

Our Ref: 04C100762/EH/LS

Your Ref: PP-14398077

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 21A AND 28 ON PLANNING PERMISSION REFERENCE 137079/JO/2023

On behalf of our client, Manchester City Council ('MCC'), please find enclosed an application to discharge condition 21a and 28 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 21a and 28 attached to the permission resulting from the approved Section 73 application. The conditions are to be discharged in respect of the functional park, based on the agreed revised phase boundary.

Condition 21a – Landscaping Proposals

The condition is worded as follows:

"21) a) Prior to the commencement of the development of any landscaping works, detailed soft and hard landscaping plans including planting schedule, and associated planting density for all new tree, scrub, groundflora and riparian corridor planting based on principles outlined in planting and habitats plan DR-L-1008/P02.04 together with hard landscaping materials, shall be submitted for approval in writing by the City Council as the local planning authority."

The following landscaping plans prepared by Planit, have been prepared and submitted as part of this application to address Condition 21a:

1. River Embankment Detailed Area Hardworks (ref: VNIF-PLA-ZZ-YYY-DR-L-1115, Revision C10)
2. River Embankment Detailed Area Kerb Edges (ref: VNIF-PLA-ZZ-YYY-DR-L-1215, Revision C10)

3. River Embankment Detailed Area Softworks (ref: VNIF-PLA-ZZ-YYY-DR-L-2115, Revision C09)
4. River Embankment Detailed Area (ref: VNIF-PLA-ZZ-YYY-DR-L-1015, Revision C10)
5. St Catherine's Wood Detailed Area Hardworks (ref: VNIF-PLA-ZZ-YYY-DR-L-1102, Revision C13)
6. St Catherine's Wood Detailed Area Kerb Edges (ref: VNIF-PLA-ZZ-YYY-DR-L-1202, Revision C12)
7. St Catherine's Wood Detailed Area Softworks (ref: VNIF-PLA-ZZ-YYY-DR-L-2102, Revision C11)
8. St Catherine's Wood Detailed Area (ref: VNIF-PLA-ZZ-YYY-DR-L-1002, Revision C13)

Condition 28 – Feature Stairs

The condition is worded as follows:

"28) Prior to any above ground works, final details of accessible routes, elevated decks, feature steps, elevated boardwalks and seating terraces shall be submitted for approval in writing by the City Council. This shall include the siting, scale, appearance and materiality of any installations. The approved shall be implemented as part of the development and thereafter retained and maintained. Reason - In the interest of visual amenity pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012)."

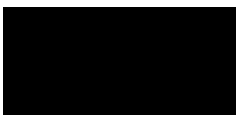
The following information has been prepared and submitted as part of this application to address Condition 28:

1. Civil Engineering Arrangement Steps Plan View (ref: CARV-25-040-DW-0004-REV01)
2. Civil General Arrangement Steps Sections (ref: CARV-25-040-DW-0005-REV01)
3. St Catherine's Wood Typical Hardworks Steps Detail – For Approval (VNIF-PLA-ZZ-YYY-DR-L-5007, Revision C11)

Application Submission

The application submission documents have been submitted via the Planning Portal (PP-14398077). 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