

**HIF INFRASTRUCTURE WORKS, VICTORIA NORTH (137079/JO/2023) –
PHASE 2: DETAILED PHASING PLAN (OCTOBER 2025)**

INTRODUCTION

This plan has been prepared in accordance with condition 29 attached to permission ref: 137079/JO/2023, to define the boundary and scope of works to be undertaken during the second phase (Phase 2) of development to be delivered at Victoria North.

The defined works area is shown in the red dashed phase 2 boundary on VNIF-ARP-00-YYY-DR-G-0014_P03.

The works packages listed below define the works that are proposed to be undertaken within the defined works area under the proposed Phase 2 development.

EARTH WORKS, REMEDIATION AND ASSOCIATED WORKS TO CREATE NEW PARK AREA (ST CATHERINES WOOD AND ROGER STREET ACCESS)

- Vegetation clearance
- Woodland management (including selected tree removal and new tree planting)
- New tree planting and landscape planting
- Invasive species treatment and removal
- Remediation
- Earthworks (cut and fill)
- Construction of new gabion structures
- Construction of new concrete retaining structures
- Construction of new walkways including footpaths and elevated step sections
- Installation of seating areas
- Installation of lighting and security features

STRUCTURAL WORKS

- Investigations and associated repair work to existing St Catherines footbridge

LATER PHASES OF DEVELOPMENT ('PHASE X')

Please note the sequencing of the following later workstreams and timings associated with these phases is not yet known. Therefore, these packages of work could come forward in any order, albeit the works will be subject to further detailed phasing plan(s) to be agreed with the local planning authority in accordance with condition 29:

Drainage Infrastructure, Utilities and Services Connections

- Site-wide surface water drainage infrastructure and SUDS installation
- Foul drainage infrastructure installation
- Utility and services connections and diversions

New Plateau Road and Temporary Finishes

- Construction of new plateau road
- Temporary finishes to new road and footpaths

Works to Red Bank Terraces:

- Installation of walking and cycling routes
- Installation of seating areas
- Lighting and security installation
- New tree and landscape planting
- Works to Union Waterfront
- Installation of walking and cycling routes
- Installation of seating areas
- New tree and landscape planting

Work packages as part of Phase X

