

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

Our Ref: 0276
Your Ref: PP-12692619

Submitted via the Planning Portal (ref: PP-12692619)

Date: 11th January 2024

Dear Jennifer,

Application to Discharge Condition 26 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 discharge condition 26 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;
- Application form completed by Asteer Planning LLP; and,
- Combined Sewer Diversion General Arrangement plan (Drawing Title: RDB/ROC/ZZ/XX/DR/C/83/0520 Rev P02) prepared by ROC Consulting.

Condition 26 – Wastewater Infrastructure

Condition 26 is worded as follows:

"Prior to the commencement of an Enabling Phase (save for the site set up, vegetation clearance, above ground demolition and disconnection of services) and Construction Phase of the development, details of the means of ensuring the wastewater infrastructure within the site boundary is protected from damage shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The details shall include a survey of the exact location of the sewer/s and outline the potential impacts on these assets from construction activities. The details must include measures to protect and prevent any detrimental impact to the wastewater infrastructure and its operation both during construction and post completion of the development to prevent exposing the sewer to undue loading, vibration or risk. This must include a pre and post CCTV survey of the sewer.

Any mitigation measures shall be implemented in full prior to the commencement of an Enabling Phase (save for the site set up, vegetation clearance, above ground demolition and disconnection of services) and Construction Phase development in accordance with the approved details and retained thereafter for the lifetime of the development.

In the event that a diversion/diversions of the infrastructure or a build over agreement is required, the developer prior to the commencement of the Construction Phase shall submit evidence to the Local Planning Authority that a diversion or build over has been agreed with the relevant statutory undertaker. The approved works for that Construction Phase shall be undertaken prior to the occupation of the development that Construction Phase."

As detailed above, condition 26 calls for measures to protect any onsite waste water infrastructure during the course of the works. A Combined Sewer Diversion General Arrangement plan has been prepared by ROC Consulting to discharge condition 26 of full planning permission 136814/FO/2023. The plan highlights that all existing waste water infrastructure within the development footprint is due for abandonment and, thus, does not require protection.

The planning application fee of £209 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (ref: PP-12692619).

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,



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For and on behalf of Asteer Planning LLP