

Your Ref: PP-11030736

11 March 2022

Ms Jennifer Atkinson
Planning and Regeneration
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Dear Jen,

RED BANK NEIGHBOURHOOD, VICTORIA NORTH, MANCHESTER – FULL APPLICATION FOR CREATION OF DEVELOPMENT PLATFORMS AND GREEN INFRASTRUCTURE

We are writing following submission on 7 March of a full planning application proposing the creation of development platforms and green infrastructure works at the Red Bank Neighbourhood, Victoria North, Manchester ('the site').

In accordance with recent discussions, the Applicant has taken the decision to revise the red line application site boundary to remove areas of utilities works east of the River Irk, including Dantzic Street/ Collyhurst Road and Dalton Street among others). Accordingly the following updated Location Plan is submitted for inclusion with the application:

- VNIF-ARP-00-YYY-DR-CU-0001 Rev ~~P05~~ **P06** - Location Plan

In some of the documents and drawings submitted with the planning application, a wider red line is drawn/ still shown. This indicates potential future utilities corridors (along Dantzic Street/ Collyhurst Road, and also from Dalton Street to Queens Park substation) to be provided as part of the HIF infrastructure works. However it should be noted that those utilities works will either be undertaken under permitted development rights, or alternatively would be subject to separate planning application(s). So we are not seeking planning permission for those utilities works as part of this planning application.

We have enclosed an updated drawing schedule (dated 11/03/22) to capture the above drawing revision. We trust the information provided is now sufficient to validate the application. However, should you have any queries relating to the above, please do not hesitate to contact me.



Yours sincerely,

A handwritten signature in dark ink, appearing to read 'E. Harvey'. The signature is fluid and cursive, with a long, sweeping tail on the 'y'.

Ed Harvey
Associate Director
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For and on behalf of Avison Young (UK) Limited

Enc: Drawing Schedule (dated 11/03/22) prepared by Avison Young