

Our Ref: 04C100762/EH

Your Ref: PP-12482220

11 September 2023

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 CONDITIONS 4, 6, 19 and 29 ON PLANNING PERMISSION REFERENCE 137079/JO/2023

On behalf of our client, Manchester City Council ('MCC'), please find enclosed an application to discharge conditions 4, 6, 19 and 29 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)"

AY had previously submitted applications to discharge conditions attached to the previous full permission (133143/VO/2022), including the same conditions 4 and 6. This discharge of conditions application relates to conditions 4, 6, 19 and 29 attached to the latest permission resulting from the recently approved Section 73 application..

Condition 4: Construction Management Plan

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”.

The following information has been prepared and submitted as part of this application to address Condition 4:

- Project Execution Plan Update dated 17/04/2023, prepared by BAM.

Please note this report was submitted as part of the Section 73 application and is listed as an approved document under condition 2 of permission ref: 137079/JO/2023. However, given we still have a pre-commencement condition requiring a detailed CMP it is resubmitted in order to formally discharge condition 4.

Condition 6: Programme of Archaeological Works

The condition is worded as follows:

“6) No development works shall take place (excluding vegetation clearance and tree removal) until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

- 1. A phased programme and methodology of investigation and recording to include:*
 - archaeological evaluation trenching;*
 - pending the results of the above, a targeted open-area excavation.*
- 2. A programme for post-investigation assessment to include:*

- *production of a final report on the results of the investigations and their significance.*
- 3. *Deposition of the final report with the Greater Manchester Historic Environment Record.*
- 4. *Dissemination of the results commensurate with their significance.*
- 5. *Provision for archive deposition of the report and records of the site investigation.*
- 6. *Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI."*

The following information has been prepared and submitted as part of this application to address Condition 6:

- Discharge of Condition Decision Notice ref: CDN/22/0673, dated 26 September 2022

This same condition was applied to the original permission (133143/VO/2022) and has already been formally discharged under condition ref: CDN/22/0673, using the Archaeological Written Scheme of Investigation prepared by Orion dated September 2022. Accordingly, no new information is submitted and it is considered this condition can be re-discharged against the new permission (137079/JO/2023) on the basis it is the same site and the archaeological work proposed and agreed previously still stands.

Condition 19: Scheme of Highway Works

The condition is worded as follows:

"19) Prior to the commencement of development (excluding vegetation clearance and tree removal), a scheme of highway works shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme of highway works shall include:

- *Details of any dropped kerbs and tactile paving at the junction of Red Bank to be provided as part of this development hereby approved;*
- *Parking at the junction which with Red Bank via a traffic regulation order;*
- *Temporary site entrance signing on Red Bank on either side of the site access;*
- *Provision of any traffic calming along Red Bank to be provided as part of this development hereby approved and implemented within six months of the development commencing;*
- *Final details of carriageway design for the Red Bank access (including provision of 2 metre wide footways).*

The approved scheme shall be implemented and be in place for the duration and completion of the development and thereafter retained and maintained in situ."

The following information has been prepared and submitted as part of this application to address Condition 19:

- Correspondence between Arup and MCC Highways dated 17 August 2023

The above correspondence confirms that a section 278 application including detailed design of a scheme of highways works has been formally submitted to MCC Highways in accordance with the condition. We understand that discussions with MCC Highways are ongoing and a resolution on the application is near.

Condition 29: Detailed Phasing Plan

The condition is worded as follows:

"29) Prior to the commencement of development (excluding vegetation clearance and tree removal), details of the proposed phased delivery of the development, including as a minimum, details of the boundary and scope of works to be carried out within the first phase of development, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved phasing strategy.

If necessary, an updated phasing strategy will be submitted prior to the commencement of each subsequent phase of works, identifying the phase boundary and scope of works to be carried out within that phase, for approval in writing by the City Council, Local Planning Authority."

The following information has been prepared and submitted as part of this application to address Condition 19:

- HIF Infrastructure Works Phase 1: Detailed Phasing Plan, dated September 2023

The detailed phasing plan describes the proposed detailed scope of works and identifies the detailed works boundary for Phase 1, in accordance with condition 29.

Application Submission

The application submission documents have been submitted via the Planning Portal (PP-12482220). The planning application fee of £148.20 (inclusive of 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

+44 (0)7831 402 681

ed.harvey@avisonyoung.com

For and on behalf of Avison Young (UK) Limited