

15 June 2022

Delivered via Planning Portal

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

Dear Angela

**DISCHARGE OF PLANNING CONDITION 9 PURSUANT TO PLANNING PERMISSION REF. 122000/FO/2018:
VICTORIA HOUSE, GREAT ANCOATS STREET, MANCHESTER, M4 7AB**

On behalf our client, FG Victoria House Limited ('the applicant'), I am pleased to enclose an application to discharge Condition 9 pursuant to the above planning permission at Victoria House, Great Ancoats Street, Manchester.

The application has been submitted via the Planning Portal (ref. PP-11326429) and comprises the following information:

- Completed Application Forms
- This Covering Letter
- Archaeological Evaluation and Excavation (doc ref. SA/2022/28), prepared by Salford Archaeology

The requisite fee of £116.00 has been paid online via the Planning Portal.

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"). 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 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

1 New York Street
Manchester
M1 4HD

T 0161 233 7676 turley.co.uk

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 two Non-Material Amendments ("NMA") and a Minor Material Amendment ("MMA") applications have been submitted: an NMA application (ref. 131328/NMC/2021) included varying the trigger point for the commencement of highway works (pursuant to Condition 35); and an MMA application has been submitted 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).

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

Summary of Applications Submitted

Application Type	Condition No. (If Applicable)	Reference	Status
Discharge of Condition	3b	CDN/21/0605	Submitted
Discharge of Condition	4	CDN/21/0356	Discharged
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	Submitted
Discharge of Condition	11a	CDN/21/0762	Submitted
Discharge of Condition	12	CDN/21/0763	Submitted
Discharge of Condition	16	CDN/21/0568	Submitted
Discharge of Condition	17	CDN/21/0568	Submitted
Discharge of Condition	21	CDN/21/0636	Submitted
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	Submitted
Non-Material Amendment		131328/NMC/2021	Approved
Non-Material Amendment		131607/NMC/2021	Submitted
Minor Material Amendment		131634/JO/2021	Submitted

DISCHARGE OF CONDITION

Condition 9 – Archaeology

As noted above, condition 9 was discharged in April 2021, in so far as it relates to the Part 1 and Part 6 of the condition following the submission of a Written Scheme of Investigation for an Archaeological Evaluation, produced by Salford Archaeology (ref. Victoria House Ancoats Archaeological Evaluation WSI Rev 3_comb) and an Archaeological Evaluation Risk Assessment Method Statement produced by Salford Archaeology (ref. Victoria House Ancoats Manchester Archaeological Evaluation RAMS V2) . Parts 2-5 of Condition 9 require the Written Scheme of Investigation to be implemented in full, in addition to the submission of a Post-Investigation Report. The condition states:

No demolition or development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of

Investigation (WSI) submitted to and approved in writing by Manchester Planning

Authority. The WSI shall cover the following:

No development, soft-strip or demolition shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be secured and undertaken in accordance with a Written Scheme of Investigation (WSI), prepared by an appointed archaeological contractor, submitted to and approved in writing by Manchester Planning Authority.

Once the WSI has been approved demolition and clearance to current ground level can proceed. The WSI will then be implemented and completed by the same archaeological contractor ahead of any commencement of development groundworks. The WSI shall cover the following:

1. A phased programme and methodology of investigation and recording which may

include:

i) Archaeological evaluation trenching

ii) Targeted open area excavation

2. A programme for post investigation assessment to include:

- production of a final report on the results of the investigations and their significance.

3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Dissemination of the results of the archaeological investigations commensurate with their significance.

5. Provision for archive deposition of the report and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

The submitted Archaeological Evaluation and Excavation (doc ref. SA/2022/28) confirms the results of the investigation and the significance of such results. The report also includes details on the dissemination of information – a summary of the results of the archaeology investigation will be published in the journal Post-

medieval Archaeology. The results of the archaeological investigation will form the basis of a full archive to professional standards and in line with current ClfA guidelines updated 2020. Further, a copy of this report will be deposited with the Greater Manchester Historic Environment Record held by the Greater Manchester Archaeological Advisory Service.

In reviewing the information detailed above, I trust you have all the information that you require to validate this application and approve the outstanding details associated with Condition 9 pursuant to planning permission 122000/FO/2018. However, should you require any further information, please contact my colleague Amy Gaskell (amy.gaskell@turley.co.uk) or me.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'W. Hannah', with a stylized, cursive script.

Will Hannah
Assistant Planner

will.hannah@turley.co.uk