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FAO Jennifer Atkinson
Development Management
Manchester City Council
PO Box 532
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Manchester
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Our Ref: 0446
PP Ref: PP-14906548

Date: 3 May 2026

Dear Jennifer,

Application to Discharge Phase 2 of Condition 42 of Planning Permission Reference 126944/FO/2020 - Land Bound By Dantzic Street, Gould Street, Williamson Street And Bromley Street (Known As Victoria Riverside) Manchester

On behalf of our client, Far East Consortium International Limited ("the Applicant" / "FEC"), please find enclosed an application to discharge condition 42 of planning permission reference 126944/FO/2020 at Land Bound By Dantzic Street, Gould Street, Williamson Street And Bromley Street (known as Victoria Riverside) Manchester ("the site"). The planning permission was granted on 15th January 2021 for the following development at the site:

> *"Erection of a residential-led mixed use development comprising 3 no. towers (37, 26 and 18 storeys) and podium levels (6 storey) to form 634 residential apartments and townhouse accommodation (Use Class C3) together with commercial accommodation (1222 sqm) (Use Classes A1,A2,A3,A4,A5,B1, D1 and D2)); with associated residential amenity areas, refuse storage, plant (including substation), car parking, cycle storage, landscaping and new public realm including the re-instatement of Bromley Street and other associated works."*

This application is accompanied by the following information:

- This Covering Letter prepared by Asteer Planning LLP;
- Application Form completed by Asteer Planning LLP; and
- TV Reception Survey Report prepared by SCS Technologies.

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Condition 42 – TV Reception Survey

Condition 42 is worded as follows:

> *"Notwithstanding the TV Reception Survey, stamped as received by the City Council, as Local Planning Authority, on the 19 May 2020, within one month of the practical completion of each phase (save for the enabling works phase), and at any other time during the construction of the development if requested in writing by the City Council as Local Planning Authority, in response to identified television signal reception problems within the potential impact area a study to identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures identified must be carried out either before each phase is first occupied or within one month of the study being submitted for approval in"*

The following Information has been submitted to discharge condition 42 for Phase 2 of the consented development, as shown on the Phasing Strategy approved under CDN/21/0228 (enclosed at **Appendix 1**):

- TV Reception Survey Report prepared by SCS Technologies.

Both phases of condition 42 will be fully discharged upon approval of this application.

The application fee of £383 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Ref: PP-14906548). 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]

[redacted]
Consultant
[redacted]
[redacted]

For and on behalf of Asteer Planning LLP

Appendix 1: Phasing Strategy approved under CDN/21/0228

Re 126944 Planning Consent condition no. 2 discharge submittal

What follows is a brief summary of the intended phasing for the development.

Enabling Works Phase

An initial enabling works phase is required to prepare the site ahead of the main works construction. The initial enabling works phase is required due to significant below ground piles and foundations associated with the previous consented development. The scope of work does not include any permanent works and is summarized as follows: -

- Installation of site hoarding (for the duration of the development);
- Services and drainage diversions;
- Excavation of existing piles/piles caps (associated with previous scheme)
- Reduced level dig to establish the required formation level for the main works

Start on site 29th March 2021.
Complete in June 2021.

Main works Phasing

The exact sequencing of the construction is to be confirmed subject to the conclusion of the contractor tender process, however it is currently planned for the 2 phases, as below, to be commenced at the same time: -

1. Phase 1 - Podium B and Towers B and C (to the north of Bromley Street). Podium B and Towers B and C will be built in one phase of works as Towers B and C share a linked podium (Podium B).
   Start on site – July 2021.
   Completion and Occupation - Q1 2024.

2. Phase 2 - Podium A and Tower A (to the south of Bromley Street).
   Start on site – July 2021.
   Completion – Q4 2024.