

Our Ref: 04C100762
Your Ref: PP-13847485

10 March 2025

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

Dear Jen,

RED BANK NEIGHBOURHOOD, VICTORIA NORTH, MANCHESTER – DISCHARGE OF CONDITION 4 (CMP) IN RELATION TO PHASE 2 WORKS

On behalf of our client, Manchester City Council ('MCC'), please find enclosed an application to discharge Condition 4 (CMP) in respect of the Phase 2 works (St Catherine's Wood), 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)"

Phase 2 Works

This application relates to the discharge of Condition 4 (CMP) attached to the latest permission resulting from the approved Section 73 application. It relates to the proposed Phase 2 area only, as illustrated by the plan (Figure 1) enclosed with this letter.

The defined works packages below are proposed for Phase 2:

- Woodland management (including selected tree removal and new tree planting);
- Removal and treatment of invasive species in the area;
- Installation of walking and cycling routes;
- Installation of play equipment and seating areas;

- Lighting and security installation; and
- New tree and landscape planting.

Condition 4:

The condition is worded as follows:

"4) Prior to the commencement (excluding vegetation clearance and tree removal) of each phase of works a detailed construction management plan outlining working practices during construction for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. This should include:

- o Display of an emergency contact number;*
- o Details of Wheel Washing;*
- o Dust and dirt suppression measures;*
- o Compound locations where relevant;*
- o Consultation with local residents and businesses;*
- o Location, removal/loading, storage and recycling of waste, plant and materials;*
- o Routing strategy and swept path analysis including details;*
- o Parking of construction vehicles and staff;*
- o Sheeting over of construction vehicles;*
- o A material movement and placement strategy (factoring material characterisation)*
- o The measures to be undertaken to ensure the safety of site operatives, the public and the environment, whereby a risk from contaminated materials potentially exists*
- o The measures which will be undertaken to prevent the uncontrolled discharge to controlled waters and sensitive receptors*
- o The measures which will be undertaken to ensure any vital infrastructure/installations required to be retained are protected for the duration of construction works*

Where the works within any future phases relate to areas where PFAS contamination is suspected, the updated CMP for that phase will also include details of materials known/suspected of being impacted by PFAS contamination will be handled and stored and any associated surface run-off managed.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved construction management plan for each phase

Application Submission

The following information has been prepared and submitted as part of this application to discharge Condition 4 in respect of Phase 2:

- PEP VNIF-BNL-ZZ-YYY-MA-W-0001 Project Execution Plan **Rev 08** – St Catherine's Wood Update

The application submission documents have been submitted via the Planning Portal (PP-13847485). The planning application fee of £215 (inclusive of VAT and the Planning Portal's administrative charge) has been paid directly to the Planning Portal.

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,



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For and on behalf of Avison Young (UK) Limited

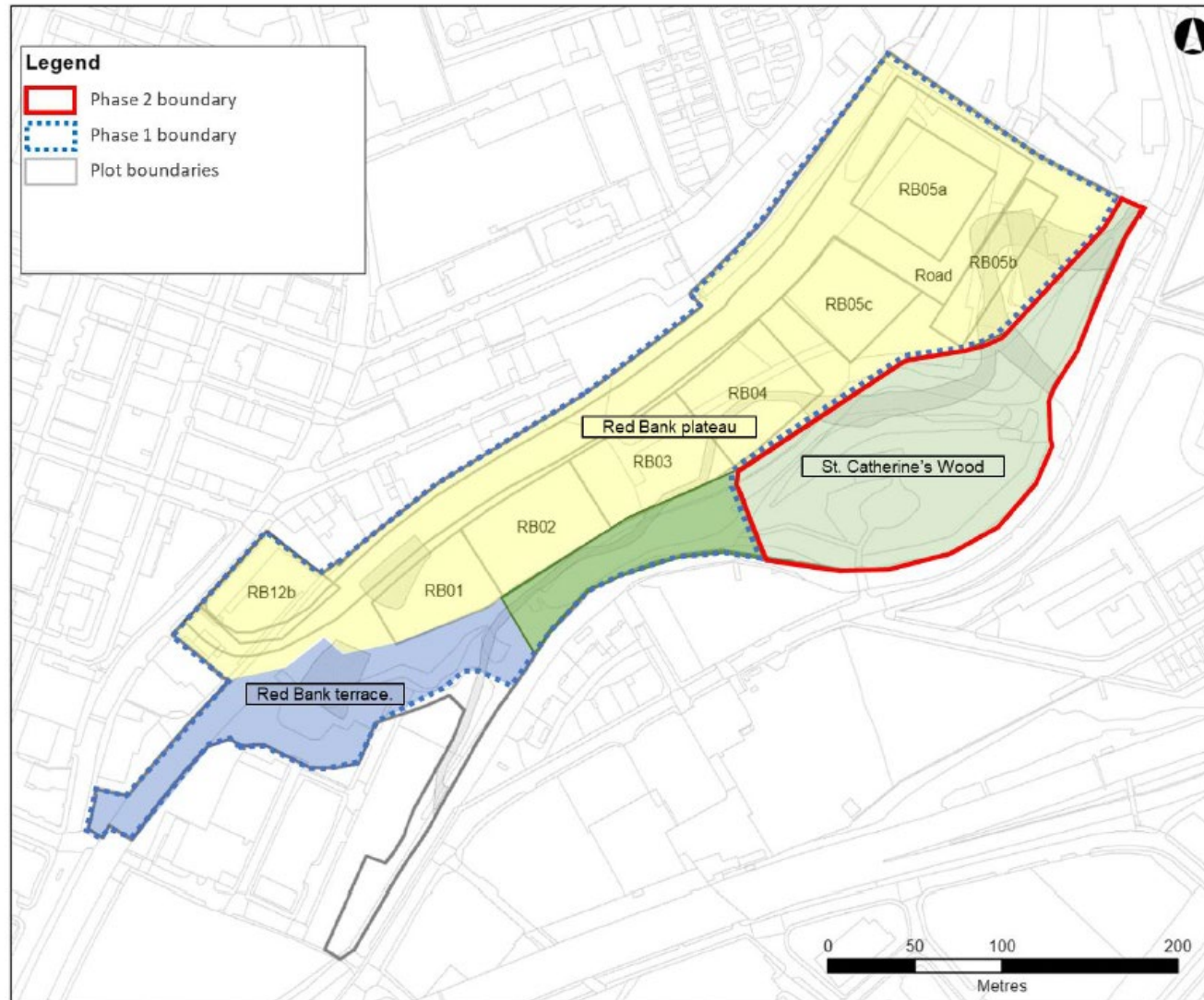


Figure 1: Victoria North phase 2, indicative planning boundary