

FAO Jennifer Atkinson
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Our Ref: 0036

13 June 2022

Submitted via Planning Portal: Ref: 11312903

Dear Jennifer,

Victoria Riverside: Discharge of Condition Application (Condition 16) Relating to Planning Permission Reference: 126944/FO/2020

On behalf of our client, CR Construction (U.K.) Company Limited, please find enclosed an application to discharge condition 16 pursuant to application 126944/FO/2020 relating to Land Bound by Dantzic Street, Gould Street, Williamson Street And Bromley Street (Known As Victoria Riverside), Manchester.

Approval of the application (126944/FO/2020) was granted on 15 Jan 2021 for the following development:

"Erection of a residential-led mixed use development comprising 3 no. towers (37, 26 and 18 storeys) and podium levels (6 storey) to form 634 residential apartments and townhouse accommodation (Use Class C3) together with commercial accommodation (1222 sqm) (Use Classes A1,A2,A3,A4,A5,B1, D1 and D2)); with associated residential amenity areas, refuse storage, plant (including substation), car parking, cycle storage, landscaping and new public realm including the re-instatement of Bromley Street and other associated works"

This discharge of condition application relates to Condition 16 only.

Condition 16 is for the full element of the planning permission, relates to the details of boundary treatment and is worded as follows:

"Prior to any above ground works of a phase (save for the enabling works phase), details of the boundary treatment shall for that phase be submitted for approval in writing by the Council, as Local

Planning Authority. The approved details shall then be implemented as part of the phase and be in place prior to the first occupation of that phase of the development. The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans."

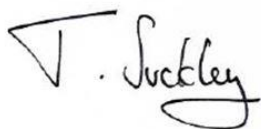
Condition 16 was partially discharged on 5 April 2022 (Ref: CDN/21/0799). However, further details were required in respect of the boundary treatment for the townhouses. The following documents have been prepared and submitted to address this:

- 1768.1-PLA-XX-XX-DR-L-2005-Tree planting off-podium;
- VRS-HBA-00-ZZ-DR-20_0203-Proposed GA Elevation – Bromley Street Facing Tower A-Issued for Tender-T1-1; and
- VRS-HBA-00-ZZ-DR-A-20_0204-Proposed GA Elevation – Bromley Street Facing Towers B and C-Issued for Tender-T1-1.

The application submission documents have been submitted via the Planning Portal (PP-11312903). The planning application fee of £148.20 (inclusive of the Planning Portal's administrative charge) has been paid directly to the Planning Portal.

I trust that the above details are sufficient to validate the application to allow you to progress it towards determination at your earliest convenience. Should you have any queries, please do not hesitate to contact me.

With kind regards



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For and on behalf of Asteer Planning LLP