

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

Our Ref: 0276
Your Ref: PP-12826238

Submitted via the Planning Portal (ref: PP-12826238)

Date: 22nd February 2024

Dear Jennifer,

Application to Discharge Condition 81 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 81 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;
- Proposed Site Plan – RDB-HBA-ZZ-XX-DR-A-99-0000 prepared by HBA;
- Drawings prepared by OP-EN Landscape Architects:
 - Masonry Elevation – RDB-ROC-ZZ-ZZ-DR-S-NR110 P01;
 - Wing Wall A-A & B-B – RDB-ROC-ZZ-ZZ-DR-S-NR112 P02;
 - Planting Layout – RDB-OPN-ZZ-ZZ-DR-LA-NR-950001 P03;
 - Planting Details – RDB-OPN-ZZ-ZZ-DR-LA-NR-940001 P04;
 - Geoweb detail – RDB-OPN-ZZ-ZZ-DR-LA-NR-940002 P01;

- Retaining Wall Typical Details prepared by ROC:
 - Retaining Wall Typical Details Sheet 01 – RDB-ROC-ZZ-ZZ-DR-S-NR150 P02;
 - Retaining Wall Typical Details Sheet 02 – RDB-ROC-ZZ-ZZ-DR-S-NR151 P02;
 - Retaining Wall Typical Details Sheet 03 – RDB-ROC-ZZ-ZZ-DR-S-NR152 P02; and,
- Retaining Wall Brick Colour prepared by Hawkins Brown.

Condition 81 – Details of the Siting, Scale and Appearance of the Retaining Wall

Condition 81 is worded as follows:

“Prior to the commencement of piling works within an Enabling Phase of the development (save for the site set up, above ground demolition and disconnection of services), details of the siting, scale and appearance of the retaining wall shall be submitted for approval in writing, by the City Council, as Local Planning Authority. The Enabling Phase shall be carried out in accordance with the approved details and thereafter retained and maintained in situ.”

As detailed above, condition 81 requires details of the siting, scale and appearance of the retaining wall. The aforementioned drawings prepared by ROC Consulting & OP-EN Landscape Architects and ‘Retaining Wall Brick Colour’ prepared by Hawkins Brown are submitted alongside this application to discharge condition 81 of full planning permission 136814/FO/2023. Taken together, the submitted drawings and document detail the siting, scale and appearance of the retaining wall.

Prior to the submission of this discharge of condition application, the Applicant has engaged in detailed technical discussions with Network Rail via the PACE process with regards to the proposed structural design, brick specification, planting scheme and overall maintenance regime of the proposed retaining wall and retained slope. As a result of these discussions, the landscape design proposed on top of the retained slope include a pre-seeded mat to be applied to the slope (Greenfix Covamat Plus) to ensure a low maintenance regime in close proximity to the railway tracks, as shown on the Planting Layout (Drawing reference: RDB-OPN-ZZ-ZZ-DR-LA-NR-950001 P03) and Planting Details (Drawing reference: RDB-OPN-ZZ-ZZ-DR-LA-NR-940001 P04). The proposed colour of the brick and mortar has been chosen by Hawkins\Brown Architects and their design justification is enclosed with this application.

The planning application fee of £209 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (ref: PP-12826238).

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

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For and on behalf of Asteer Planning LLP