Our Ref: P675-PCD014
Your Ref: PP-15303161

FAO Planning Officer
Development Management
Manchester City Council
PO Box 532
Town Hall Manchester
M60 2LA

Date: 16th October 2026

Dear Sir/Madam,

Application for Partial Discharge of Condition 14 of Full Planning Permission Reference 136814/FO/2023 Site: Land Bounded by Dantzic Street, Dalton Street and the Railway Line, Manchester

HG Construction Limited ("HG") hereby submits an application for the partial discharge of Condition 14 of Full Planning Permission reference 136814/FO/2023, relating to the above site.

The planning permission was granted on 18 December 2023 for the following development:

"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."

Application Details

This application seeks to partially discharge Condition 14 in respect of the NT02 Construction Phase, as identified on the Proposed Site Plan included at Appendix 1.

The application is supported by the following documents:

1. This covering letter, prepared by HG Construction Limited.
2. The application form from the planning portal.
3. P675 - NT02 Manchester - SHEQ - CPP.
4. Appendix 1 Proposed Site Plan
5. NT02& 3 - Initial Logistics Pack - 02-07-26
6. P675 - Swept Path Analysis
7. P675 - Vehicle Routes
8. P675 - Community Engagement Briefing Note
9. P675 - Sample Community Newsletter
10. P675 - Sample Introduction Letter
11. P675 - Site Management Briefing Note
12. P675 - Water Mitigation Plan

Condition 14 – Construction Management Plan

Condition 14 requires a detailed Construction Management Plan to be submitted to and approved in writing

by the Local Planning Authority before commencement of the relevant Construction Phase.

The condition requires the plan to address the following matters:

- Display of an emergency contact number.
- Communication strategy with residents.
- Wheel washing arrangements.
- Dust suppression measures.
- Location of construction compounds, where applicable.
- Waste storage, removal and recycling arrangements.
- Construction vehicle routing strategy and swept path analysis.
- Sheeting of construction vehicles.
- Measures to protect controlled waters in the Water mitigation plan and Condition 26 already discharged.
- Parking covered under the CPP and Planning Condition 78 already discharged.

The condition further requires the development to be undertaken in accordance with the approved Construction Management Plan throughout the relevant Construction Phase.

HG confirms that the scheme will be registered under the Considerate Constructors Scheme.

Submission and Request for Approval.

To support the partial discharge of Condition 14 for NT02, HG submits the Construction Management Plan prepared by HG Construction Limited for the Local Planning Authority's review and approval and several supplemental briefing notes.

The Proposed Site Plan identifying the relevant Construction Phase is enclosed at Appendix 1.

The application fee of £309, plus the planning portal fee of £99 inclusive of VAT, has been paid via the Planning Portal under reference PP-15303161.

We trust that the submitted information provides the necessary details to enable the Local Planning Authority to determine the application and issue its written approval.

Should any further information or clarification be required, please do not hesitate to contact me using the details provided below.

Yours Sincerely,

For and on behalf of HG Construction Limited

[redacted]

Steven Anders
Senior Quantity Surveyor
For and on behalf of HG Construction Limited