

**Planning**

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PO Box 532 Town Hall
Manchester M60 2LA

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

The application site extends to approximately 15.74ha and comprises an irregular shaped parcel of land to the east of Red Bank Road, west of Collyhurst Road and Dantzic Street. The site is bounded by commercial and industrial uses along Honey Street and Collingham Street to the north-west. It is bound by the Packaging Products industrial site to the north-east, by Collyhurst Road and Dantzic Street to the south-east, and by Roger Street and the former Red Bank Viaduct to the south-west.

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Site Area

What is the measurement of the site area? (numeric characters only).

Unit

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

City Council Development for the creation of development platforms, including remediation and earthworks, and change in site levels, to allow delivery of future residential-led development at the Red Bank Neighbourhood, together with the construction of a new road and priority junction from Red Bank, new drainage infrastructure, utility and services connections and diversions, street works for new utilities including ducting up to the Queens Park substation, preparatory tree and shrub clearance, and demolition of certain existing structures, along with the creation of new and improved green infrastructure and landscaping including the improvements of St Catherine's Wood to form part of a City River Park, and other associated works.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

The north and west of the site is characterised by former railway sidings comprising large areas of vacant hardstanding and areas of self-seeded trees/ vegetation. To the east is St Catherine's Wood, and the River Irk running north-east to south-west. To the south is the Red Bank Viaduct area comprising vacant hardstanding and car parking.

Is the site currently vacant?

- ☒ Yes
☐ No

If Yes, please describe the last use of the site

Previous uses include former railway sidings, industrial buildings and surface car parking.

When did this use end (if known)?

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☒ Yes
☐ No

Land where contamination is suspected for all or part of the site

- ☒ Yes
☐ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Other

Other (please specify):

New road

Existing materials and finishes:

N/A

Proposed materials and finishes:

Please see Design and Access Statement for details of the new road proposed.

Type:

Other

Other (please specify):

Public realm

Existing materials and finishes:

N/A

Proposed materials and finishes:

Please see Design and Access Statement and Landscape Masterplan.

Type:

Other

Other (please specify):

Priority junction

Existing materials and finishes:

N/A

Proposed materials and finishes:

Please see Design and Access Statement for details of the new road proposed.

Type:

Other

Other (please specify):

Hardworks

Existing materials and finishes:

N/A

Proposed materials and finishes:

Please see Design and Access Statement for details of the new road proposed.

Type:

Other

Other (please specify):

Landscaping

Existing materials and finishes:

N/A

Proposed materials and finishes:

Please see Design and Access Statement and Landscape Masterplan.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please see the covering letter.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☒ Yes
☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☒ Yes
☐ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please see the submitted Highway General Arrangement Plan.

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☐ Yes
☒ No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☒ Yes
☐ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☒ Yes
☐ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☒ Yes
☐ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
☒ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☒ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☐ No

b) Designated sites, important habitats or other biodiversity features

- ☒ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☐ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☒ Other
- ☐ Unknown

Other

Foul water will connect to the proposed foul water sewers and discharge to existing combined sewers.

Are you proposing to connect to the existing drainage system?

- ☒ Yes
- ☐ No
- ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Please see Existing Site Wide HIF Utilities & Drainage Plan and the submitted Drainage Strategy.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☐ Yes
- ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
- ☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
- ☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☐ Yes
- ☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

A pre-application meeting was held with MCC Planning Officers on 25th January 2022 relating specifically to this application for the creation of development platforms, formation of a new spine road (Phase 1), and new utilities and services connections that will allow for future residential-led development (to be applied for in a future planning application), together with new and improved green infrastructure, including the revitalisation of St Catherine's Wood as part of the City River Park at Red Bank, Victoria North, Manchester. An overview of the proposed works was provided, and the Biodiversity Net Gain Strategy and landscaping proposals were discussed. An update on the public consultation undertaken to date was also provided to Officers. Consultation with MCC Officers is detailed at Section 6 of the Planning Statement.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☒ Yes
☐ No

If yes, please provide details of their name, role, and how they are related:

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☐ Yes
☒ No

If No, and you cannot trace all the other owners/agricultural tenants, can you give the appropriate notice to one or more owner/agricultural tenant?

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate C

I certify/The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were:

Review of available title plans/ land registry records undertaken, and research into unregistered land parcels.

I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

6th Floor

Address Line 2:

125 London Wall

Town/City:

London

Postcode:

EC2Y 5AS

Date notice served (DD/MM/YYYY):

09/03/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

2nd Floor Quay House

Address Line 2:

Quay Street

Town/City:

Manchester

Postcode:

M3 3RG

Date notice served (DD/MM/YYYY):

09/03/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Redbank House

Address Line 2:

4 St Chad's Street, Cheetham

Town/City:

Manchester

Postcode:

M8 8QA

Date notice served (DD/MM/YYYY):

09/03/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

PO Box 374, Richmond House

Address Line 2:

St Julian's Avenue, St Peter Port

Town/City:

Guernsey

Postcode:

GY1 3YS

Date notice served (DD/MM/YYYY):

09/03/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Borron Street

Address Line 2:

Town/City:

Stockport

Postcode:

SK1 2JD

Date notice served (DD/MM/YYYY):

09/03/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Horizon House

Address Line 2:

Deanery Road

Town/City:

Bristol

Postcode:

BS1 5AH

Date notice served (DD/MM/YYYY):

09/03/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Richard Fairclough House

Address Line 2:

Knutsford Road

Town/City:

Warrington

Postcode:

WA4 1HT

Date notice served (DD/MM/YYYY):

09/03/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Ground Floor

Address Line 2:

12 Stanhope Gate

Town/City:

London

Postcode:

W1K 1AW

Date notice served (DD/MM/YYYY):

09/03/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

218 Moston Lane

Address Line 2:

Moston

Town/City:

Manchester

Postcode:

M40 9NS

Date notice served (DD/MM/YYYY):

09/03/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

36 Acreman Street

Address Line 2:

Sherborne

Town/City:

Postcode:

DT9 3NX

Date notice served (DD/MM/YYYY):

09/03/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Town Hall

Address Line 2:

Albert Square

Town/City:

Manchester

Postcode:

M60 2LA

Date notice served (DD/MM/YYYY):

09/03/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

1 Eversholt Street

Address Line 2:

Town/City:

London

Postcode:

NW1 2DN

Date notice served (DD/MM/YYYY):

09/03/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

1 Park Street

Address Line 2:

Town/City:

Macclesfield

Postcode:

SK11 6SR

Date notice served (DD/MM/YYYY):

09/03/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

1 Park Street

Address Line 2:

Town/City:

Macclesfield

Postcode:

SK11 6SR

Date notice served (DD/MM/YYYY):

09/03/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Richmond House

Address Line 2:

St. Julian's Avenue, St. Peter Port

Town/City:

Guernsey

Postcode:

GY1 1GZ

Date notice served (DD/MM/YYYY):

09/03/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

6th Floor

Address Line 2:

49 Peter Street

Town/City:

Manchester

Postcode:

M2 3NG

Date notice served (DD/MM/YYYY):

09/03/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Unit 2, Abbots Business Park

Address Line 2:

Monks Way, Preston Brook

Town/City:

Runcorn

Postcode:

WA7 3GH

Date notice served (DD/MM/YYYY):

09/03/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

2 Piccadilly Place

Address Line 2:

Town/City:

Manchester

Postcode:

M1 3BG

Date notice served (DD/MM/YYYY):

09/03/2022

Person Family Name:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Manchester Evening News

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

10/03/2022

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

Ed

Surname

Harvey

Declaration Date

08/03/2022

☒ Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Georgina Blackburn

Date

08/03/2022