

15 June 2022

Manchester City Council
Planning Department
Albert Square
Town Hall Extension
M60 2LA

FAO Jennifer Atkinson

Dear Jennifer,

Application for Full Planning Permission

New Victoria Phase 2, Manchester City Centre

Please find enclosed and application submitted on behalf of Toriview Limited for Full Planning Permission 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 0.2 hectare site is bounded by Manchester Victoria Train Station to the west, the Metrolink tramlines to the south-west, Corporation Street to the east and the Phase 1 New Victoria: residential development to the north (the 'Site').

The Site already benefits from an extant planning permission, forming a wider regeneration project adjacent to Victoria Station, known as 'New Victoria' (the 'Extant Consent'), which covers a site bounded by Manchester Victoria Train Station, Corporation Street and Cheetham Hill Road (A665). Planning Permission was originally approved on 29 September 2016 (LPA Ref: 111777/FO/2016/C1) and was subsequently superseded by application ref: 128667/JO/2020, approved on 19 March 2021.

The Extant Consent has been implemented by virtue of Phase 1 of this development which is currently well progressed through construction and comprises two residential buildings providing 520 apartments, along with ground floor commercial space, parking and other associated works. The consented proposals for Phase 2, which these application proposals would supersede, comprise an 8-storey commercial office development.

The Proposed Development includes:

- 10 storey office development comprising 18,101 sq. m. (GEA), including mezzanine floor, in addition to basement areas providing back of house and supporting ancillary facilities, as well as roof terraces on levels 8, 9 and 10.
- Commercial retail floorspace at ground level to provide additional active frontage onto Corporation Street;
- High quality hard and soft landscaping surrounding the footprint of the building; and,
- 84 long stay cycle parking spaces, 6 short stay/visitor cycle parking spaces within the public realm.

The Site, currently comprising hardstanding, accommodates site access, parking and storage facilities supporting the construction of Phase 1 of New Victoria, including a small number of temporary cabins and surrounded by hoarding to restrict public access. It is therefore considered that this Site is currently underutilised, and visually detracts for this rapidly developing neighbourhood.

Description of Development

The description of development on the application form for Planning permission is as follows:

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

Application documentation

This covering letter should be read in conjunction with the following documents submitted with the applications:

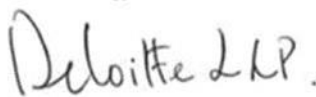
- Application forms, certificates and notices prepared by Deloitte;
- Covering Letter prepared by Deloitte;
- Existing and Proposed Plans, Elevations and Sections prepared by Peircy & Co;
- Design and Access Statement prepared by Peircy & Co;
- Statement of Consultation prepared by Deloitte;
- Air Quality Assessment prepared by Miller Goodall;
- Desktop Archaeological Assessment prepared by Salford Archaeology;
- Crime Impact Statement prepared by Greater Manchester Police;
- Daylight and Sunlight Desktop Appraisal prepared by Hollis;
- Phase 1 Ecology Survey prepared by Rachel Hacking Ecology;
- Heritage Assessment prepared by KM Heritage;
- Environmental Standards Statement, including Energy Strategy, prepared by Sweco;
- Local Labour Agreement prepared by Morgan Capital Partners on behalf of Toriview Limited;
- Transport Assessment, including Waste Management Strategy and MCC Waste Proforma, prepared by SCP;
- Framework Travel Plan prepared by SCP;
- Pre-construction TV Reception Survey prepared by G-Tech Surveys;
- Phase 1 Ground Conditions Preliminary Environmental Assessment prepared by VertaseFLI;
- UXO Survey by Alpha Associates;

- Ventilation Strategy prepared by Sweco;
- Construction Management Plan prepared by Chroma and Vinci;
- Acoustic Assessment prepared by Sweco;
- Drainage Strategy and Flood Risk Assessment prepared by AJP;
- Desktop Wind Microclimate Assessment prepared by Arup; and
- Townscape and Visual Impact Assessment prepared by RBMP.

Payment of the planning application fee in the sum of £49,387.20 has been made directly to Manchester City Council under Planning Portal Reference PP-11310956. I would be grateful if you could confirm receipt of this fee and subsequent written confirmation of validation of this application.

If you require any further information, please do not hesitate to contact me or my colleague Rachel Poole (rpoole@deloitte.co.uk / 0161 455 6272)

Yours sincerely

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

Deloitte LLP