

FAO Jennifer Atkinson
Development Management
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Our Ref: 0286
Your Ref: PP-13847637

Date: 12th May 2025

Dear Jennifer,

Application to Discharge Condition 11 of Full Planning Permission Reference 136814/FO/2023 - Land Bounded By Dantzic Street, Dalton Street And The Railway Line Manchester

On behalf of our client, Far East Consortium International Limited ("FEC") ("the Applicant"), please find enclosed an application to discharge condition 11 of full planning permission reference 136814/FO/2023 at Land Bounded By Dantzic Street, Dalton Street And The Railway Line, Manchester ("the site"). The full planning permission was granted on 18th December 2023 for the following development at the site:

"Erection of a phased residential led mixed use development comprising three residential towers (Use Class C3a) (NT02 34 storeys, NT03 part 8, part 20 and part 31 storeys and NT04 part 8, part 27 storeys) with associated flexible non-residential floorspace comprising commercial, business, service and community uses (Use Classes E, F and Sui Generis); erection of a 6 storey residential amenity space within a clubhouse building (part of NT02), with associated car and cycle parking, hard and soft landscaping, improvement works to Dantzic Street, drainage infrastructure and associated engineering works following demolition of existing buildings and structures"

This application is accompanied by the following information:

- This Covering Letter prepared by Asteer Planning LLP;
- Application form completed by Asteer Planning LLP; and,
- Construction Phasing Plan (Drawing Reference: RBD-CRU-XX-XX-SK-A-000001).

Condition 11 – Construction Phasing Plan

Condition 11 is worded as follows:

"Prior to the commencement of any Construction Phase, a detailed phasing plan for the Construction Phases of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include indicative timescales for

implementation. The Construction Phases of the development shall then be carried out in accordance with the building works phasing plan and timescales agreed.

Reason - The building works is to be carried out on a phased basis and details must therefore be agreed in this regard to ensure that a comprehensive development provided at this site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012)."

The following information is submitted to discharge condition 11:

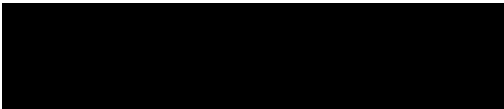
- Construction Phasing Plan (Drawing reference: RBD-CRU-XX-XX-SK-A-000001)

The application fee of £383 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Ref: PP-13847637). We trust that the submitted information is acceptable to you, and that this submission will enable the timely validation of the application. Should you have any queries relating to the above, please do not hesitate to contact me on my details below.

Yours Sincerely,

Harry Gledhill

Planner



For and on behalf of Asteer Planning LLP