ASTEER PLANNING
3rd Floor ,Calico
53-55 Mosley Street
Manchester
M2 3HQ

e georgina.blackburn@asteerplanning.com
www.asteerplanning.com

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

Our Ref: 0446
PP Ref: PP-14636628

Date: 20 January 2026

Dear Jennifer,

Application to Partially Discharge Condition 6 of Planning Permission Reference 126944/FO/2020 - Land Bound By Dantzic Street, Gould Street, Williamson Street And Bromley Street (Known As Victoria Riverside) Manchester.

On behalf of our client, Far East Consortium International Limited ("the Applicant"), please find enclosed an application to partially discharge conditions 6 of planning permission reference 126944/FO/2020 at Land Bound By Dantzic Street, Gould Street, Williamson Street And Bromley Street (Known As Victoria Riverside) Manchester ("the site"). The planning permission was granted on 15th January 2021 for the following development at the site:

> *"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 application has been submitted following a previous recommendation advising the addition of further evidence. This application includes photographs highlighting the construction of flood barriers.

Condition 6 – Verification Report (Flood Risk and Drainage Assessment)

Condition 6 is worded as follows:

> *"A phase of development shall be carried out in accordance with the flood risk and drainage assessment with the ES prepared by Civic Engineers stamped as received by the City Council, as Local Planning Authority, on the 19 May 2020.*
>
> *The development shall be carried out in accordance with this information and prior to the first occupation of a phase (save for the enabling works phase), a verification report for that phase shall be submitted for approval in writing to the City Council, as Local Planning to*

Asteer Planning. Copyright 2021. Registered in England and Wales number OC436575.
Registered office, c/o Summit Chartered Accountants, M.01, Tomorrow, MediaCityUK, M50 2AB

confirm that the works in that phase have been undertaken in accordance with the previously approved reports."

The following Information has been submitted to discharge condition 6 for Phase 1 of the consented development, as shown on the Phasing Strategy approved under CDN/21/0228 (enclosed at **Appendix 1**).

Document	Author	Reference	Rev.
Administrative			
Covering letter	Asteer Planning	19 January 2026	-
Application form	Asteer Planning	19 January 2026	-
Plans			
Bromley Street - Tree pit / UU easement sketch	Planit I.E.	1768.1-PLA-XX-XX-SK-L-1110	P01
Landscape masterplan	Planit I.E.	1768.1-PLA-XX-XX-DR-L-0005	C03
Roc vs. UU sewer layout	RoC	-	-
Sewer easements with landscape infrastructure (UU drawing)	United Utilities	-	-
Podium B - proposed ground floor plan (tower B)	Hawkins Brown	VRS-HBA-PB-00-DR-A-20_3100	C5
Podium B - proposed ground floor plan (midrise 2 & tower C)	Hawkins Brown	VRS-HBA-PB-00-DR-A-20_4100	C8
Below ground drainage general arrangement Sheet 1 of 5[1]	RoC Consulting	VRS-ROC-ZZ-XX-DR-C-DGA01	INFO 1
Below ground drainage general arrangement Sheet 2 of 5	RoC Consulting	VRS-ROC-ZZ-XX-DR-C-DGA02	INFO 1
Below ground drainage general arrangement Sheet 3 of 5	RoC Consulting	VRS-ROC-ZZ-XX-DR-C-DGA03	INFO 1
Sewer easements	RoC Consulting	VRS-ROC-ZZ-XX-DR-C-SE1	INFO 1
Sewer easements With landscape Infrastructure	RoC Consulting	VRS-ROC-ZZ-XX-DR-C-SE2	INFO 1
Reports			
Flood Compensation Scheme Verification Report	RoC Consulting	4212-ROC-ZZ-XX-RP-C-CND06	
Flood Management Plan	Waterman	WIE20674-100-R-1-3-1-FMP	
Photos			
Flood Barriers Photo 1	FEC	-	-
Flood Barriers Photo 2	FEC	-	-
Flood Barriers Photo 3	FEC	-	-
Flood Barriers Photo 4	FEC	-	-
Flood Barriers Photo 5	FEC	-	-
Flood Barriers Photo 6	FEC	-	-
Hydrobrake Photo 1	FEC	-	-

[1] Note that sheets 4 and 5 relate to Section 2 and will be discharged with the relevant discharge of condition application

Document	Author	Reference	Rev.
Hydrobrake Photo 2	FEC	-	-
Permeable Paving Photo 1	FEC	-	-
Permeable Paving Photo 2	FEC	-	-
Permeable Paving Photo 3	FEC	-	-
Permeable Paving Photo 4	FEC	-	-
Permeable Paving Photo 5	FEC	-	-
Permeable Paving Photo 6	FEC	-	-
Permeable Paving Photo 7	FEC	-	-
Rain Gardens Photo 1	FEC	-	-
Rain Gardens Photo 2	FEC	-	-
Rain Gardens Photo 3	FEC	-	-
Rain Gardens Photo 4	FEC	-	-

The application fee of £383 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Ref: PP-14636628). 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,



Jamie Lynch
Consultant
07906 889511
Jamie.lynch@asteerplanning.com

For and on behalf of Asteer Planning LLP

Appendix 1: Phasing Strategy approved under CDN/21/0228

Re 126944 Planning Consent condition no. 2 discharge submittal

What follows is a brief summary of the intended phasing for the development.

Enabling Works Phase

An initial enabling works phase is required to prepare the site ahead of the main works construction. The initial enabling works phase is required due to significant below ground piles and foundations associated with the previous consented development. The scope of work does not include any permanent works and is summarized as follows: -

- Installation of site hoarding (for the duration of the development);
- Services and drainage diversions;
- Excavation of existing piles/piles caps (associated with previous scheme)
- Reduced level dig to establish the required formation level for the main works

Start on site 29th March 2021.
Complete in June 2021.

Main works Phasing

The exact sequencing of the construction is to be confirmed subject to the conclusion of the contractor tender process, however it is currently planned for the 2 phases, as below, to be commenced at the same time: -

1. Phase 1 - Podium B and Towers B and C (to the north of Bromley Street). Podium B and Towers B and C will be built in one phase of works as Towers B and C share a linked podium (Podium B).
   Start on site – July 2021.
   Completion and Occupation - Q1 2024.

2. Phase 2 - Podium A and Tower A (to the south of Bromley Street).
   Start on site – July 2021.
   Completion – Q4 2024.