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

Our Ref: 0446
PP Ref: PP-14363942

Date: 30th September 2025

Dear Jennifer,

Application to Discharge Conditions 7c and 17 of Planning Permission Reference 126944/FO/2020 - Land Bound By Dantzic Street, Gould Street, Williamson Street And Bromley Street (Known As Victoria Riverside) Manchester.

On behalf of our client, Far East Consortium International Limited ("the Applicant"), please find enclosed an application to discharge conditions 7c and 17 of planning permission reference 126944/FO/2020 at Land Bound By Dantzic Street, Gould Street, Williamson Street And Bromley Street (Known As Victoria Riverside) Manchester ("the site"). The planning permission was granted on 15th January 2021 for the following development at the site:

> *"Erection of a residential-led mixed use development comprising 3 no. towers (37, 26 and 18 storeys) and podium levels (6 storey) to form 634 residential apartments and townhouse accommodation (Use Class C3) together with commercial accommodation (1222 sqm) (Use Classes A1,A2,A3,A4,A5,B1, D1 and D2)); with associated residential amenity areas, refuse storage, plant (including substation), car parking, cycle storage, landscaping and new public realm including the re-instatement of Bromley Street and other associated works."*

This application is accompanied by the following information:

- This Covering Letter prepared by Asteer Planning LLP;
- Application Form completed by Asteer Planning LLP;
- Storm Sewer Design Table prepared by ROC Consulting;
- Drainage Verification Report (4212-ROC-ZZ-XX-RP-C-CND7C) prepared by ROC Consulting;
- Photographs showing: Hydrobrake 1 and 2, Permeable Paving 1, 2, 3, 4, 5, 6, and 7, Rain Gardens 1, 2, 3, and 4;
- Below Ground Drainage General Arrangement Sheet 1 of 5 (VRS-ROC-ZZ-XX-DR-C-DGA01 INFO 1) prepared by ROC Consulting;
- Below Ground Drainage General Arrangement Sheet 2 of 5 (VRS-ROC-ZZ-XX-DR-C-DGA02 INFO 1) prepared by ROC Consulting;
- Below Ground Drainage General Arrangement Sheet 3 of 5 (VRS-ROC-ZZ-XX-DR-C-DGA03 INFO 1) prepared by ROC Consulting;

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- Below Ground Drainage General Arrangement Sheet 4 of 5 (VRS-ROC-ZZ-XX-DR-C-DGA04 INFO 1) prepared by ROC Consulting;
- Below Ground Drainage General Arrangement Sheet 5 of 5 (VRS-ROC-ZZ-XX-DR-C-DGA05 INFO 1) prepared by ROC Consulting; and
- Sewer Easements 9 (VRS-ROC-ZZ-XX-DR-C-SE1 INFO1);
- Attenuation Tank Photographs;
- SuDS Verification Report (4212-ROC-ZZ-XX-RP-C-CND17) prepared by ROC Consulting; and
- Photographs showing Underground Drainage and Manhole Covers.

An application to discharge conditions 7c and 17 for Phase 1 of the Victoria Riverside permission was previously submitted to Manchester City Council (LPA reference: CDN/25/0635). UU confirmed that they were happy with the information submitted. The Lead Local Flood Authority ("LLFA") confirmed that, subject to photographic evidence of construction/installation of hydro-brakes (S1.11, S1.24, S1.26), permeable paving and soakaway being provided, they were happy with the information submitted. The further information requested by the LLFA is re-provided as part of this discharge of condition application, along with the other previously submitted information for reference.

Condition 7c – Verification Report

Condition 7c is worded as follows;

> *"Prior to the first occupation of a phase (save for the enabling works phase), a verification report for that phase shall be submitted, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously approved details."*

The following information has been submitted to discharge condition 7c for the consented development:

- Storm Sewer Design Table prepared by ROC Consulting;
- Drainage Verification Report (4212-ROC-ZZ-XX-RP-C-CND7C) prepared by ROC Consulting;
- Photographs showing: Hydrobrake 1 and 2, Permeable Paving 1, 2, 3, 4, 5, 6, and 7, Rain Gardens 1, 2, 3, and 4;
- Below Ground Drainage General Arrangement Sheet 1 of 5 (VRS-ROC-ZZ-XX-DR-C-DGA01 INFO 1) prepared by ROC Consulting;
- Below Ground Drainage General Arrangement Sheet 2 of 5 (VRS-ROC-ZZ-XX-DR-C-DGA02 INFO 1) prepared by ROC Consulting;
- Below Ground Drainage General Arrangement Sheet 3 of 5 (VRS-ROC-ZZ-XX-DR-C-DGA03 INFO 1) prepared by ROC Consulting;
- Below Ground Drainage General Arrangement Sheet 4 of 5 (VRS-ROC-ZZ-XX-DR-C-DGA04 INFO 1) prepared by ROC Consulting;
- Below Ground Drainage General Arrangement Sheet 5 of 5 (VRS-ROC-ZZ-XX-DR-C-DGA05 INFO 1) prepared by ROC Consulting; and
- Sewer Easements (VRS-ROC-ZZ-XX-DR-C-SE1 INFO1).

Condition 17 – Sustainable Drainage Scheme

Condition 17 is worded as follows;

> *"Prior to the first occupation of a phase hereby approved (save for the enabling works phase), details of the implementation, maintenance and management of the sustainable drainage scheme for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority.*

For the avoidance of doubt the scheme shall include the following:

- *Verification report providing photographic evidence of construction; and*
- *Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.*

The approved scheme shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use."

The following information has been submitted to discharge condition 17 for the consented development:

- Attenuation Tank Photographs;
- SuDS Verification Report (4212-ROC-ZZ-XX-RP-C-CND17) prepared by ROC Consulting; and
- Photographs showing Underground Drainage and Manhole Covers.

The application fee of £383 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Ref: PP-14363942). 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,



Georgina Blackburn
Associate



For and on behalf of Asteer Planning LLP