

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

Our Ref: 0286  
Your Ref: PP-14445966

Date: 1<sup>st</sup> December 2025

Dear Jennifer,

**Application to Partially Discharge Condition 20 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 20 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 18<sup>th</sup> 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;
- Post Remediation Ground Water Monitoring Report prepared by ROC (Reference: 4328-ROC-ZZ-XX-RP-ES-GWMR02);
- Phase 3a Detailed Remediation Strategy Report prepared by RSK Geosciences (Reference: 111834 R02 (04));
- Method Statement and Foundations Works Risk Assessment prepared by Greenpiling;
- Plot NT02 – Design Calculations prepared by Greenpiling (Reference: P25-2245-DE-001 Rev P01);
- Block 2B1 Core Level Foundation Details (Drawing Reference: RDB-ROC-2B1-FN-DR-S-03-5197 Rev P05);

- Block 2B1 Pile Design Schedules (Drawing Reference: RDB-ROC-2B1-FN-DR-S-03-0196 Rev P05);
- Block 2B1 Pile Coordinates (Drawing Reference: RDB-ROC-2B1-FN-DR-S-0296 Rev P01);
- Block 2B1 Pilecap Details (Drawing Reference: RDB-ROC-2B1-XX-DR-S-03-9097 Rev P03);
- Block 2B1 Standard Details (Drawing Reference: RDB-ROC-2B1-XX-DR-S-09-9050 Rev P03);
- Block 2B1 Standard Details (Drawing Reference: RDB-ROC-2B1-XX-DR-S-09-9051 Rev P02);
- Block 2B1 Standard Details (Drawing Reference: RDB-ROC-2B1-XX-DR-S-09-9052 Rev P02);
- Block 2B1 General Notes (Drawing Reference: RDB-ROC-2B1-XX-DR-S-DR-8050 Rev P03);
- Block 2B Piling G.A (Drawing Reference: RDB-ROC-2B-FN-DR-S-03-0096 Rev P06); and,
- Block 2B Foundation G.A (Drawing Reference: RDB-ROC-2B-FN-DR-S-03-0097 Rev P06).

## **Condition 20 – Piling or Any Other Foundation Design Using Penetrative Methods**

Condition 20 is worded as follows:

*"Prior to any piling or any other foundation design using penetrative methods within an Enabling Phase or a Construction Phase of development, details of the intended methodology , shall be submitted for approval in writing by the City Council, as Local Planning Authority. The intended methodology shall be implemented as approved."*

Condition 20 was discharged for the enabling phase of the development on 9<sup>th</sup> August 2024 under application reference CDN/24/0063. Therefore, this application seeks to discharge condition 20 for Construction Phase NT02 of the development. The following information has been submitted:

- Post Remediation Ground Water Monitoring Report prepared by ROC (Reference: 4328-ROC-ZZ-XX-RP-ES-GWMR02);
- Phase 3a Detailed Remediation Strategy Report prepared by RSK Geosciences (Reference: 111834 R02 (04));
- Method Statement and Foundations Works Risk Assessment prepared by Greenpiling;
- Plot NT02 – Design Calculations prepared by Greenpiling (Reference: P25-2245-DE-001 Rev P01);
- Block 2B1 Core Level Foundation Details (Drawing Reference: RDB-ROC-2B1-FN-DR-S-03-5197 Rev P05);
- Block 2B1 Pile Design Schedules (Drawing Reference: RDB-ROC-2B1-FN-DR-S-03-0196 Rev P05);
- Block 2B1 Pile Coordinates (Drawing Reference: RDB-ROC-2B1-FN-DR-S-0296 Rev P01);
- Block 2B1 Pilecap Details (Drawing Reference: RDB-ROC-2B1-XX-DR-S-03-9097 Rev P03);
- Block 2B1 Standard Details (Drawing Reference: RDB-ROC-2B1-XX-DR-S-09-9050 Rev P03);
- Block 2B1 Standard Details (Drawing Reference: RDB-ROC-2B1-XX-DR-S-09-9051 Rev P02);
- Block 2B1 Standard Details (Drawing Reference: RDB-ROC-2B1-XX-DR-S-09-9052 Rev P02);
- Block 2B1 General Notes (Drawing Reference: RDB-ROC-2B1-XX-DR-S-DR-8050 Rev P03);
- Block 2B Piling G.A (Drawing Reference: RDB-ROC-2B-FN-DR-S-03-0096 Rev P06); and,
- Block 2B Foundation G.A (Drawing Reference: RDB-ROC-2B-FN-DR-S-03-0097 Rev P06).

The supporting piling risk assessment is submitted by the intended piling contractor for the works in support of discharge for Construction Phase NT02. This is further supported by the RoC water monitoring report, which includes an update on the ongoing remediation of ground water, post ISCR. This report concludes that ground water remediation is ongoing, but the risk of piling

impacting on the ongoing remediation is low and that ground water monitoring should continue with a before and after piling test of ground water to support ongoing validation of the remediation and identify any impact of the piling works.

The application fee of £383 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Ref: PP-14445966). 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,

A handwritten signature in cursive script, appearing to read 'Blackburn', written in a dark ink.

**Georgina Blackburn**

**Associate**

**07305 393759**

**[georgina.blackburn@asteerplanning.com](mailto:georgina.blackburn@asteerplanning.com)**

**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.

0 10 30m



Legend

Application boundary

**MACCREANOR  
LAVINGTON**

Proj. No. RDB  
Street Name  
Proposed Site Plan

Project Red Bank NT02-04  
Client FEC

Date 13/04/2023

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

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

Scale 1:500

Size A1

Rev. P0