Turley

2 September 2021
Delivered by Planning Portal

Ms A Leckie
Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

Ref: FORM3006

Dear Ms Leckie,

APPLICATION UNDER SECTION 73 OF TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – VARIATION OF PLANNING PERMISSION REF. 122000/FO/2018, VICTORIA HOUSE, GREAT ANCOATS STREET, MANCHESTER

Further to our recent discussions, on behalf of our client Forshaw Land and Property Group Ltd and Salboy Ltd ("the Applicants"), we are pleased to enclose an application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary planning permission 122000/FO/2018 on the above site.

The application has been submitted via Planning Portal (ref. PP-09838516) and is supported by electronic copies of the following documents:

- Completed application forms and ownership certificates, prepared by Turley
- This covering letter, prepared by Turley
- Updated architectural and landscape plans, prepared by Simpson Haugh and Re-Form, as listed at **Appendix 1** of this letter.
- Design and Access Statement Addendum (document ref. 10122-SHP-RP-S73), prepared by Simpson Haugh
- Environmental Statement Addendum and Appendices (dated August 2021), co-ordinated by Turley
- Environmental and technical reports not included within the Environmental Statement Addendum:
  - Energy & Environmental Standards Statement (doc ref. P1389-ES-001 Rev A), prepared by Novo
  - Waste Management Strategy (doc ref. VN81191, May 2021), prepared by Vectos
  - Detailed Fire Safety Strategy (doc ref. BB-DFS-10938-OF-01-A), prepared by BB7
  - Ventilation Strategy (doc ref. P1389-VENT-001 Rev A), prepared by Novo
  - Highways Technical Note (doc ref. 078550-CUR-00-XX-RP-TP-001-V02), prepared by Curtins
  - Swept Path Analysis (dwg ref. 078550-CUR-00-B1-DR-TP-05001-P02), prepared by Curtins

The requisite application fee of £234 has been paid online via Planning Portal

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Background

As you are aware, 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 buildings and the construction of residential apartments with ground floor commercial space (LPA ref. 122000/FO/2018).

The full wording of the approved development is as follows ["the Consented Scheme"]:

> *"Erection of a part 25 part 3 storey residential tower (Use Class C3) for 177apartments comprising 59 x 1 bed (34 x 1 bed 1 person and 25 1 bed 2 person), 113 x 2 bed (44 x 2 bed 3 person and 69 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".*

This permission relates to the redevelopment of 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.

The Consented Scheme in summary comprises:

- 177 residential apartments for the private rental market, comprising a mixture of one (59 units, 33%), two (113 units, 64%) and three (5 units, 3%).
- Basement level (280sqm): plant equipment (221sqm) and associated service lifts;
- Ground floor level: a retail unit (161sqm), residents entrance and lounge, co-working space, post and welfare room, residents gym, refuse area, substation, and lifts and lobby area;
- Level 1: cycle storage for 177 spaces and residential apartments;
- Level 2: residential apartments and residential garden (external terrace);
- Levels 3 – 8: residential apartments comprising 1 bed and 2 bed apartments;
- Levels 9 – 18: residential apartments comprising 1 bed and 2 bed apartments;
- Levels 19 – 23: residential apartments comprising 1 bed, 2 bed, and 3 bed apartments; and
- Roof: green roof and maintenance access zone.

Furthermore, the Applicants have secured the discharge of a number of pre-commencement conditions.

Proposed Changes

Since the approval of the planning application, the design of the Consented Scheme has moved into RIBA Stage 4 where the need to incorporate a number of amendments has been identified.

The proposed design changes are detailed below and are also presented in the Design and Access Statement Addendum which accompanies this application.

The changes, in the context of the scheme as a whole, are very minor and do not materially affect the development proposition, seeking only to improve the operational efficiency of the Consented Scheme without diluting the Applicants commitment to a scheme of the highest quality.

Further to our pre-application meetings (16 March and 21 April 2021), the following design amendments are proposed:

- **Basement level:** the basement extents have been increased from 280sqm as consented to 992sqm (increase of 712sqm) to include for the provision of a refuse store (142sqm), storage for 175 cycles (154sqm), plant (254sqm), store room (13sqm), substation, five car parking spaces (including three

accessible spaces), and an access ramp from Longacre Street. The refuse and cycle stores have been relocated from the ground and first levels of the Consented Scheme respectively.

- **Access:** The principles of access for servicing and deliveries remains as indicated in the Consented Scheme. A new 3m wide vehicle access and ramp off Longacre Street to provide access into the extended basement, which will include five car parking spaces, comprising two standard and three accessible parking bays. To maintain safe access/egress and prevent conflict between vehicle movements, a one-way traffic system will be in operation, controlled by signals at the top and bottom of the ramp and activated by an access card/fob system. Swept path analysis has been undertaken to ensure that vehicles can successfully negotiate the proposed car park arrangement. The cycle store will be accessed via stepped pedestrian access which incorporates a wheel ramp for users to push their bikes alongside the steps. The bin store will also be located within the basement and on collection days, the building Facilities Management team will transport bins from the basement ready for kerb side and return them to the bin store accordingly.

- **Ground level:** An additional commercial unit (129sqm) is proposed in the space created by moving the refuse store to the basement and the gym to level 01 (in place of the cycle store), which will provide improved activation and passive surveillance to Great Ancoats Street. Vehicular and cycle access ramp and stairs are proposed, accessed from Longacre Street, and the cycle lift previously serving level 01 has been omitted, enabling the existing retail unit to be expanded by 17sqm. Minor modifications are also proposed to improve the reception and residents' amenity spaces.

- **Levels 01 – 02**: the residents' gym will be relocated from the ground floor to occupy the area vacated by moving the cycle storage area from level 01 to the basement, enabling it to enjoy panoramic views over the new public space. The layout of the shared residents' garden space at level 02 has been adjusted slightly to incorporate discrete ventilation equipment serving the gym below, which will be visually screened by the adjacent planters. Minor improvements to the layout of residential apartments on levels 01 and 02 are also proposed.

- **Levels 03 – 22:** minor improvements to the layout of the residential apartments.

- **Levels 23 – 24:** the top levels are proposed to be reconfigured to enable the formation of five duplex three bedroom penthouse apartments with access to private terrace gardens at the roof level. The upper levels to the proposed duplexes are set back from the building perimeter so as not to impact on the external appearance of the building.

- **Roof:** The amended roof design includes the introduction of roof terraces to the duplex units at level 24. No amendments are proposed to the story height brick parapet of the Consented Scheme. However, the proposed height to this element is c.200mm higher than the lift overrun space in the Consented Scheme. A green roof is proposed to the roof of the level 24 upper duplex spaces, which is equivalent in area to the green roof area of the Consented Scheme.

- **Façade & Elevations:** As a result of the above layout alterations, a number of minor amendments are proposed to certain façade and elevation details:

  – The Consented Scheme included mechanical extract vents to the brick soffits above apartment windows. The detail has now been developed to incorporate a discrete ventilation slot detail within the head of the window frame. This change will improve the appearance of the soffits as part of the expressed primary brick grid, and facilitate a better connection for the apartment ventilation detail.

  - The ground floor glazing design has been developed, and the proposed detail includes a horizontal transom detail to facilitate the construction and maintenance of the glazed units. The glazing system proposed is a capless system, as shown within the Consented Scheme.

  - Minor changes to the distribution of glazed and perforated metal panels within the primary brick grid on all elevations, resulting from coordination of minor alterations to improve internal apartment layouts. In all cases, the principles and materiality of the elevation design remain as indicated in the Consented Scheme.

  - A small number of panels at ground floor level and level 24 are proposed to be changed from laminated glass-faced solid panels to metal faced solid panels. This change is to ensure that the façade complies with Building Regulations. The metal panels will be dark grey and high gloss to enable them to bend visually with the adjacent clear panels.

- **Landscape:** To facilitate the basement level vehicular access from Longacre Street, the landscape scheme has been amended to incorporate a macadam surface access with edging to the building.

- **Amount –** the proposed minor amendments to the design and layout described above also result in the following amendments being made:

  - A reduction in the total number of residential units provided from 177 to 175. The mix of one (58 units, 33%), two (112 units, 64%) and three (5 units, 3%) bedroom apartments within the Revised Scheme remains the same as the Consented Scheme, which still includes 16 adaptable units (10%) to meet the requirements of Building Regulation Part M4(2).

  - The Revised Scheme also includes 307sqm of commercial floorspace, which represents an increase of 146sqm from the Consented Scheme.

Furthermore, in light of the changes described above, a separate non-material amendment application, pursuant to Section 96a of the Town and Country Planning Act 1990 (as amended), is submitted concurrently with this Section 73 application, to seek approval for a consequential adjustment in the formal description of development. The revised description of development is as follows [The Revised Scheme]:

> *"Erection of a part 25 part 3 storey plus basement level residential tower (Use Class C3) for 175 apartments, shared resident amenity spaces, ground floor ancillary commercial space (Use Class E, F1 and Sui Generis Drinking Establishment or Hot Food Takeaway) and public realm enhancements, following the demolition of existing buildings".*

The description of the commercial space has been updated to reflect the amendments to the use classes following the introduction of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Planning Conditions

In order to secure the proposed amendments, it is proposed to revise the wording of the following conditions:

- Condition 2 (Approved Plans) – wording to be amended to refer to the revised drawings and documents. **Appendix 1** of this letter provides a schedule of the approved and revised drawings and documents.

- Condition 11 (Public Realm & Highways Works) – wording to be amended to refer to revised Landscape General Arrangement [Dwg ref. RFM-XX-00-DR-L-0001 Rev PL05] (please see Appendix 1 and 2 below).

- Condition 14 (Energy & Environmental Standards Statement) – referenced document to be amended to refer to the revised Energy & Environmental Standards Statement (doc ref. P1389-ES-001 Rev A), prepared by Novo.

- Condition 35 (Highways Works) – wording of part 'a' to be amended to refer to revised Landscape General Arrangement [Dwg ref. RFM-XX-00-DR-L-0001 Rev PL05] (please see Appendix 1 and 2 below).

A schedule of the revised wording to the above conditions is provided at **Appendix 2** of this covering letter.

Environmental Impact Assessment

This application has been the subject of consideration in line with the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, and is supported by an Environmental Statement Addendum ("ESA") prepared by Turley and the wider project consultant team. The ESA assesses the likely significant environmental effects arising from the minor material amendments to the design of the Consented Scheme as outlined above. This ESA should be read in conjunction with the original Environmental Statement ("ES") dated February 2020 ("ES 2020").

Planning Appraisal

A detailed appraisal of the development against relevant planning policy considerations was undertaken in sections 5, 6 and 7 of the original Planning and Tall Building Statement (February 2020). Outlined below is an update to those aspects of that appraisal that are affected by the formal revisions to the design of the development.

A Design and Access Statement (DAS) Addendum has been prepared to reflect the aforementioned design amendments to the scheme. These amendments have been necessary to improve the functionality of the building whilst maintaining the high quality contemporary architectural design of the building which responds to its context.

Policy DM1 in the adopted Manchester Core Strategy is the key design policy on which proposals should be considered against. Similarly, Section 12 of the National Planning Policy Framework ('The Framework') provides the relevant national design policies. Outlined below are the relevant design amendments and how they comply with relevant local and national policies.

Internal Layout Amendments – Lower Levels

The Revised Scheme proposes an extension of the basement to incorporate the refuse store, cycle store, plant and resident car parking; relocation of the residents' gym to level 1; the inclusion of an additional commercial unit at ground floor level; and minor layout amendments to the residents terrace garden at level 2.

The proposed layout amendments seek to enhance the operational efficiency of the buildings' servicing and resident amenity spaces, providing an improved arrangement that provides additional facilities to support future occupiers. The introduction of the additional commercial unit will enhance activation and passive surveillance to Great Ancoats Street – it does not propose alternative uses to that previously consented, and will be ancillary to the residential use of the building, in accordance with Condition 37. The relocation of the residents' gym to level 1 will enable users to benefit from panoramic views over the new public space. Furthermore, the amendments to the residential apartments seek to provide enhanced configurations for future occupiers.

The minor internal layout amendments will have a beneficial impact on the scheme, enhances the active use of the ground floor and maintains the overall design quality, in accordance with policies DM1 (Development Management) and EN1 (Design Principles) of the Core Strategy and paragraph 130 of the Framework.

New Vehicular Entrance from Longacre Street

The Revised Scheme incorporates a new 3m wide vehicle access and ramp off Longacre Street to provide access into the extended basement, which will include five car parking spaces, comprising two standard and three

accessible parking bays. To maintain safe access/egress and prevent conflict between vehicle movements, a one-way traffic system will be in operation, controlled by signals at the top and bottom of the ramp and activated by an access card/fob system.

The enclosed Highways Technical Note (document ref. 078550-CUR-00-XX-RP-TP-001-V02), prepared by Curtins, confirms that the proposed amendments to the Consented Scheme and the inclusion of a basement level would not result in a severe residual impact on the surrounding highway network. Therefore, the Revised Scheme is considered to accord with Policies T1 (Sustainable Transport), T2 (Accessible Areas of Opportunity and Need) and DM1 (Development Management) of the Core Strategy and paragraphs 110-113 of The Framework.

The landscape scheme has also been revised to incorporate the vehicular access from Longacre Street. These amendments are considered to have a neutral impact on the Consented Scheme and maintain the provision of high quality public realm, which integrates positively with its surroundings.

Amendments to Level 23 & 24

The proposed introduction of duplex apartments at Level 23 & 24 provides an opportunity to deliver high quality penthouse residential accommodation, which benefit from private roof terraces. Whilst there will be no alterations to the story height brick parapet, in order to accommodate sufficient height within the level 24 apartments, the proposed building height is c.200mm higher than the Consented Scheme. Further detail on this can be found at Section 2.5 of the DAS Addendum. In the context of the overall scheme, these changes have a neutral impact and the scheme remains in accordance with policies DM1 (Development Management) and EN1 (Design Principles) of the Core Strategy and paragraph 130 of the Framework in this regard.

Façade Alterations

The Revised Scheme incorporates a series of minor amendments proposed to certain façade and elevation details, driven predominantly by the internal layout amendments described above. These alterations align with the principles and materiality of the Consented Scheme, and provide overall improvements to the visual appearance of the development. These very minor changes do not materially alter the appearance of the façade of the building and maintains the overall design quality, in accordance with policies DM1 (Development Management) and EN1 (Design Principles) of the Core Strategy and paragraph 130 of the Framework.

Summary and Conclusion

The proposed design amendments detailed above have become necessary through the design evolution and rationalisation process to ensure the operational efficiency of the building and enhance the overall design quality of the scheme.

The proposed amendments have been considered by all relevant members of the project team and it has been confirmed that the proposed design changes do not affect the conclusions of the ES 2020, nor do they give rise to issues not previously considered. Where necessary the relevant supporting technical information has been updated to align with the proposed amendments.

The proposed changes are consistent with the relevant policies in the adopted Manchester Core Strategy and the Framework and maintain the principles outlined within the Planning and Tall Building Statement (February 2020).

Overall, the proposed amendments will continue to deliver the high quality addition to the City that was approved in August 2020 and continues to achieve full compliance with respect to the Council's polices for the development of tall buildings (Core Strategy Policy EN2). In accordance with paragraph 11(c) of the Framework, the City Council should approve the application without delay.

In reviewing the information detailed above, I trust you have all the information that you require to validate this application and approve the minor material amendment. However should you require any further information, please do contact me or my colleague Thomas Lord (thomas.lord@turley.co.uk).

Yours sincerely,

Amy Gaskell
Senior Planner
amy.gaskell@turley.co.uk

Appendix 1: Drawing & Document Schedule

This application seeks to vary the wording of Condition 2 attached to the Consented Scheme (LPA ref. 122000/FO/2018), in so far as amending a series of approved drawings and documents. The below table lists the approved and revised drawings:

Approved Drawing/Document	Revised Drawing/Document
Location Plan [Dwg ref. 10122-A-B5D9-G100-XP-00-003]	N/A
Demolition Plan [Dwg ref. 10122-A-B5D9-G110-XP-00-003]	N/A
Proposed Site Plan [Dwg ref. 10122-A-B5D9-G100-P-00-003]	Proposed Site Plan [Dwg ref. 10122-A-B5D9-G100-P-00-003 Rev 01]
Basement Plan [Dwg ref. 10122-A-B5D9-G200-P-B1-003]	Basement Plan [Dwg ref. 10122-A-B5D9-G200-P-B1-003 Rev 01]
Ground Floor Plan [Dwg ref. 10122-A-B5D9-G200-P-00-003]	Ground Floor Plan [Dwg ref. 10122-A-B5D9-G200-P-00-003 Rev 02]
Level 01 Plan [Dwg ref. 10122-A-B5D9-G200-P-01-003]	Level 01 Plan [Dwg ref. 10122-A-B5D9-G200-P-01-003 Rev 02]
Level 02 Plan [Dwg ref. 10122-A-B5D9-G200-P-02-003]	Level 02 Plan [Dwg ref. 10122-A-B5D9-G200-P-02-003 Rev 02]
Level 03-08 Plan [Dwg ref. 10122-A-B5D9-G200-P-03-003]	Level 03-08 Plan [Dwg ref. 10122-A-B5D9-G200-P-03-003 Rev 02]
Level 09-18 Plan [Dwg ref. 10122-A-B5D9-G200-P-09-003]	Level 09-18 Plan [Dwg ref. 10122-A-B5D9-G200-P-09-003 Rev 02]
Level 19-22 Plan [Dwg ref. 10122-A-B5D9-G200-P-19-003]	Level 19-22 Plan [Dwg ref. 10122-A-B5D9-G200-P-19-003 Rev 02]
Level 23 Plan [Dwg ref. 10122-A-B5D9-G200-P-23-003]	Level 23 Plan [Dwg ref. 10122-A-B5D9-G200-P-23-003 Rev 02]
Level 24 Plan [Dwg ref. 10122-A-B5D9-G200-P-24-003]	Level 24 Plan [Dwg ref. 10122-A-B5D9-G200-P-24-003 Rev 02]
Roof Plan [Dwg ref. 10122-A-B5D9-G200-P-RF-003]	Roof Plan [Dwg ref. 10122-A-B5D9-G200-P-RF-003 Rev 02]
North East Elevation [Dwg ref. 10122-A-B5D9-G200-E-NE-003]	North East Elevation [Dwg ref. 10122-A-B5D9-G200-E-NE-003 Rev 02]
North West Elevation [Dwg ref. 10122-A-B5D9-G200-E-NW-003]	North West Elevation [Dwg ref. 10122-A-B5D9-G200-E-NW-003 Rev 02]
South East Elevation	South East Elevation

[Dwg ref. 10122-A-B5D9-G200-E-SE-003]	[Dwg ref. 10122-A-B5D9-G200-E-SE-003 Rev 02]
South West Elevation [Dwg ref. 10122-A-B5D9-G200-E-SW-003]	South West Elevation [Dwg ref. 10122-A-B5D9-G200-E-SW-003 Rev 02]
Typical Level (NE Elevation) [Dwg ref. 10122-A-B5D9-G251-D-TY1-003]	Typical Level (NE Elevation) [Dwg ref. 10122-A-B5D9-G251-D-TY1-003 Rev 02]
Residential Entrance (NE Elevation) [Dwg ref. 10122-A-B5D9-G251-D-TY2-003]	Residential Entrance (NE Elevation) [Dwg ref. 10122-A-B5D9-G251-D-TY2-003 Rev 02]
Level 02 Parapet (NE Elevation) [Dwg ref. 10122-AB5D9-G251-D-TY3-003 Rev 01]	Level 02 Parapet (NE Elevation) [Dwg ref. 10122-AB5D9-G251-D-TY3-003 Rev 03]
Roof Level Parapet (NE Elevation) [Dwg ref. 10122-A-B5D9-G251-D-TY4-003 Rev 01]	Roof Level Parapet (NE Elevation) [Dwg ref. 10122-A-B5D9-G251-D-TY4-003 Rev 03]
Substation (NW Elevation) [Dwg ref. 10122-AB5D9-G251-D-TY5-003]	Substation (NW Elevation) [Dwg ref. 10122-AB5D9-G251-D-TY5-003 Rev 02]
Typical Level (SW Elevation) [Dwg ref. 10122-A-B5D9-G251-D-TY6-003]	Typical Level (SW Elevation) [Dwg ref. 10122-A-B5D9-G251-D-TY6-003 Rev 02]
Retail Entrance (SW Elevation) [Dwg ref. 10122-A-B5D9-G251-DTY7-003]	Retail Entrance (SW Elevation) [Dwg ref. 10122-A-B5D9-G251-DTY7-003 Rev 02]
Section AA [Dwg ref. 10122-A-B5D9-G200-S-AA-003]	Section AA [Dwg ref. 10122-A-B5D9-G200-S-AA-003 Rev 02]
Section BB [Dwg ref. 10122-A-B5D9-G200-S-BB-003]	Section BB [Dwg ref. 10122-A-B5D9-G200-S-BB-003 Rev 02]
N/A	Landscape General Arrangement [Dwg ref. RFM-XX-00-DR-L-0001 Rev PL05]
Victoria House Waste Management Strategy [Doc ref. VN81181, January 2020]	Victoria House Waste Management Strategy [Doc ref. VN81191, May 2021]
Crime Impact Assessment [Doc ref. Version A, dated 12/11/19]	N/A
Design and Access Statement [Doc ref. 10122-SHP-RP-DA03-02]	Design and Access Statement Addendum [Doc ref. 10122-SHP-RP-S73]
Archaeological Desk-Based Assessment Report [Doc ref. 3422.R01b, January 2020]	N/A
The Environmental Statement (February 2020), prepared by Turley - Volume 1 (Non-Technical Summary). Volume 2 (Main Text), Volume 3 (Figures) and Volume 4 (Technical Appendix).	The Environmental Statement Addendum (August 2020)
Environmental Standards and Energy Statement [Doc ref. 2018.098, April 2020]	Energy & Environmental Standards Statement [Doc ref. P1389-ES-001 Rev A]
Broadband Installation Design Document	N/A

[Doc ref. 3278005765, January 2020]	
Detailed Fire Safety Strategy (RIBA Stage 2) [Doc ref. VIC-HYD-XX-XX-RP-FE-0001, February 2020]	Detailed Fire Safety Strategy (RIBA Stage 3) [Doc ref. BB-DFS-10938-OF-01-A, May 2021]
Air Quality Assessment [Doc ref. VIC-HYD-XX-XX-Y-RP-0003-P02, January 2019]	N/A
Flood Risk Assessment [Doc ref. 70048738, November 2018]	N/A
Television Impact Assessment and Baseline Survey [Doc ref. 9410A, January 2020]	N/A

Appendix 2: Schedule of Revised Conditions

The following schedule outlines the revised condition wording proposed.

Condition 2 (Approved Plans)
The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) Location Plan [Dwg ref. 10122-A-B5D9-G100-XP-00-003]

(b) Demolition Plan [Dwg ref. 10122-A-B5D9-G110-XP-00-003]

(c) Proposed Site Plan [Dwg ref. 10122-A-B5D9-G100-P-00-003 Rev 02]

(d) Basement Plan [Dwg ref. 10122-A-B5D9-G200-P-B1-003 Rev 01]; Ground Floor Plan [Dwg ref. 10122-A-B5D9-G200-P-00-003 Rev 02]; Level 01 Plan [Dwg ref. 10122-A-B5D9-G200-P-01-003 Rev 02]; Level 02 Plan [Dwg ref. 10122-A-B5D9-G200-P-02-003 Rev 02]; Level 03-08 Plan [Dwg ref. 10122-A-B5D9-G200-P-03-003 Rev 02]; Level 09-18 Plan [Dwg ref. 10122-A-B5D9-G200-P-09-003 Rev 02]; Level 19-22 Plan [Dwg ref. 10122-A-B5D9-G200-P-19-003 Rev 02]; Level 23 Plan [Dwg ref. 10122-A-B5D9-G200-P-23-003 Rev 02]; Level 24 Plan [Dwg ref. 10122-A-B5D9-G200-P-24-003 Rev 02]; and Roof Plan [Dwg ref. 10122-A-B5D9-G200-P-RF-003 Rev 02]

(e) North East Elevation [Dwg ref. 10122-A-B5D9-G200-E-NE-003 Rev 02]; North West Elevation [Dwg ref. 10122-A-B5D9-G200-E-NW-003 Rev 02]; South East Elevation [Dwg ref. 10122-A-B5D9-G200-E-SE-003 Rev 01]; and South West Elevation [Dwg ref. 10122-A-B5D9-G200-E-SW-003 Rev 02]

(f) Typical Level (NE Elevation) [Dwg ref. 10122-A-B5D9-G251-D-TY1-003 Rev 02]; Residential Entrance (NE Elevation) [Dwg ref. 10122-A-B5D9-G251-D-TY2-003 Rev 02]; Level 02 Parapet (NE Elevation) [Dwg ref. 10122-AB5D9-G251-D-TY3-003 Rev 03]; Roof Level Parapet (NE Elevation) [Dwg ref. 10122-A-B5D9-G251-D-TY4-003 Rev 03]; Substation (NW Elevation) [Dwg ref. 10122-AB5D9-G251-D-TY5-003 Rev 02]; Typical Level (SW Elevation) [Dwg ref. 10122-A-B5D9-G251-D-TY6-003 Rev 02]; and Retail Entrance (SW Elevation) [Dwg ref. 10122-A-B5D9-G251-DTY7-003 Rev 02]

(g) Section AA [Dwg ref. 10122-A-B5D9-G200-S-AA-003 Rev 01]; and Section BB [Dwg ref. 10122-A-B5D9-G200-S-BB-003 Rev 02]

(h) Landscape General Arrangement [Dwg ref. RFM-XX-00-DR-L-0001 Rev PL05]

(i) Victoria House Waste Management Strategy [Doc ref. VN81191, May 2021] by Vectos

(j) Recommendations in sections, 3, 4, 5, 6 and 7 of the Crime Impact Assessment Version A dated 12/11/19

(k) Simpson Haugh's Design and Access Statement [Doc ref. 10122-SHP-RP-DA03-02] and Design and Access Statement Addendum [Doc ref. 10122-SHP-RP-S73]

(l) Land at Victoria House, Great Ancoats Street, Manchester, Archaeological Desk-Based, Assessment Report No: 3422.R01b January 2020 by Nexus Heritage

(m) Mitigation Measures detailed within Chapter 23 of Victoria House, Great Ancoats Street, Environmental Impact Assessment ES Vol 2 Environmental Statement, February 2020 by Turley; and additional mitigation measures detailed within Chapter 23 of the Victoria House, Great Ancoats Street, Environmental Statement Addendum, May 2021 by Turley

(n) Energy & Environmental Standards Statement (doc ref. P1389-ES-001 Rev A), prepared by Novo

(o) Implementation of Broadband installation in accordance with the Installation Design Document, Victoria House Manchester by hyperoptic.

(p) Detailed Fire Safety Strategy (RIBA Stage 3) [Doc ref. BB-DFS-10938-OF-01-A, May 2021], prepared by BB7

(q) Victoria House, Air Quality Assessment, Forshaw Land and Property Group Limited, Date: 24 January 2019, Doc ref: VIC-HYD-XX-XX-Y-RP-0003-P02 by Hydrock

(r) Measures and recommendations within Forshaw Land & Property Group Ltd, VICTORIA HOUSE, GREAT ANCOATS STREET FLOOD RISK ASSESSMENT, Project NO. 70048738, DATED: NOVEMBER 2018

(s) Pager Power, Television Impact Assessment and Baseline Survey, Victoria House, Great Ancoats Street, Forshaw Land & Property Group Ltd January, 2020 and mitigation measures set out within.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan polices DC19.1, DC20 and DC26.1.

Condition 11 (Public Realm & Highways Works)

Prior to the commencement of development a programme for submission of final details of the public realm works and highway works as shown in the approved Landscape General Arrangement [Dwg ref. RFM-XX-00-DR-L-0001 Rev PL05] shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted:

(a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);

(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, bat boxes and brick, bird boxes to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site ;

(c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of ongoing maintenance;

(d) Details of how surface water from the public realm would be managed within the public realm though Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;

(e) Green roof (Roof level and level 3);

(f) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, play and exercise equipment, boundary treatments, planters and cycle parking provision: all to include features which fully consider and promote inclusive access (which includes older and disabled people);

(g) Street lighting around the site (which includes for consideration of older and disabled people);

(h) Details of a wayfinding strategy to include signage (including for directing cyclists to nearby cycle routes) and any other appropriate methods to ensure the legibility of linkages within the PSE SRF Area with

Piccadilly Station, the Metrolink and other adjacent Neighbourhoods (which includes consideration of older and disabled people);

(i) A management strategy for the external amenity areas including hours during which these areas would be open to residents;

(j) A building cleaning schedule;

(k) Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people to include details of: designated routes for pedestrians; cyclists and vehicles; management of cyclists; kerb edges; crossing and controlled crossing design and location; location of drop kerbs (including level areas between grass and hardstanding); location of rumble strips; location of raised crossings; design and location of any pop up power supplies; location of onsite vehicle parking and drop off points; management of mortar cycle parking; provision of clear routes to ensure unrestricted access for all; and

The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including Age-Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook.

and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

Condition 14 (Environmental Standards Statement)

The development hereby approved shall be carried out in accordance with the Energy & Environmental Standards Statement (doc ref. P1389-ES-001 Rev A) by Novo.

A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.