

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

Our Ref: 0276
Your Ref: PP-13256748

Submitted via the Planning Portal (Ref: PP-13256748)

Date: 19th July 2024

Dear Jennifer,

Application to Partially Discharge Condition 20 of Full Planning Permission Reference 136814/FO/2023 - Land Bounded By Dantzic Street, Dalton Street And The Railway Line Known As Plots NT02, NT03 And NT04 Manchester

On behalf of our client, Northern Gateway (FEC) No. 11 Limited ("the Applicant"), please find enclosed an application to partially discharge condition 20 of full planning permission reference 136814/FO/2023 at Land Bounded By Dantzic Street, Dalton Street And The Railway Line Known As Plots NT02, NT03 And NT04 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:

- This Covering Letter prepared by Asteer Planning LLP;
- Completed application form; and,
- Piling Risk Assessment prepared by BAM Nuttall (dated 10th July 2024).

Condition 20 – Piling Risk Assessment

Condition 20 is worded as follows:

“Prior to any piling or any other foundation design using penetrative methods within an Enabling Phase or a Construction Phase of development, details of the intended methodology , shall be submitted for approval in writing by the City Council, as Local Planning Authority. The intended methodology shall be implemented as approved.”

A Piling Risk Assessment has been prepared by BAM to discharge condition 20 of full planning permission 136814/FO/2023 in relation to Enabling Phase of development.

The planning application fee of £215 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Ref: PP-13256748).

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

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For and on behalf of Asteer Planning LLP