

Our Ref: 04C100762/EH/LS

Your Ref: PP-14400224

10 October 2025

FAO Jen Atkinson
Planning, Building Control and Licensing
Manchester City Council
P.O Box 532
Town Hall
Manchester
M60 2LA

Dear Jen,

RED BANK NEIGHBOURHOOD, VICTORIA NORTH, MANCHESTER - DISCHARGE OF CONDITION 29 ON PLANNING PERMISSION REFERENCE 137079/JO/2023

On behalf of our client, Manchester City Council ('MCC'), please find enclosed an application to discharge condition 29 pursuant to planning permission ref: 137079/JO/2023 relating to Red Bank Neighbourhood, Victoria North, Manchester ('the site').

Planning permission (LPA ref: 137079/JO/2023) was granted on 4 August 2023 for the following development:

"Variation to planning permission 133143/VO/2022 to amend conditions 4 (CMP), 7 (Ground Conditions), 10 (Drainage) and 16 (Invasive Species) following the introduction of a phasing planning condition together with the submission of details in connection with conditions 5a (local Labour), 9 (Piling), 18a (Tree Replacement and BNG strategy) and 20 (Boundary Treatment)"

This discharge of conditions application relates to condition 29 attached to the permission resulting from the approved Section 73 application. The condition is to be discharged in respect of the functional park, based on the agreed revised phase boundary.

Condition 29: Detailed Phasing Plan

The condition is worded as follows:

"Prior to the commencement of development (excluding vegetation clearance and tree removal), details of the proposed phased delivery of the development, including as a minimum, details of the boundary and scope of works to be carried out within the first phase of development, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved phasing strategy.

If necessary, an updated phasing strategy will be submitted prior to the commencement of each subsequent phase of works, identifying the phase boundary and scope of works to be carried out within that phase, for approval in writing by the City Council, Local Planning Authority.

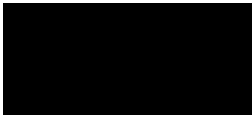
The following information has been prepared and submitted as part of this application to address Condition 29:

- HIF Infrastructure Works, Phase 2: Detailed Phasing Plan (October 2025)

Application Submission

The application submission documents have been submitted via the Planning Portal (PP-14400224). The planning application fee is being dealt with under Regulation 3. I trust that the above details are sufficient to validate the application to allow you to progress it towards determination at your earliest convenience. Should you have any queries, please do not hesitate to contact me.

Yours sincerely,



Ed Harvey

Director



For and on behalf of Avison Young (UK) Limited