

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

Our Ref: 0286
Your Ref: PP-14680688

Date: 6th February 2026

Dear Jennifer,

Application to Partially Discharge Condition 15 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 partially discharge condition 15 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 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 information:

- This Covering Letter prepared by Asteer Planning LLP;
- Application form completed by Asteer Planning LLP; and,
- Invasive Species Letter prepared by United Environmental Services Ltd.

Condition 15 – Invasive Species Walkover Survey

Condition 15 is worded as follows:

"Prior to the commencement of a Construction Phase of the development, an invasive species non-native species protocol for that Construction Phase shall be submitted for approval by the City Council, as Local Planning Authority. This shall detail the containment,

control and removal of Japanese Knotweed, Giant Hogweed, Cotoneaster and Himalayan Balsam at the site. The development shall be carried out in accordance with the approved protocol.

Reason: In order to deal with the invasive non-native species at the application site pursuant to policy EN15 of the Manchester Core Strategy (2012)."

The following information is submitted to discharge Condition 15 for plots NT02 and NT03 (as shown on the approved Phasing Plan enclosed at **Appendix 1**):

- Invasive Species Letter prepared by United Environmental Services Ltd.

The application fee of £383 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Ref: PP-14680688). 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

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For and on behalf of Asteer Planning LLP

NT02/03/04 Construction Phasing Plan

