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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: PP-15136327

Date: 24th September 2026

Dear Jennifer,

**Application to Partially Discharge Condition 22 (Parts a and b) and Condition 25 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 partially discharge condition 22 (parts a and b) and condition 25 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;
- Completed Application Form;
- Relevant Application Fee of £408.00 (including VAT and Planning Portal administration fee);
- Noise Impact Assessment prepared by Clement Acoustics (Document reference: 21209-NIA-01-AA-R1); and,
- Ventilation Report prepared by AC1 Construction (Document reference: TSM-001).

## Condition 22 – Scheme of Acoustic Insulation and Verification Report

Condition 22 is worded as follows:

> *"22) (a) 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,*

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*prior to the first use of each the commercial units as indicated on drawing DAST-HBA-00-00-DR-A-PL20_0100 Rev P1 stamped as received by the City Council, as Local Planning Authority, on the 19 May 2020, a scheme of acoustic insulation for that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority.*

*(b) Prior to the first use of the commercial units within each 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."*

The following information has been submitted to discharge condition 22 (parts a and b) of 126944/FO/2020 for commercial Unit 4:

- Noise Impact Assessment prepared by Clement Acoustics (Document reference: 21209-NIA-01-AA-R1).

## Condition 25 – Ventilation Scheme

Condition 25 is worded as follows:

*"Prior to the first use of each of the commercial units, drawing DAST-HBA-00-00-DRA-PL20_0100 Rev P1 stamped as received by the City Council, as Local Planning Authority, on the 19 May 2020, details of a scheme to extract fumes, vapours and odours from that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of each of the commercial units and thereafter retained and maintained in situ."*

The following information has been submitted to discharge condition 25 of 126944/FO/2020 for commercial Unit 4:

- Ventilation Report prepared by AC1 Construction (Document reference: TSM-001).

FEC designed the extract system to suit the single floor, open plan layout of the space, and to provide a comfortable environment for traders and visitors.

The application fee of £408.00 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Ref: PP-15136327). 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]

**For and on behalf of Asteer Planning LLP**