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

Our Ref: 0286
Your Ref: PP-14301931

Date: 26th September 2025

Dear Jennifer,

Application to Partially Discharge Condition 18 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, Northern Gateway (FEC) No. 11 Limited ("the Applicant"), please find enclosed an application to partially discharge condition 18 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,
- Interim Validation Report prepared by ROC Consulting (Report reference: 4328-ROC-ZZ-XX-R-ES-P3B101).

Condition 18 – Interim Validation Report

Condition 18 is worded as follows:

> *"Prior to the commencement of development within any Construction Phase, an interim remedial strategy completion/verification report, confirming implementation of any soil and*

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ground water remedial measures, for that Construction Phase shall be submitted for approval in writing by the City Council as Local Planning Authority. Prior to occupation of any building, a final remedial strategy verification report for that building shall be submitted confirming installation of any required membrane and capping systems relevant to that building Plot.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy."

The following information is submitted to discharge the 'pre-commencement' element of Condition 18 for NT02-NT04:

- Interim Validation Report prepared by ROC Consulting (Report reference: 4328-ROC-ZZ-XX-R-ES-P3B101).

The submitted Interim Validation Report is issued to partially discharge condition 18 in relation to the *"interim remedial strategy completion/verification report, confirming implementation of any soil and ground water remedial measures"*. Monitoring of ground water will continue and final validation of ground water remediation will be formally reported, along with gas membranes and capping systems in a final validation report as part of the main works.

The application fee of £383 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Ref: PP-14301931). 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,

