

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

Our Ref: 0276
Your Ref: PP-12672881

Submitted via the Planning Portal (ref: PP-12672881)

Date: 21st December 2023

Dear Jennifer,

Application to Discharge Condition 8 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 8 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,
- Invasive Non-Native Species Management Plan prepared by BAM Nuttall (dated 6th December 2023).

Condition 8 – Invasive Non-Native Species Protocol

Condition 8 is worded as follows:

“Prior to the commencement of an Enabling Phase of the development (save for the site set up, above ground demolition and disconnection of services), an invasive non-native species protocol for that Enabling Phase shall be submitted for approval by the City Council, as Local Planning Authority. This shall detail the containment, control and removal of Giant Hogweed and Japanese Knotweed at the site within that Enabling Phase. The Enabling Phase shall be carried out in accordance with the approved protocol for that Enabling Phase of the development.”

An Invasive Non-Native Species Management Plan has been prepared by BAM Nuttall to discharge condition 8 of full planning permission 136814/FO/2023. This plan sets out specific control measures required to prevent the spread of the named invasive non-native species during the construction operations in accordance with legal requirements. The works covered by this plan are for the Enabling Works Phase of the planning permission. The draft Invasive Non-Native Species Management Plan was issued to GMEU who raised no objection to the document.

The planning application fee of £209 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (ref: PP-12672881).

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

Senior Planner

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For and on behalf of Asteer Planning LLP