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

Our Ref: 0286
Your Ref: PP-14446326

Date: 28th October 2025

Dear Jennifer,

Application to Partially Discharge Condition 23 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 23 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;
- Flood Mitigation Technical Note prepared by RoC Consulting;
- Drainage Technical Note prepared by RoC Consulting;
- FW & SW Drainage Construction Details Sheet 1 (Drawing Reference: RDB/ROC/2B/XX/DR/C/83/0501 Rev P01);
- FW & SW Drainage Construction Details Sheet 2 (Drawing Reference: RDB/ROC/2B/XX/DR/C/83/0502 Rev P01);
- FW & SW Drainage Construction Details Sheet 3 (Drawing Reference: RDB/ROC/2B/XX/DR/C/83/0503 Rev P02);
- FW & SW Drainage Construction Details Sheet 4 (Drawing Reference: RDB/ROC/2B/XX/DR/C/83/0504 Rev P01);

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- FW & SW Drainage Construction Details Sheet 5 (Drawing Reference: RDB/ROC/2B/XX/DR/C/83/0505 Rev P01);
- FW & SW Drainage General Arrangement Block 2B (Drawing Reference: RDB/ROC/2B/XX/DR/C/83/0500 Rev P03);
- FW Drainage Manhole Schedules (Drawing Reference: RDB/ROC/2B/XX/DR/C/83/0507 Rev P01); and,
- SW Drainage Manhole Schedules (Drawing Reference: RDB/ROC/2B/XX/DR/C/83/0506 Rev P02).

Condition 23 – Flood Mitigation Measures

Condition 23 is worded as follows:

> *"Notwithstanding the flood mitigation measure outlined in the ES Volume 4 Appendix V Flood Risk Assessment and Drainage Strategy prepared by WSP received by the City Council, as Local Planning Authority, on the 13 July 2023, full and final details of the flood mitigation measures for a Construction Phase shall be submitted for approval prior to the commencement of that Construction Phase. The approved measure for a Construction Phase shall be implemented as part of that Construction Phase and a verification report for that Construction Phase confirming the measures have been implemented shall be submitted for approval in writing by the City Council, as Local Planning Authority, prior to the first occupation of the residential element of that Construction Phase.*
>
> *The measures detailed shall be retained and maintained thereafter throughout the lifetime of the development."*

The following information is submitted to discharge condition 23 for NT02 (as shown on the Proposed Site Plan enclosed at **Appendix 1**):

- Flood Mitigation Technical Note prepared by RoC Consulting;
- Drainage Technical Note prepared by RoC Consulting;
- FW & SW Drainage Construction Details Sheet 1 (Drawing Reference: RDB/ROC/2B/XX/DR/C/83/0501 Rev P01);
- FW & SW Drainage Construction Details Sheet 2 (Drawing Reference: RDB/ROC/2B/XX/DR/C/83/0502 Rev P01);
- FW & SW Drainage Construction Details Sheet 3 (Drawing Reference: RDB/ROC/2B/XX/DR/C/83/0503 Rev P02);
- FW & SW Drainage Construction Details Sheet 4 (Drawing Reference: RDB/ROC/2B/XX/DR/C/83/0504 Rev P01);
- FW & SW Drainage Construction Details Sheet 5 (Drawing Reference: RDB/ROC/2B/XX/DR/C/83/0505 Rev P01);
- FW & SW Drainage General Arrangement Block 2B (Drawing Reference: RDB/ROC/2B/XX/DR/C/83/0500 Rev P03);
- FW Drainage Manhole Schedules (Drawing Reference: RDB/ROC/2B/XX/DR/C/83/0507 Rev P01); and,
- SW Drainage Manhole Schedules (Drawing Reference: RDB/ROC/2B/XX/DR/C/83/0506 Rev P02).

The application fee of £383 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Ref: PP-14446326). 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,

[redacted]

Georgina Blackburn
Associate

[redacted]

For and on behalf of Asteer Planning LLP

Appendix 1 – Proposed Site Plan (Drawing Reference: RDB-MLA-00-XX-DR-AR-01110000 Rev P0)



© Maccreanor Lavington Ltd.

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.

0 10 30m

Legend

Application boundary

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+31(0)10 443 90 60

Proj. No.	Project	Date
RDB	Red Bank NT02-04	13/04/2023

Sheet Name: Proposed Site Plan

Client: FEC

CDE ID	Scale	Size	Rev.
RDB-MLA-00-XX-DR-AR-01110000	1:500	A1	P0