Made it Together

[redacted]

Website madeittogether.co.uk

[redacted]

Address Tomorrow Building, MediaCityUK, M50 2AB

Planning Department
Manchester City Council
Town Hall
Manchester
M60 2LA

21 November 2025

Sent via Planning Portal

Dear Sir / Madam,

Land between Coppersmith Road, Lockyard Lane and New Islington Marina, Manchester
Planning reference: 122598/FO/2019
Applicant: Urban Splash Limited
Application for Approval of Details Reserved by Condition (Discharge of Conditions 8, 9, 10, 11, 12, 13 and 43)

On behalf of Urban Splash Limited, Made it Together submits this application for approval of details required by conditions 8, 9, 10, 11, 12, 13 and 43 of planning permission ref. 122598/FO/2019, which grants permission for a mixed-use residential development comprising 34 dwellings, two six-storey apartment blocks and associated commercial floorspace, car parking, landscaping and public realm works.

The following documents are submitted in support of this application to discharge the relevant conditions:

- Condition 8: Site Investigation, Risk Assessment and Remediation Strategy

  Enclosures: Remediation Strategy letter prepared by SGi.

- Condition 9: Construction Management Plan

  Enclosure: Construction Management Plan prepared by Vermont detailing working practices, wheel washing, dust suppression, waste management, vehicle routing and site contact arrangements.

- Condition 10: External Materials and Quality Control

  Enclosures: Materials Schedule prepared by ShedKM.

- Condition 11: Boundary Treatment

  Enclosures: Boundary Treatment Details, including elevations and specifications for fencing and railings to the canal and between the Mansion Houses.

- Condition 12: Environmental Standards Statement

Enclosures:

- Condition 13: Piling Statement

  Enclosures: Piling Method Statement prepared by SGi, demonstrating compliance with groundwater protection requirements.

- Condition 43: Drainage Infrastructure

  Enclosures: Drainage Strategy and Hydraulic Calculations prepared by SGi.

An application fee of £383 (inclusive of the Planning Portal service charge) has been paid directly to the Planning Portal.

We trust that the enclosed information provides sufficient detail to enable the discharge of these conditions. Should the case officer require any clarification or further information, please do not hesitate to contact me.

Yours sincerely,

[redacted]

Andrew Johnston
Director (MRTPI)

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