

Your Ref: PP-10390400

16 November 2021

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 Planning Application for HIF Infrastructure Enabling Works

We are writing on behalf of our client, Manchester City Council ('the Applicant'), to submit a full planning application proposing advanced HIF infrastructure enabling works at a c. 2.83 hectare site forming part of the wider proposed Red Bank Neighbourhood area, Victoria North, Manchester ('the site').

Proposed Development

A detailed description of development is provided below:

"City Council Development for enabling works including tree and vegetation removal, creation of a temporary haul road and demolition of the Creamline Dairies buildings in association with the future delivery of the new Red Bank Neighbourhood."

Submission

The following documents are submitted in support of the application:

- i. This covering letter dated 16 November 2021;
- ii. Application form, relevant land ownership certificate (duly signed) and relevant planning application fee;
- iii. Planning application drawings prepared by Arup/BAM:
 - Site Location Plan;
 - Proposed Demolition Plan;
 - Enabling Works Site Plan;
 - Construction Haul Road Alignment Plan;
 - Topographical Survey Plans;

- iv. Supporting Planning Statement prepared by Avison Young;
- v. Archaeology Desk-Based Assessment prepared by Orion;
- vi. Construction Methodology Plan prepared by BAM;
- vii. Demolition Method Statement prepared by PP O'Connor;
- viii. Ecological Enhancement Statement prepared by Avison Young;
- ix. Environmental Statement prepared by Avison Young, including the following technical chapters:
 - a. Ecology & Trees;
 - b. Climate Change;
 - c. Flood Risk & Drainage;
 - d. Ground Conditions; and
 - e. Landscape Visual Impact;
- x. Heritage Statement prepared by Orion;
- xi. Site Waste Management Plan prepared by BAM;
- xii. Social Value Summary prepared by MCC and Avison Young; and
- xiii. Transport Statement prepared by Arup.

The application has been submitted electronically to the Planning Portal (reference: PP-10390400). The requisite application fee to the value £2,056 (including £28 service charge) will be paid directly to the Planning Portal.

We trust 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.

Yours sincerely,

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