

Our Ref: 04C100762  
Your Ref: PP- 13849662

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 16 (INVASIVE SPECIES STRATEGY) IN RELATION TO PHASE 2 WORKS**

On behalf of our client, Manchester City Council ('MCC'), please find enclosed an application to discharge Condition 16 (Invasive Species Strategy) 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 16 (Invasive Species Strategy) 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 16:**

The condition is worded as follows:

*"16) Prior to the commencement of each phase of the development, a method statement for removing or the long-term management / control of Japanese knotweed, Giant hogweed & Himalayan Balsam shall be submitted for approval in writing by the City Council, as local planning authority. The method statement shall include proposed measures that will be used to prevent the spread of Japanese knotweed, Giant hogweed & Himalayan Balsam during any operations e.g., mowing, strimming, bank regrading or soil movement within each phase of development. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant. Development shall be carried out in accordance with the approved method statement."*

**Application Submission**

The following information has been prepared and submitted as part of this application to discharge Condition 16 in respect of Phase 2:

- Invasives Species Management Plan (dated 21 February 2024)

The application submission documents have been submitted via the Planning Portal (PP-13849662). 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,



**Ed Harvey**  
**Associate Director**  
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**ed.harvey@avisonyoung.com**  
**For and on behalf of Avison Young (UK) Limited**

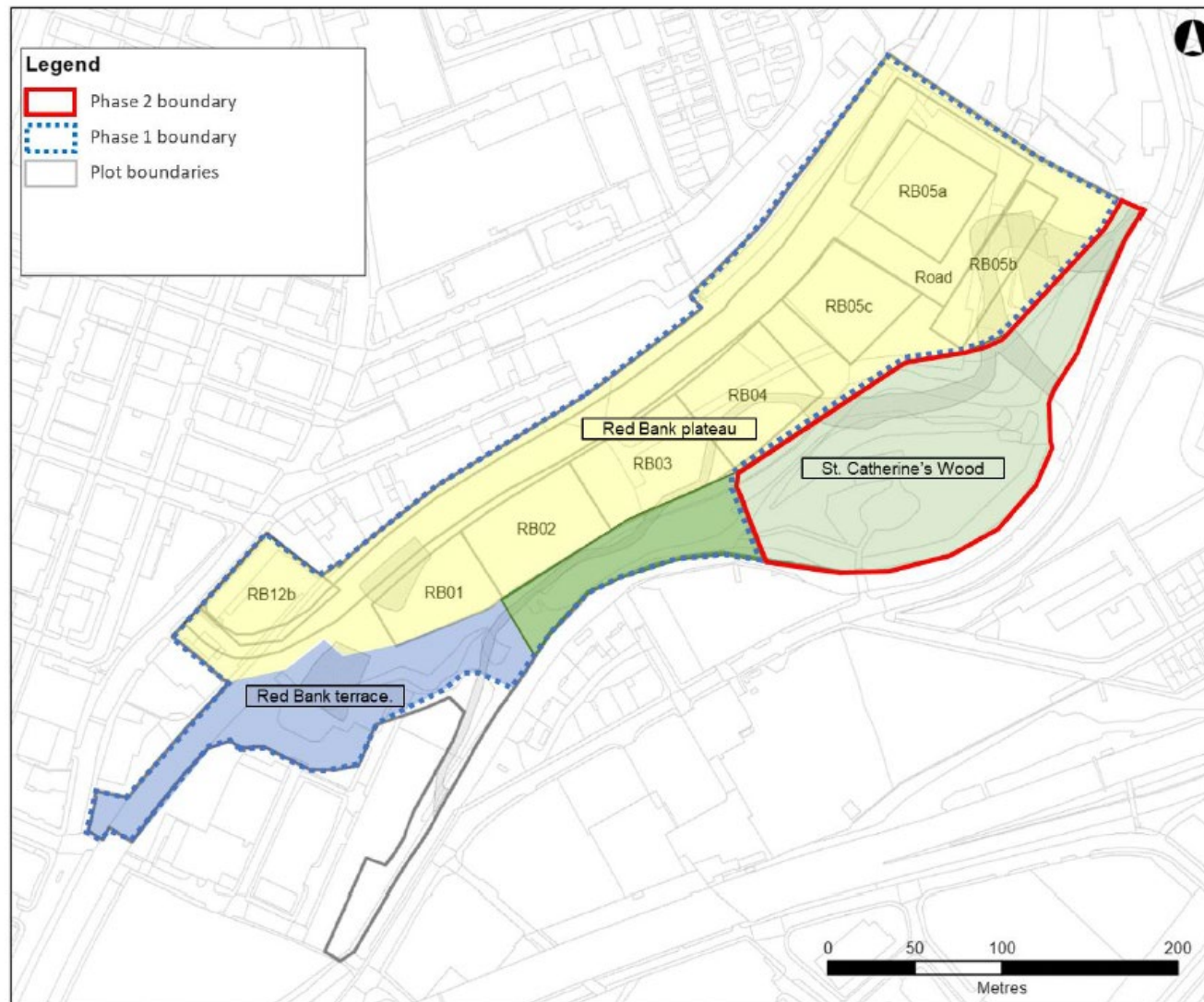


**Figure 1: Victoria North phase 2, indicative planning boundary**