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FAO Jennifer Atkinson
Development Management
Manchester City Council
PO Box 532
Town Hall
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Our Ref: 0446
PP Ref: PP-14131948

Date: 25th June 2025

Dear Jennifer,

Application to Partially Discharge Conditions 21b and 22b 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 partially discharge conditions 21b and 22b 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;
- Landlord Plant Noise Levels (ref: 28499/RP3) prepared by Han Tucker Associates (dated 23rd June 2025);
- Internal Ambient Noise Levels Report prepared by Hann Tucker Associates (dated 23rd June 2025); and

Condition 21b – Verification Report

Condition 21b is worded as follows:

"Prior to the first occupation of each phase of the development (save for the enabling works phase), a verification report will be required to validate that the work undertaken conforms to the

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recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ."

The following information has been submitted to discharge condition 21b for Phase 1 of the consented development, as shown on the Phasing Strategy approved under CDN/21/0228 (enclosed at **Appendix 1**):

- Landlord Plant Noise Levels (ref: 28499/RP3) prepared by Han Tucker Associates (dated 23rd June 2025)

Condition 22b – Verification Report

Condition 22b is worded as follows:

"Prior to the first use of the commercial units within each phase, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ."

The following information has been submitted to discharge condition 22b for Phase 1 of the consented development, as shown on the Phasing Strategy approved under CDN/21/0228 (enclosed at **Appendix 1**):

- Internal Ambient Noise Levels Report prepared by Hann Tucker Associates (dated 23rd June 2025)

The application fee of £383 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Ref: PP-14131948). 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.



For and on behalf of Asteer Planning LLP

Appendix 1: Phasing Strategy approved under CDN/21/0228

Re 126944 Planning Consent condition no. 2 discharge submittal

What follows is a brief summary of the intended phasing for the development.

Enabling Works Phase

An initial enabling works phase is required to prepare the site ahead of the main works construction. The initial enabling works phase is required due to significant below ground piles and foundations associated with the previous consented development. The scope of work does not include any permanent works and is summarized as follows: -

- Installation of site hoarding (for the duration of the development);
- Services and drainage diversions;
- Excavation of existing piles/piles caps (associated with previous scheme)
- Reduced level dig to establish the required formation level for the main works

Start on site 29th March 2021.
Complete in June 2021.

Main works Phasing

The exact sequencing of the construction is to be confirmed subject to the conclusion of the contractor tender process, however it is currently planned for the 2 phases, as below, to be commenced at the same time: -

1. Phase 1 - Podium B and Towers B and C (to the north of Bromley Street). Podium B and Towers B and C will be built in one phase of works as Towers B and C share a linked podium (Podium B).
   Start on site – July 2021.
   Completion and Occupation - Q1 2024.

2. Phase 2 - Podium A and Tower A (to the south of Bromley Street).
   Start on site – July 2021.
   Completion – Q4 2024.