

13 December 2022

Delivered by email

Angela Leckie
Manchester City Council
Town Hall
PO Box 488
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Dear Angela

**DISCHARGE OF PLANNING CONDITION 3C 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 3c pursuant to the above planning permission at Victoria House, Great Ancoats Street, Manchester.

The application has been submitted via the Planning Portal (ref. PP-11762850) and comprises the following information:

- Completed Application Forms
- This Covering Letter
- Façade Quality Control Management Plan (September 2022 Rev 3), prepared by Domis

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

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("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	Discharged
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	Discharged
Discharge of Condition	12	CDN/21/0763	Discharged
Discharge of Condition	16	CDN/21/0568	Discharged
Discharge of Condition	17	CDN/21/0568	Discharged
Discharge of Condition	21	CDN/21/0636	Discharged
Discharge of Condition	22(a)	CDN/21/0507	Discharged
Discharge of Condition	24	CDN/22/0706	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
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 3c – Sample Panel and Quality Control Management Strategy

Condition 3c requires the submission of sample panels and quality control management strategy to the Local Planning Authority, stating:

The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

The submitted document, Façade Quality Control Management Plan, prepared by Domis, has been developed for the Victoria House Site Elevation Fabrication Works associated to the use of the Alsecoo Ecomin 400 External Thermal Insulation Composite System and the Technal External Glazing System. The document details the design and site quality control process for the brick slip system façade.

Following three on-site visits to the Sample Panel (19th August, 19th October and 15th November) at Victoria House, MCC agreed that the elevational treatment as displayed on the Sample Panel was acceptable. The Façade Quality Control Management Plan includes a number of photographs taken of the Sample Panel.

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 3c pursuant to planning permission 131634/JO/2021. However, should you require any further information, please contact myself or my colleague Amy Gaskell (amy.gaskell@turley.co.uk).

Yours sincerely



Will Hannah
Assistant Planner

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