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

Our Ref: 0634
Your Ref: PP-15017712

Date: 17th June 2026

Dear Jennifer,

Application to Discharge Condition 81 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, Northern Gateway (FEC) No. 11 Limited ("the Applicant"), please find enclosed an application to discharge condition 81 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;
- General Arrangement Front Elevation – RDB-ROC-ZZ-ZZ-DR-S-NR110 P01;
- General Arrangement Wing Wall Elevations – RDB-ROC-ZZ-ZZ-DR-S-NR112 P02;
- Retaining Wall Planting: Planting Layout – RDB-OPN-ZZ-ZZ-DR-LA-NR-950001 P03;
- Retaining Wall: Planting Details – RDB-OPN-ZZ-ZZ-DR-LA-NR-940001 P04;
- Retaining Wall: Geoweb Details – RDB-OPN-ZZ-ZZ-DR-LA-NR-940002 P01;
- Retaining Wall Typical Details Sheet 01 – RDB-ROC-ZZ-ZZ-DR-S-NR150 P02;

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- Retaining Wall Typical Details Sheet 02 – RDB-ROC-ZZ-ZZ-DR-S-NR151 P02;
- Retaining Wall Typical Details Sheet 03 – RDB-ROC-ZZ-ZZ-DR-S-NR152 P02; and,
- Red Bank NT02-03 Retaining Wall Proposed Brick Colour Update prepared by Hawkins Brown.

Background

An application to discharge condition 81 of planning permission 136814/FO/2023 was submitted to Manchester City Council ("MCC") on 22nd February 2024 (LPA reference: CDN/24/0134). Condition 81 was formally discharged on 18th March 2024. The decision notice stated that the approved retaining wall details were those received by the City Council on 22nd February 2024 and that *"any piling for the wall would need to be agreed under condition 20".* Condition 20 was subsequently discharged for the enabling phase (which includes the Network Rail retaining wall) (LPA reference: CDN/24/0663).

Since condition 81 was originally discharged, the applicant's sub-contractor has found that the 'Balmoral Blend' colour choice that was previously approved for the retaining wall is not available, despite them having spoken to multiple suppliers. Therefore, Hawkins Brown have proposed an alternative brick colour that would closely match the previously approved 'Balmoral Blend'. The alternative brick colour proposed is called 'Pagus Grey/Black', which would provide an equally high level of quality, both in terms of appearance and performance. The proposed mortar mix will be in a light grey ('Cemex Black Light'), as per the previous approval. All other details submitted alongside, and approved as part of, the original application to discharge condition 81 would remain the same. However, these details have been re-submitted as part of this discharge of condition application to ensure a comprehensive re-submission. The previously approved details comprise:

- General Arrangement Front Elevation – RDB-ROC-ZZ-ZZ-DR-S-NR110 P01;
- General Arrangement Wing Wall Elevations – RDB-ROC-ZZ-ZZ-DR-S-NR112 P02;
- Retaining Wall Planting: Planting Layout – RDB-OPN-ZZ-ZZ-DR-LA-NR-950001 P03;
- Retaining Wall: Planting Details – RDB-OPN-ZZ-ZZ-DR-LA-NR-940001 P04;
- Retaining Wall: Geoweb Details – RDB-OPN-ZZ-ZZ-DR-LA-NR-940002 P01;
- Retaining Wall Typical Details Sheet 01 – RDB-ROC-ZZ-ZZ-DR-S-NR150 P02;
- Retaining Wall Typical Details Sheet 02 – RDB-ROC-ZZ-ZZ-DR-S-NR151 P02; and,
- Retaining Wall Typical Details Sheet 03 – RDB-ROC-ZZ-ZZ-DR-S-NR152 P02.

For completeness, it is confirmed by the applicant that the changes to the brick colour do not affect the piling details discharged under condition 20 for the retaining wall under the enabling works phase (LPA reference: CDN/24/0663).

Condition 81 – Details of the Siting, Scale and Appearance of the Retaining Wall

Condition 81 is worded as follows:

> *"Prior to the commencement of piling works within an Enabling Phase of the development (save for the site set up, above ground demolition and disconnection of services), details of the siting, scale and appearance of the retaining wall shall be submitted for approval in writing, by the City Council, as Local Planning Authority. The Enabling Phase shall be carried out in accordance with the approved details and thereafter retained and maintained in situ."*

The following information is submitted to discharge condition 81:

- General Arrangement Front Elevation – RDB-ROC-ZZ-ZZ-DR-S-NR110 P01;
- General Arrangement Wing Wall Elevations – RDB-ROC-ZZ-ZZ-DR-S-NR112 P02;
- Retaining Wall Planting: Planting Layout – RDB-OPN-ZZ-ZZ-DR-LA-NR-950001 P03;
- Retaining Wall: Planting Details – RDB-OPN-ZZ-ZZ-DR-LA-NR-940001 P04;
- Retaining Wall: Geoweb Details – RDB-OPN-ZZ-ZZ-DR-LA-NR-940002 P01;
- Retaining Wall Typical Details Sheet 01 – RDB-ROC-ZZ-ZZ-DR-S-NR150 P02;
- Retaining Wall Typical Details Sheet 02 – RDB-ROC-ZZ-ZZ-DR-S-NR151 P02;
- Retaining Wall Typical Details Sheet 03 – RDB-ROC-ZZ-ZZ-DR-S-NR152 P02; and,
- Red Bank NT02-03 Retaining Wall Proposed Brick Colour Update prepared by Hawkins Brown.

The application fee of £400 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Reference: PP-15017712).

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,



Georgina Blackburn
Associate



For and on behalf of Asteer Planning LLP