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

Our Ref: 0446
PP Ref: 15063676

Date: 6 July 2026

Dear Jennifer,

Application to Discharge Conditions 21b and 23b 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"), please find enclosed an application to discharge conditions 21b and 23b 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;
- Condition 21(b) Discharge Report Tower A & Midrise A by Hann Tucker Associates (dated 2 July 2026).
- Condition 23(b) Discharge Report Tower A & Midrise A by Hann Tucker Associates (dated 2 July 2026).

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Condition 21 – Noise Verification

Condition 21 is worded as follows:

> *"Notwithstanding the Chapter 12 Noise and Vibration, prepared by ARUP of the ES stamped as received by the City Council, as Local Planning Authority, on the 17 May 2020,*
>
> *(a) Prior to the first occupation of each phase of the development hereby approved (save for the enabling works phase), details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 dB (Laeq) below the typical background (LA90) level at the nearest noise sensitive location.*
>
> *(b) Prior to the first occupation of each phase of the development (save for the enabling works phase), a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ."*

Part a of condition 21 was discharged on 31 January 2025 via application 'CDN/24/0346'.

Part b of condition 21 was discharged on 7 October 2025 for Phase 1 via application 'CDN/25/0927'.

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

- Condition 21(b) Discharge Report Tower A & Midrise A by Hann Tucker Associates (dated 2 July 2026).

Condition 23b – Verification Report

Condition 23 is worded as follows:

> *"Notwithstanding the Chapter 12 Noise and Vibration, prepared by ARUP of the ES stamped as received by the City Council, as Local Planning Authority, on the 19 May 2020,*
>
> *(a) prior to the first occupation of each phase of the development (save for the enabling works phase), a scheme for acoustically insulating the proposed residential accommodation within that phase of the development against noise from Dantzic Street, local traffic network and the adjacent railway/tram line shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation of the phase of development.*
>
> *Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The*

following noise criteria will be required to be achieved:
Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times per night)
Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq
Gardens and terraces (daytime) 55 dB L Aeq (where practically possible)

(b)Prior to the first occupation of each phase of the development, a verification report for that phase of development will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ."

Part a of condition 23 was discharged on 31 January 2025 via application 'CDN/24/0346'.

Part b of condition 23 was discharged on 8 July 2025 for Phase 1 via application 'CDN/25/0431'.

The following information has been submitted to discharge part b of condition 23 for Phase 2 of the consented development, as shown on the Phasing Strategy approved under CDN/21/0228 (enclosed at **Appendix 1**):

- Condition 23(b) Discharge Report Tower A & Midrise A by Hann Tucker Associates (dated 2 July 2026).

The application fee has been paid via the Planning Portal (Ref: PP-15063676). 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]
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.