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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-14446643

Date: 28th October 2025

Dear Jennifer,

Application to Partially Discharge Condition 51 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 51 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;
- Cycle store rack;
- T1 – Proposed Lower Ground Floor Plan (Drawing Reference: RDB-HBA-T1-LG-DR-A-200098 Rev P07); and,
- 201263 Redbank NT02 – Tower 1 N10 General fixtures/furnishings/equipment (Document Reference: RDB-HBA-T1-XX-SP-A-001410.pdf) (dated 8th May 2025).

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Registered office, c/o Summit Chartered Accountants, M.01, Tomorrow, MediaCityUK, M50 2AB

Condition 51 – Residents' Cycle Storage

Condition 51 is worded as follows:

> *"Prior to the commencement of a Construction Phase, details of the residents cycle storage for that Construction Phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and made available upon first occupation of the residential element of a building within that Construction Phase and thereafter retained and maintained in situ."*

The following information is submitted to discharge condition 51 for NT02 (as shown on the Proposed Site Plan enclosed at **Appendix 1**):

- Cycle store rack;
- T1 – Proposed Lower Ground Floor Plan (Drawing Reference: RDB-HBA-T1-LG-DR-A-200098 Rev P07); and,
- 201263 Redbank NT02 – Tower 1 N10 General fixtures/furnishings/equipment (Document Reference: RDB-HBA-T1-XX-SP-A-001410.pdf) (dated 8th May 2025).

The application fee of £383 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Ref: PP-14446643). 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]

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

Sheet Name	Client
Proposed Site Plan	FEC

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