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PO Box 532
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Our Ref: 0276
Your Ref: PP-15070489

Submitted via the Planning Portal (ref: PP-15070489)

Date: 9th July 2026

Dear Jennifer,

Application to Discharge Condition 10b of Full Planning Permission Reference 136814/FO/2023 - Land Bounded By Dantzic Street, Dalton Street And The Railway Line Known As Plots NT02, NT03 And NT04 Manchester

On behalf of our client, Northern Gateway (FEC) No. 11 Limited ("the Applicant"), please find enclosed an application to discharge condition 10b of full planning permission reference 136814/FO/2023 at Land Bounded By Dantzic Street, Dalton Street And The Railway Line Known As Plots NT02, NT03 And NT04 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:

- This Covering Letter prepared by Asteer Planning LLP;
- Application form completed by Asteer Planning LLP; and,
- Local Labour Close Out Report prepared by BAM Nuttall.

Background

Part a) of condition 10 of full planning permission reference 136814/FO/2023 was discharged on 9th January 2024 (ref: CDN/23/0871). The following information was submitted in respect of condition 10a:

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Registered office, 45-53 Chorley New Road, Bolton, BL1 4QR

- A Local Labour Proposal prepared by BAM Nuttall.

In order to discharge condition 10 in full, a subsequent submission of a detailed report for the Enabling Works is required to be submitted within one month prior to the Enabling Works being completed, to fulfil the requirements of part b) of the condition.

Condition 10 – Local Labour Proposal

Condition 10 is worded as follows:

> *" a) Prior to the commencement of the Enabling Works, details of a Local Labour Proposal, in order to demonstrate commitment to recruit local labour for the duration of the Enabling Works of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the relevant Enabling Phase of the development. In this condition a Local Labour Proposal means a document which includes:*
>
> *i) the measures proposed to recruit local people including apprenticeships*
> *ii) mechanisms for the implementation and delivery of the Local Labour Proposal*
> *iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives*
>
> *(b) Within one month prior to the Enabling Works being completed, a detailed report for the Enabling Works which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority."*

A Local Labour Close Out Report has been prepared by BAM Nuttall to discharge part b) of condition 10 of full planning permission 136814/FO/2023. The Local Labour Close Out Report outlines how the commitments detailed in the approved Local Labour Proposal have been achieved to meet the priorities set out in Manchester City Council's "North Manchester Social Benefits Framework" ("NMSBF") document.

The application fee of £400 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (ref: PP-15070489).

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
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For and on behalf of Asteer Planning LLP