

Our Ref: 04C100762/EH/LS

Your Ref: PP-12568801

31 October 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 CONDITION 7 A)
ON PLANNING PERMISSION REFERENCE 137079/JO/2023**

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

This discharge of conditions application relates to Condition 7 a) attached to the latest permission resulting from the approved Section 73 application.

Condition 7a:

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 an Remediation Implementation Plan and verification plan.*
- The development shall then be carried out in accordance with the approved details."*

The following information has been prepared and submitted as part of this application to discharge Condition 7a:

- Victoria North Infrastructure Work, Phase 1 Delivery (Pre-Development) Remediation Strategy, prepared by LK Group, dated October 2023.
- Victoria North HIF Infrastructure Works – Phase 1. Remediation Implementation and Verification Plan, prepared by ARUP, dated 27 October 2023.
- Victoria North HIF Infrastructure Works Controlled Waters Detailed Quantitative Risk Assessment, prepared by ARUP, dated 21 August 2023.
 - Appendix A: Emerging Water Discovery
 - Appendix B: Ground Investigation Technical Information
 - Appendix C: Results of Further Investigations (Appendix C1, C2, C3, C4, C5 & C6)
 - Appendix D: Detailed Quantitative Risk Assessment
 - Appendix E: Theoretical Model of Residual PFAS
 - Appendix F: Budget Cost Assessment

Application Submission

The application submission documents have been submitted via the Planning Portal (PP-12568801). The planning application fee of £180 (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,



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For and on behalf of Avison Young (UK) Limited