessment (doc ref. P1389-EXT-001), prepared by Novo, confirms that any adverse nuisance spill light and/or glare impact to the surrounding residences has been minimised and controlled. Furthermore, the calculations demonstrate no adverse impact to residents above existing ambient values of illumination already in place. The report confirms the proposal to provide external lighting at Victoria House appears to be achievable without an adverse impact on residents living within the immediate area.

In reviewing the information detailed above, I trust you have all the information that you require to validate this application and approve the details associated with Condition 24 pursuant to planning permission 131634/JO/2021. However, should you require any further information, please contact my colleague Amy Gaskell (amy.gaskell@turley.co.uk) or me.

Yours sincerely



Will Hannah
Assistant Planner

will.hannah@turley.co.uk