

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

Our Ref: 0446
PP Ref: PP-14114951

Date: 26th June 2025

Dear Jennifer,

Application to Partially Discharge Conditions 6, 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 partially discharge conditions 6, 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 has been submitted following a previous recommendation advising the addition of further evidence. This application includes photographs highlighting the construction of flood barriers.

This application is accompanied by the following information:

- This Covering Letter prepared by Asteer Planning LLP;
- Application Form completed by Asteer Planning LLP;
- Flood Management Plan prepared by Waterman Infrastructure & Environment Limited;
- Verification Report from ROC Consulting dated 20th May 2024 (ref: 4212-ROC-ZZ-XX-RP-C-CND06);
- Verification Report from ROC Consulting dated 8th November 2024 (ref: 4212-ROC-ZZ-XX-RP-C-CND7C 02);
- Storm Sewer Design from ROC Consulting dated 8th November 2024;
- Below Ground Drainage General Arrangement Sheet 1 from ROC Consulting (ref: VRS-ROC-ZZ-XX-DR-C-DGA01 C10);

- Below Ground Drainage General Arrangement Sheet 2 from ROC Consulting (ref: VRS-ROC-ZZ-XX-DR-C-DGA02 C10);
- Below Ground Drainage General Arrangement Sheet 3 from ROC Consulting (ref: VRS-ROC-ZZ-XX-DR-C-DGA31 C10);
- Below Ground Drainage General Arrangement Sheet 4 from ROC Consulting (ref: VRS-ROC-ZZ-XX-DR-C-DGA04 C10); and
- Below Ground Drainage General Arrangement Sheet 5 from ROC Consulting (ref: VRS-ROC-ZZ-XX-DR-C-DGA05 C10).
- Verification Report from ROC Consulting dated 8th November 2024 (ref: 4212-ROC-ZZ-XX-RP-C-CND17 03);
- Manhole and Underground Drainage Photographs;
- Attenuation Tank Photographs; and
- Flood Barriers Photographs 1, 2, 3, 4 and 5.

Condition 6 – Verification Report

Condition 6 is worded as follows:

“A phase of development shall be carried out in accordance with the flood risk and drainage assessment with the ES prepared by Civic Engineers stamped as received by the City Council, as Local Planning Authority, on the 19 May 2020.

The development shall be carried out in accordance with this information and prior to the first occupation of a phase (save for the enabling works phase), a verification report for that phase shall be submitted for approval in writing to the City Council, as Local Planning to confirm that the works in that phase have been undertaken in accordance with the previously approved reports.”

The following Information has been submitted to discharge condition 6 for Phase 1 of the consented development, as shown on the Phasing Strategy approved under CDN/21/0228 (enclosed at **Appendix 1**):

- Flood Management Plan prepared by Waterman Infrastructure & Environment Limited; and,
- Verification Report from ROC Consulting dated 20th May 2024 (ref: 4212-ROC-ZZ-XX-RP-C-CND06).

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 Phase 1 of the consented development, as shown on the Phasing Strategy approved under CDN/21/0228 (enclosed at **Appendix 1**):

- Verification Report from ROC Consulting dated 8th November 2024 (ref: 4212-ROC-ZZ-XX-RP-C-CND7C 02);
- Storm Sewer Design from ROC Consulting dated 8th November 2024;
- Below Ground Drainage General Arrangement Sheet 1 from ROC Consulting (ref: VRS-ROC-ZZ-XX-DR-C-DGA01 C10);

- Below Ground Drainage General Arrangement Sheet 2 from ROC Consulting (ref: VRS-ROC-ZZ-XX-DR-C-DGA02 C10);
- Below Ground Drainage General Arrangement Sheet 3 from ROC Consulting (ref: VRS-ROC-ZZ-XX-DR-C-DGA31 C10);
- Below Ground Drainage General Arrangement Sheet 4 from ROC Consulting (ref: VRS-ROC-ZZ-XX-DR-C-DGA04 C10); and,
- Below Ground Drainage General Arrangement Sheet 5 from ROC Consulting (ref: VRS-ROC-ZZ-XX-DR-C-DGA05 C10).

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 Phase 1 of the consented development, as shown on the Phasing Strategy approved under CDN/21/0228 (enclosed at **Appendix 1**):

- Verification Report from ROC Consulting dated 8th November 2024 (ref: 4212-ROC-ZZ-XX-RP-C-CND17 03);
- Manhole and Underground Drainage Photographs;
- Attenuation Tank Photographs; and
- Flood Barriers Photographs 1, 2, 3, 4 and 5.

The application fee of £383 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Ref: PP-14114951). 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

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.