

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

Our Ref: 0286  
Your Ref: PP-14585277

Date: 22<sup>nd</sup> December 2025

Dear Jennifer,

**Application to Discharge Condition 58 of Full Planning Permission Reference 136814/FO/2023 - Land Bounded By Dantzic Street, Dalton Street And The Railway Line Manchester**

On behalf of our client, CR Construction (U.K.) Company Limited ("the Applicant"), please find enclosed an application to discharge condition 58 of full planning permission reference 136814/FO/2023 at Land Bounded By Dantzic Street, Dalton Street And The Railway Line, Manchester ("the site"). The full planning permission was granted on 18<sup>th</sup> 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 information:

- This Covering Letter prepared by Asteer Planning LLP;
- Application form completed by Asteer Planning LLP;
- Dantzic Street, Dalton Street and Dulwich Street – Section 278 Works – Stage 2 Road Safety Audit; and,
- Dantzic Street, Dalton Street and Dulwich Street – Section 278 Works – Items Outside the Scope of the Stage 2 Road Safety Audit.

## Condition 58 – Road Safety Audit

Condition 58 is worded as follows:

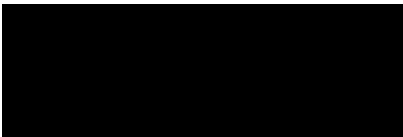
*“Prior to the commencement of a Construction Phase which includes the highway works along Dantzic Street and Dalton Street, a Road Safety Audit (RSA) shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any mitigation measures outlined and agreed as part of the RSA shall be implemented as part of the relevant Construction Phase of the development and be in place prior to the first occupation of development within that relevant Construction Phase.”*

The following information is submitted to discharge condition 58:

- Dantzic Street, Dalton Street and Dulwich Street – Section 278 Works – Stage 2 Road Safety Audit; and,
- Dantzic Street, Dalton Street and Dulwich Street – Section 278 Works – Items Outside the Scope of the Stage 2 Road Safety Audit.

The application fee of £383 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Ref: PP-14585277). 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**

**Associate**

**07305 393759**

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**For and on behalf of Asteer Planning LLP**