ASTEER PLANNING
3rd Floor Calico
53-55 Mosley Street
Manchester M2 3HQ
[redacted]
www.asteerplanning.com

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

Our Ref: 0286
Your Ref: PP-14445874

Date: 28th October 2025

Dear Jennifer,

Application to Partially Discharge Condition 14 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 14 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,
- Construction Management Plan prepared by CR Construction (U.K.) Company Limited.

Condition 14 – Construction Management Plan for NT02

Condition 14 is worded as follows:

> *"Prior to the commencement of a Construction Phase of the development, a detailed construction management plan outlining working practices for the proposed construction of*

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that Construction Phase shall be submitted to and approved in writing by the Local Planning Authority.

- *The construction management plans shall include:*
- *Display of an emergency contact number;*
- *Communication strategy with residents;*
- *Details of Wheel Washing;*
- *Dust suppression measures;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Routing strategy and swept path analysis;*
- *Parking of construction vehicles and staff; and*
- *Sheeting over of construction vehicles*
- *Details of the measures which will be taken to ensure the protection of controlled waters.*

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development of a Construction Phase shall be carried out in accordance with the approved construction management plans for the duration of that Construction Phase of the development."

The following information is submitted to discharge condition 14 for NT02 (as shown on the Proposed Site Plan enclosed at **Appendix 1**):

- Construction Management Plan prepared by CR Construction (U.K.) Company Limited.

The application fee of £383 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Ref: PP-14445874). 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)



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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.

0 10 30m

Legend

Application boundary

MACCREANOR LAVINGTON
Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+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