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Our Ref: 04C100762

Your Ref: PP- 13849724

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 7 (GROUND CONDITIONS) IN RELATION TO PHASE 2 WORKS

On behalf of our client, Manchester City Council ('MCC'), please find enclosed an application to discharge Condition 7(a) (Ground Conditions) 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 7(a) (Ground Conditions) 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;

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

Condition 7:

The condition is worded as follows:

> *"7) a) Notwithstanding the Ground Investigation Interpretative Report, Victoria North Infrastructure Works, ARUP, Reference: VNIF-ARP-ZZ-YYY-RP-CG-0009, Dated: 31 January 2022 and Ground Investigation Interpretative Report, Victoria North Infrastructure Works, ARUP, Reference: VNIF-ARP-ZZ-YYY-RP-CG-0009, Dated 23 February 2022., (a) before each phase of earthworks within the development hereby approved commences (excluding vegetation clearance and tree removal), the following information relevant to that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority:*
>
> *- Submission of the further Site Investigation and Risk Assessment Reports*
>
> *- Submission of a detailed Remediation Strategy*
>
> *- Submission of a Remediation Implementation Plan and verification plan*
>
> *The development shall then be carried out in accordance with the approved details."*

Application Submission

The following information has been prepared and submitted as part of this application to discharge Condition 7(a) in respect of Phase 2:

- St Catherine's Wood Remediation Strategy (ref: LKC 22 1587-RS-Ph2-Vict North);
- St. Catherine's Wood Remediation Implementation and Verification Plan (ref: VNIF-ARP-ZZ-YYY-RP-CG-0020); and
- St. Catherine's Wood DQRA Addendum (ref: VNIF-ARP-ZZ-YYY-RP-CG-0021).

The application submission documents have been submitted via the Planning Portal (PP-13849724). 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,

E. Harvey

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For and on behalf of Avison Young (UK) Limited

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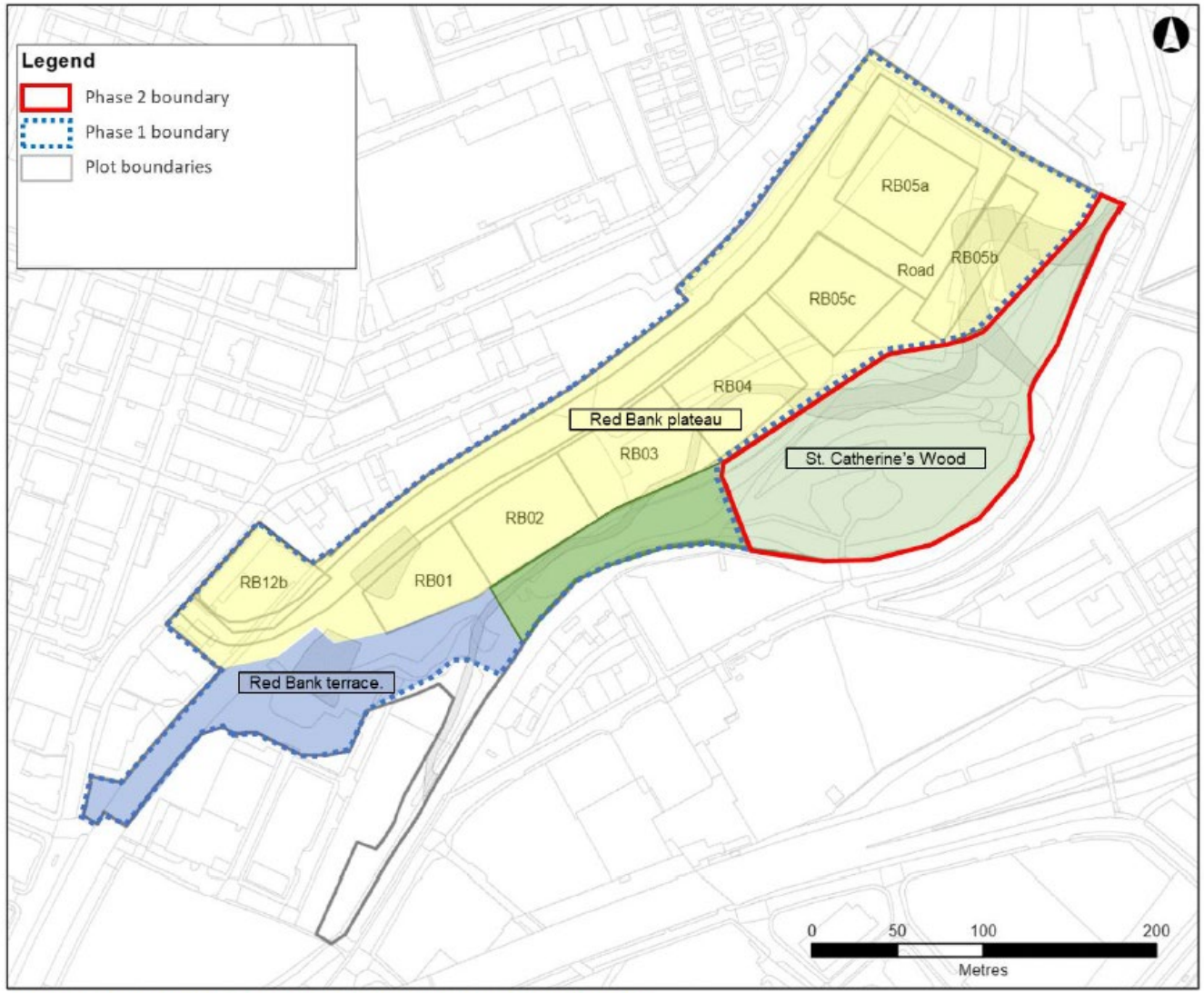


Figure 1: Victoria North phase 2, indicative planning boundary

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