

**HIF INFRASTRUCTURE WORKS, VICTORIA NORTH (137079/JO/2023) –  
PHASE 1: DETAILED PHASING PLAN REV 1 (DECEMBER 2023)**

**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 first phase (Phase 1) of development to be delivered at Victoria North. The defined works packages listed below are as identified on the plan at Page 2 which defines the areas of work being undertaken.

**EARTH WORKS AND REMEDIATION**

- Vegetation clearance across development areas.
- Removal of historic structures from area (e.g., lighting tower bases, turntable etc.).
- Excavate and dispose of materials and fill in area of historic gas works.
- Excavate and dispose of material in area of historic engine shed area.
- Remediation to identified specific localised areas across site.
- Cut and fill works across site areas including removal of historic features.
- Regrade works to riverside slope adjacent to RB02 & RB03.
- Regrade works to slope adjacent to RB01 area.
- Treatment of invasive species (JPK, Giant Hog weed & Himalayan Balsam) as located across site. This includes the excavation and removal of areas as required.

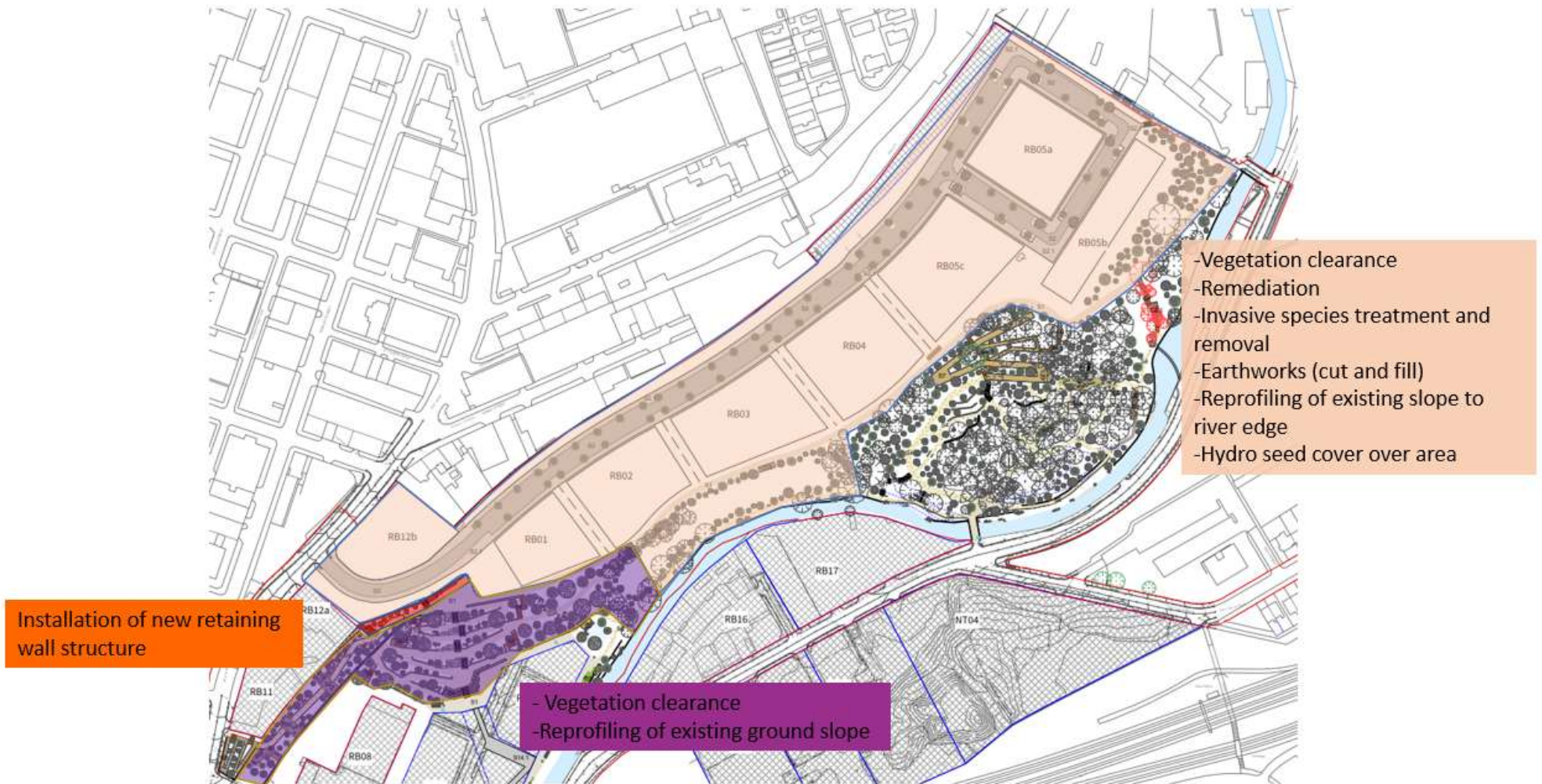
**HIGHWAY WORKS**

- Construction of new priority junction and bell mouth from Red Bank road .

**STRUCTURAL WORKS**

- Create new opening in existing retaining wall and the Installation of a new retaining wall structure in Creamline area.

## Work packages as part of Phase 1 works



## **PROPOSED 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

### **Green Infrastructure and Landscaping**

#### **Works to St Catherine's Wood:**

- 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
- New tree and landscape planting

#### **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

