

Your Ref: PP-13649809

20 December 2024

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

Dear Jen,

RED BANK NEIGHBOURHOOD, VICTORIA NORTH, MANCHESTER – FULL PLANNING APPLICATION (REF: PP-13649809) FOR PERMANENT WATER TREATMENT PLANT

We are writing on behalf of our client, Manchester City Council ('the Applicant'), to submit a full planning application proposing a new permanent water treatment plant associated with the consented redevelopment of the Red Bank Neighbourhood, Victoria North, Manchester.

It is proposed to install the new permanent water treatment plant and associated below ground pumping station along the Plateau Avenue area of the consented HIF infrastructure works site. The permanent treatment plant is required to replace an existing temporary treatment solution for processing emerging water in the northern area of the Victoria North site, prior to its discharge to an existing United Utilities (UU) sewer.

A detailed description of development is provided below:

"Full planning application for City Council Development for a new permanent water treatment plant, screening and associated works, related to the delivery of future residential-led development at the Red Bank Neighbourhood, Victoria North."

The planning application is submitted electronically through the planning portal. The requisite application fee of £2,605 including planning portal service charge will be dealt with via an internal transfer between Council departments.

BACKGROUND AND DETAILED PROPOSALS

There is a requirement for water filtration equipment at Victoria North to manage a flow of water coming onto the site from the north. The emerging water was originally identified to be

discharging from a buried pipe in the northern area of the site, and as a result of testing, was found to contain low levels of methane.

This has since been dealt with by way of a temporary treatment plant since mid-2023, with treatment and discharge of the water to the UU sewer in accordance with a temporary discharge consent currently on-going. However, a permanent solution to treatment of the water is now required to allow continued discharge of the emerging water to sewer, in accordance with an anticipated permanent discharge consent to be agreed with UU.

Accordingly it is proposed that the permanent water treatment plant is installed under one of the arches of the pedestrian viaduct that forms the northern site boundary (the Lowry Steps). An associated pumping station is also proposed to be installed below ground, located along Plateau Avenue to the northern side of the proposed new road.

As shown on the submitted plans, the above ground treatment plant will be housed within a bespoke weatherproof louvred vented enclosure measuring approximately 15m in length x 2m in width x 2m in height. The equipment will be set behind a Corten screen so it is not visible beneath the arch. Perforated metal sheets will be used to create imagery/ artwork on the screen to become a piece of historic interpretation specific to the site and its history.

SCOPE OF APPLICATION SUBMISSION

The following information is submitted in support of the application:

Documents

- This Supporting Letter;
- Application form and relevant land ownership certificate;
- Water Treatment Plant Screening Proposal (Planit, Rev 06, dated 10 December 2024);
- Ground Conditions Technical Note (Arup, dated 18 December 2024);
- Approved Ground Investigation Interpretative Report, VNIF-ARP-ZZ-YYY-RP-CG-0012,P03, dated 23rd November 2022;
- Approved Pre-Development Remediation Strategy, LKC 22 1587 R6, dated October 2023;
- Agreed Phase 1, Remedial Implementation Plan, VNIF-ARP-ZZ-YYY-RP-CG-0017, dated 27th October 2023; and
- Earthworks section (Series 600) of the works specification, VNIF-ARP-ZZ-YYY-SP-C-001 P09, dated 27th August 2024;
- Barney's Steps Trial Pit Records (BAM, dated 13 November 2024);

Drawings

- VNIF-ARP-00-YYY-DR-G-1001_P03 – Location Plan;
- VNIF-ARP-00-YYY-DR-CG-0007_P07 – Treatment Plant Layout;

- VNIF-ARP-00-YYY-DR-CG-0008_P04 – Treatment Plant Layout Location B;
- VNIF-ARP-00-YYY-DR-CD-0066_P06 – Treatment Plant Drainage and Utilities Sheet 1; and
- VNIF-ARP-00-YYY-DR-CG-0006_P04 – Treatment Plant Sections.

TECHNICAL CONSIDERATIONS

Ecology/ BNG

Whilst potential ecological impacts and biodiversity net gain (BNG) requirements have been considered at pre-application stage, it is important to recognise that the application site has been recently cleared for development. As we are dealing with a fully cleared application site there is no ecological value or habitat to speak of. Accordingly we do not consider that any new ecology survey work is warranted.

Furthermore, we also believe the application is exempt from BNQ requirements on the basis that “development that does not impact a priority habitat and impacts less than: 25 square metres (5m by 5m) of on-site habitat; and 5 metres of on-site linear habitats such as hedgerows.” Accordingly there is no requirement to submit a BNG metric with the planning application.

Acoustics

Regarding acoustics, we do not consider that a noise report is required to support the planning application on the basis the proposed treatment plant will be at least 25 metres from the boundary of the closest residential development plot to the west. This distance will likely increase once the detailed residential proposals come forward if the building line does not extend right up to the outline plot boundary. Furthermore, the plant will be enclosed within GRP housing with the addition of Corten screening. As such we do not anticipate that noise will be an issue.

Ground Conditions

Regarding ground conditions, whilst the proposals will necessitate the movement of soil, any activity in this regard will be undertaken in accordance with the strategy set out within the ground investigation and remediation reports approved as part of the wider planning permission (and re-submitted with this application). Nevertheless a ground conditions technical note has been prepared to support this application explaining the works shall be carried out in-line with the approved HIF planning documents.

Additional ground investigation information (Barney's Steps Trial Pit Records) from trial pits covering for the small area beneath the arch, which was not part of the original planning application, is also submitted for completeness.

SUMMARY

We trust that this submission will enable the timely validation of the application. Should you have any queries relating to the above, please do not hesitate to contact me.

Yours sincerely,



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For and on behalf of Avison Young (UK) Limited