

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

Our Ref: 0286
Your Ref: PP-14446860

Date: 28th October 2025

Dear Jennifer,

Application to Partially Discharge Condition 55 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 55 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;
- Hard Landscape Details NT02 Ground Floor Paving Details Sheet 1 (Drawing Reference: RDB-OPN-ZZ-L00-DR-L-47-0001 Rev P01);
- Hard Landscape Details NT02 Ground Floor Paving Details Sheet 2 (Drawing Reference: RDB-OPN-ZZ-L00-DR-L-47-0002 Rev P01);
- Hard Landscape Details NT02 Ground Floor Paving Details Sheet 3 (Drawing Reference: RDB-OPN-ZZ-L00-DR-L-47-0003 Rev P01);
- Hard Landscape Details NT02 Ground Floor Paving Details Sheet 4 (Drawing Reference: RDB-OPN-ZZ-L00-DR-L-47-0004 Rev P01);
- Hard Landscape Details NT02 Ground Floor Paving Details Sheet 5 (Drawing Reference: RDB-OPN-ZZ-L00-DR-L-47-0005 Rev P01);

- General Arrangement NT02 Public Realm Hard Landscape Drawing (Drawing Reference: RDB-OPN-2B-L00-DR-L-03-0001 Rev P02);
- Levels Strategy Plan NT02 Public Realm (Drawing Reference: RDB-OPN-2B-L00-DR-L-19-1001 Rev P04);
- External Works Construction Details (Drawing Reference: RDB/ROC/2B/XX/DR/C/47/0600 Rev P01);
- Section 278 Works General Arrangement (Drawing Reference: RDB/ROC/ZZ/XX/DR/C/47/0700 Rev P02);
- Section 278 Works Pavement Construction (Drawing Reference: RDB/ROC/ZZ/XX/DR/C/47/0701 Rev P02);
- Section 278 Works Kerbs & Edging (Drawing Reference: RDB/ROC/ZZ/XX/DR/C/47/0702 Rev P02);
- Section 278 Works Signs & Roadmarkings (Drawing Reference: RDB/ROC/ZZ/XX/DR/C/47/0703 Rev P02);
- Section 278 Works Contours & Levels (Drawing Reference: RDB/ROC/ZZ/XX/DR/C/47/0704 Rev P02);
- Section 278 Works Falls & Gradients (Drawing Reference: RDB/ROC/ZZ/XX/DR/C/47/0704 Rev P02);
- Section 278 Works Carriageway Long Sections (Drawing Reference: RDB/ROC/ZZ/XX/DR/C/47/0706 Rev P02);
- Section 278 Works Dantzic St Cross Sections Sheet 1 of 4 (Drawing Reference: RDB/ROC/ZZ/XX/DR/C/47/0707 Rev P02);
- Section 278 Works Dantzic St Cross Sections Sheet 2 of 4 (Drawing Reference: RDB/ROC/ZZ/XX/DR/C/47/0708 Rev P02);
- Section 278 Works Dantzic St Cross Sections Sheet 3 of 4 (Drawing Reference: RDB/ROC/ZZ/XX/DR/C/47/0709 Rev P02);
- Section 278 Works Dantzic St Cross Sections Sheet 4 of 4 (Drawing Reference: RDB/ROC/ZZ/XX/DR/C/47/0710 Rev P02);
- Section 278 Works Dalton St Cross Sections Sheet 1 of 3 (Drawing Reference: RDB/ROC/ZZ/XX/DR/C/47/0711 Rev P02);
- Section 278 Works Dalton St Cross Sections Sheet 2 of 3 (Drawing Reference: RDB/ROC/ZZ/XX/DR/C/47/0712 Rev P02);
- Section 278 Works Dalton St Cross Sections Sheet 3 of 3 (Drawing Reference: RDB/ROC/ZZ/XX/DR/C/47/0713 Rev P02); and,
- Section 278 Works Isopachyte Depth Bands (Drawing Reference: RDB/ROC/ZZ/XX/DR/C/47/0720 Rev P02).

Condition 55 – Highways Works

Condition 55 is worded as follows:

"Prior to the commencement of a Construction Phase, a strategy and relevant timescales for the implementation of highways works relevant to that particular Construction Phase shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Where relevant, this shall include the following:

- *Amendments to Dantzic Street including:*
 - *Alterations to carriageway along Dantzic Street to widen to 6.5 metres, widening of footways (including Plan showing the deed of dedication)*
 - *Installation of street trees, Installation of natural paving,*
 - *Installation of rain gardens;*
 - *Installation of a segregated westbound cycleway;*

- *Traffic calming measures together with a 20 mph Traffic Regulation Order (TRO);*
- *Installation of an uncontrolled pedestrian crossing across Dantzic Street in the vicinity of the footbridge opposite Dalton Street;*
- *Creation of on street car parking and laybys; and*
- *Provision and amendment to Traffic Regulation Orders (TRO) to manage on street car parking and time limited restrictions to manage servicing.*
- *Amendments to Dalton Street including:*
 - *Alterations to carriageway including widening of footways (including Plan showing the deed of dedication)*
 - *Installation of street trees,*
 - *Installation of natural paving,*
 - *Installation of rain gardens;*
 - *Creation of on street car parking and laybys;*
 - *Provision and amendment to Traffic Regulation Orders (TRO) to manage on street car parking and time limited restrictions to manage servicing;*
 - *20 mph Traffic Regulation Order (TRO) and double tell waiting restrictions to protect the visibility splays to Dantzic Street and Dalton Street.*
 - *Stopping Up of Dulwich Street including appropriate visibility splays;*
 - *Temporary footway re-surfacing to the northern side of Dantzic Street; and*
 - *Bus stop locations, car club locations and cycle hire provision with the adopted highways*

The approved scheme and relevant timescales for implementation of each element of works shall be implemented and be in within the agreed timescale."

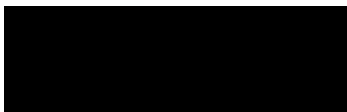
The following information is submitted to discharge condition 55 for NT02 (as shown on the Proposed Site Plan enclosed at **Appendix 1**):

- Hard Landscape Details NT02 Ground Floor Paving Details Sheet 1 (Drawing Reference: RDB-OPN-ZZ-L00-DR-L-47-0001 Rev P01);
- Hard Landscape Details NT02 Ground Floor Paving Details Sheet 2 (Drawing Reference: RDB-OPN-ZZ-L00-DR-L-47-0002 Rev P01);
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- Section 278 Works Dalton St Cross Sections Sheet 3 of 3 (Drawing Reference: RDB/ROC/ZZ/XX/DR/C/47/0713 Rev P02); and,
- Section 278 Works Isopachyte Depth Bands (Drawing Reference: RDB/ROC/ZZ/XX/DR/C/47/0720 Rev P02).

The application fee of £383 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Ref: PP-14446860). 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

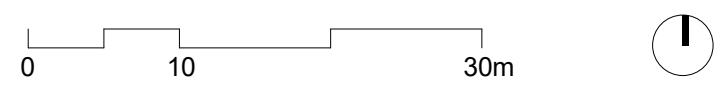


For and on behalf of Asteer Planning LLP



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Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.



Legend

— Application boundary

**MACCREANOR
LAVINGTON**

Proj. No.
RDB

Project
Red Bank NT02-04

Sheet Name
Proposed Site Plan

Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 96 60

Date
13/04/2023

Client
FEC

CDE ID
RDB-MLA-00-XX-DR-AR-01110000

Scale
1:500

Size
A1

Rev.
P0