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Our Ref: 0276
Your Ref: PP-12688882

Submitted via the Planning Portal (ref: PP-12688882)

Date: 21st December 2023

Dear Jennifer,

Application to Discharge Condition 12 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 12 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,
- Archaeological WSI prepared by Orion Heritage.

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Condition 12 – Written Scheme of Investigation (WSI)

Condition 12 is worded as follows:

> *"No Enabling Phase (save for the site set up vegetation clearance above ground demolition, and disconnection of services) shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works for that Enabling Phase in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:*
>
> *1. A phased programme and methodology of investigation and recording to include: - archaeological evaluation trenching of Plots NT03 and NT04; - pending the results of the above, targeted open-area excavation.*
>
> *2. A programme for post-investigation assessment and analysis to include: - production of a final report on the results of the investigations of NT03 and NT04 and their significance; - analysis of the available material excavated from NT02 in 2019 in accordance with the methodology set out in the post-excavation report prepared by Salford Archaeology (North View, Dantzic Street: Archaeological Post-excavation Assessment, dated January 2020).*
>
> *3. Deposition of the final reports with the Greater Manchester Historic Environment Record.*
>
> *4. Dissemination of the results of the archaeological investigations commensurate with their significance.*
>
> *5. Provision for archive deposition of the report and records of the site investigation.*
>
> *6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI."*

An Archaeological WSI has been prepared by Orion Heritage to discharge condition 12 of full planning permission 136814/FO/2023. This document has been prepared to accompany the Historic Environment Desk-Based Assessment which confirmed that there is a low potential for prehistoric, Roman and medieval remains to survive within the site. The works covered by this plan are for the Enabling Works Phase of the planning permission. The WSI has been discussed and agreed with GMAAS prior to the submission of this application.

The planning application fee of £209 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (ref: PP-12688882).

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