

Our Ref: 04C100756
Your Ref: 136814/FO/2023 & 136812/OO/2023

13 July 2023

Jennifer Atkinson
Development Management
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jennifer,

FULL PLANNING APPLICATION (136814/FO/2023) FOR PLOTS NT02-04 AND OUTLINE PLANNING APPLICATION (136812/OO/2023) FOR RESIDENTIAL-LED MIXED USE DEVELOPMENT AT RED BANK NEIGHBOURHOOD, VICTORIA NORTH, MANCHESTER

On behalf of our client, FEC Northern Gateway Development Limited and Northern Gateway (FEC) No.11 Limited, please find below and enclosed our responses to each of the consultee comments provided in relation to the outline planning application (136812/OO/2023) for residential-led mixed use development at Red Bank Neighbourhood, Victoria North, and the full planning application (136814/FO/2023) for residential led development at plots NT02-04. The two applications are referred to in the planning submissions as 'Application 4 – Red Bank Neighbourhood Outline' and 'Application 5 – Plots NT02-NT04 Full'.

It should be noted that an Environmental Statement (ES) Addendum has also been prepared to address various matters raised by consultees and is submitted under separate cover. Accordingly this letter focuses only on the matters raised by consultees which are not required to be addressed as part of the ES Addendum. The relevant consultee comments are summarised below in *italics*, and the Applicant team's responses are denoted in [blue](#) text for ease of reference.

CONSULTEE COMMENTS – OUTLINE APPLICATION (136812/OO/2023)

UNITED UTILITIES

More information is required for review by United Utilities as there are numerous areas within the development where development appears to be located above significant sewer infrastructure. As part of this is an application for full planning permission it is important that these matters are resolved prior to determination as they will have a bearing upon the proposed site layout and matters for full element of the approval that being sought at this time.

The applicant should contact us to agree a solution as soon as possible at WastewaterDeveloperServices@uuplc.co.uk Following our review of the submitted drainage details, we can confirm that whilst the proposals are acceptable in principle, there is insufficient information on the detail of the drainage design. We would expect a fully detailed drainage design drawing to be submitted prior to determination. This would include both foul and surface water drainage design and all cover/invert levels of proposed manholes.

Noting there are two elements to this hybrid application, we request that the applicant provide the following PRIOR TO DETERMINATION: 1. A detailed drainage plan regarding the demolition works proposed, (this must include indicative protection measures for the sewer infrastructure within the red line boundary); and 2. An indicative drainage plan outlining the holistic foul and surface water drainage proposals.

Applicant Response

A meeting was held between the Applicant team and United Utilities (Anthony Laithwaite) on Wednesday 5 July to discuss their comments. UU advised during this meeting that they are comfortable that the information currently submitted is sufficient for planning. They would expect the more detailed comments provided to be picked up as planning conditions rather than prior to the determination of Application 4 – Red Bank Neighbourhood Outline. The Applicant is satisfied to accept planning conditions in relation to the matters raised by UU in relation to Application 4, subject to first having the opportunity to review and agree the detailed condition wording prior to determination.

CONSULTEE COMMENTS - FULL APPLICATION (136814/FO/2023)

ENVIRONMENTAL HEALTH (CMP)

Dust and AQ

The CEMP once prepared will need to directly include mitigation measures outlined in paragraph 12.137 of the ES Vol 2 Main Text submission.

A construction noise assessment has been undertaken and paragraph 13.55 includes BPM measures to be complied with, as found in the above standard which should be included in the contractors CMP.

Appendix 13.5 includes the assessment and a boundary construction noise level commensurate with Cat A at most receptors (65dB) has been recommended with some receptors within Cat B. (70dB) The noise levels will need to be included in the contractors CEMP and complied with.

The assessment would suggest that there will be some exceedances of the recommended construction noise limit at Receptors NSR 7 and NSR 8.

The receptors have been listed in the assessment which will also need to be included within the contractors CMP.

The CMP will need to include details of monitoring of noise levels.

Vibration noise level will need to be confirmed (not to exceed 1.0mm/s ppv) at the boundary with receptors.

The CMP will need to include details of monitoring including how vibration levels will be monitored.

The assessment has been prepared prior to the detailed construction program being developed so an updated assessment will be required to confirm the indicative assessment once the full programme and equipment, machinery and construction methods have been confirmed.

Complaints and consultation

Details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure will need to be include within the CMP.

Applicant Response

The Applicant is satisfied that the matters raised by the EHO can be suitably addressed post-determination, as part of the submission of a detailed Construction Management Plan which is proposed to be secured by planning condition on Application 5 – Plots NT02-NT04 Full.

ENVIRONMENTAL HEALTH (WASTE)

The proforma/ Waste Management Strategy must include the following information:

- *Estimated volumes and types of waste produced by the development; Details of internal and external stores for both waste and recycling, including any plans and designs; Location of the proposed collection point and details of the route the collection vehicle will take;*
- *Details of how waste will be transferred between stores and to the collection location; and Details of number and capacity of bins proposed and collection frequency.*

Applicant Response

There is a Waste Management Strategy submitted with Application 5 – Plots NT02-NT04 Full, as part of the Design and Access Statement (DAS). This includes details of estimated waste volumes, details of stores and collection points, and also details of how waste will be collected. However, the Applicant has taken the decision to update the waste strategy in order to remove bin chutes from the development.

Regarding the revised waste strategy, it should be noted that FEC's move away from bin chutes is driven by a change in management approach to its buildings which is based upon its experience of delivering similar developments within Manchester.

Accordingly, DAS Waste Addendum (dated July 2023) including revised Waste Management Strategy section is enclosed with this submission. A number of drawings have also been amended to remove reference to the bin chutes and a full list of drawing changes is also provided, later in this letter.

ENVIRONMENTAL HEALTH (EV CHARGING)

1. The application confirms compliance with the above guidance with regard to EV charge points for non-allocated residential spaces but should also confirm that 1 EV (min 7kW) charge point will be provided for each on site/allocated residential parking

2. For completeness, the report should confirm the actual number of car parking spaces provided by the development and the actual number of EV charge points to be provided

3. There will also need to be charge points provided for the non-residential parts of the developments including the school development and will need to be confirmed in the report as follows:

- *10 or less parking spaces: minimum 1 EV charge point, and cable routes for all staff spaces.*
- *11 or more parking spaces: minimum 20% EV charge points, and cable routes for all staff spaces.*

Charging units dependent on end-use as follows:

- *Minimum 7kW*: offices, hotels, nursing homes, sheltered accommodation, industrial units, retail units.*
- *Minimum 22kW*: supermarkets etc.*

Applicant Response

The submitted Transport Assessment confirms the intention to provide 20% of parking spaces with full provision for EV charging initially, with passive provision (e.g. cable ducting, capacity in electric supply) for the remaining 80% to be enabled in the future when demand from residents and visitors dictates this. This is across the resident and visitor parking provision within both the outline and full planning applications.

This topic is covered at paragraphs 3.2.9, 3.2.15, 3.3.11 and 6.5.3 of the submitted Transport Assessment.

SUMMARY OF APPLICATION DRAWING AND REPORT UPDATES

OUTLINE APPLICATION

Demolition Plan

The Environment Agency (EA) has confirmed that demolition of some of the existing buildings and structures to ground level is acceptable and can be undertaken prior to the discharge of some of the pre-commencement conditions. However, this does not extend to any demolition works which could materially affect flood risk management. The EA also noted that there could be a contamination risk with demolition below ground and a need to manage the disposal of any contaminated materials and therefore further information may need to be submitted to discharge conditions prior to below ground demolition. As a result the submitted Demolition Plan (RDB-MLM-00-RF-DR-AR-111003 **Rev P2**) has been amended. A full description of the amendments is set out within the submitted ES Addendum.

Dantzie Street Widening

The vehicle carriageway width along Dantzie Street has been widened to 6.5m in line with a request from TfGM. Access was reserved as part of Application 4 – Red Bank Neighbourhood Outline, however there were design principles set out in the Application 4 submission which included reference to the originally intended 6.2m road width. This amendment has consequential changes for the submitted Design and Access Statement (DAS) and the Environmental Statement, which included references to the 6.2m width. Accordingly a DAS Addendum (dated July 2023) for the outline application is now enclosed which addresses this matter, updating relevant text and images from the DAS which mentioned the road width. References to the 6.2m width within the ES have also been updated and that is covered off in detail as part of the submitted ES Addendum.

FULL APPLICATION

Dantzie Street Widening/ Dulwich Street Retaining Wall

The change in vehicle carriageway width along Dantzie Street referred to above, which is adjacent to plots NT02-04, also results in a number of consequential changes to Application 5 – Plots NT02-NT04 Full. The ES Addendum describes in detail where references to road width within the ES have been amended. A DAS Landscape Addendum (dated 10 July 2023) is submitted which also addresses this matter, updating relevant text and images from the DAS which mentioned the original 6.2m road width.

Notably a number of the submitted landscape plans have also been updated to reflect the change in road width, as listed below:

- RDB-OPN-00-ZZ-DR-LA-210000 **Rev P02** - General Arrangement Site Wide Landscape Plan
- RDB-OPN-00-00-DR-LA-210001 **Rev P02** - General Arrangement Site Wide Public Realm Plan

- RDB-OPN-00-00-DR-LA-210100 **Rev P02** - Levels Strategy Site Wide Public Realm Plan
- RDB-OPN-2B-00-DR-LA-310000 **Rev P02** - General Arrangement for plots NT02 - 03 Public Realm Plan
- RDB-OPN-2D-00-DR-LA-310000 **Rev P02** - General Arrangement for plot NT04 Public Realm Plan

It should be noted the landscape plans have also been updated to show the proposed architectural treatment of the new retaining wall along Dulwich Street, changed from gabion baskets to masonry brick. FEC are engaged in technical discussions with Network Rail via the PACE process and this reflects feedback received from Network Rail's structural engineers in connection with the new retaining wall abutting their asset.

Revised Refuse Strategy

As described earlier in this letter, the Applicant has taken the decision to update the waste strategy associated with Plots NT02-04 in order to remove bin chutes from the development. FEC's move away from bin chutes is driven by a change in management approach to its buildings which is based upon its experience of delivering similar developments within Manchester. Accordingly, a DAS Waste Addendum (dated July 2023) which described the revised approach to waste management and has been authored by both plot architects (Hawkins\Brown and Maccreanor Lavington) to describe common, site-wide strategies is enclosed with this letter.

A number of the submitted planning drawings have also been updated to reflect the change in waste strategy, namely removing any reference from the plans to bin chutes, as listed below:

- RDB-HBA-2X-LG-DR-AR-080098 **Rev P07** - Lower Ground Floor GA plan
- RDB-HBA-2X-IT-DR-AR-080099 **Rev P06** - Intermediate floor GA plan
- RDB-HBA-2X-UG-DR-AR-080100 **Rev P06** - Upper ground floor GA plan
- RDB-HBA-2X-01-DR-AR-080101 **Rev P05** - Level 01 GA plan
- RDB-HBA-2X-02-DR-AR-080102 **Rev P05** - Level 02 floor plan
- RDB-HBA-2X-03-DR-AR-080103 **Rev P05** - Level 03 floor plan
- RDB-HBA-2X-04-DR-AR-080104 **Rev P05** - Level 04 floor plan
- RDB-HBA-2X-05-DR-AR-080105 **Rev P05** - Level 05-06 floor plan
- RDB-HBA-2X-07-DR-AR-080107 **Rev P05** - Level 07 floor plan
- RDB-HBA-2X-08-DR-AR-080108 **Rev P04** - Level 08-18 floor plan
- RDB-HBA-2X-19-DR-AR-080119 **Rev P04** - Level 19-27 floor plan
- RDB-HBA-2X-28-DR-AR-080128 **Rev P05** - Level 28-29 floor plan
- RDB-HBA-2X-30-DR-AR-080130 **Rev P05** - Level 30 floor plan
- RDB-HBA-2X-31-DR-AR-080131 **Rev P05** - Level 31-32 floor plan

A drawing schedule listing the planning application drawings which are being revised as part of this submission is enclosed with this letter for ease of reference. The schedule should be read alongside

the wider Schedule of Supporting Documents and Drawings attached to the covering letter for the full planning application.

CONCLUSION

We trust the responses set out about and the additional information enclosed is sufficient to address the comments of officers and consultees referenced above. We will be submitting a further response letter soon addressing other consultee comments including those of the HSE, NATS, MCC Highways and also the planning authority in regard to detailed design matters.

Should you have any queries or wish to discuss any of the information provided with this letter then please do not hesitate to contact me.

Yours sincerely



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For and on behalf of Avison Young (UK) Limited

Enc: Outline Application

Revised Demolition Plan (RDB-MLM-00-RF-DR-AR-111003 **Rev P2**)

Outline Application DAS Addendum (dated July 2023)

Full Application

Full Application DAS Landscape Addendum (dated 10 July 2023)

Full Application DAS Waste Addendum (dated July 2023)

Various updated planning and landscape drawings (see Updated Drawings Submission Schedule – NT02-04)

Updated Drawings Submission Schedule- NT02-NT04

Drawing	Author	Previous Reference	New Reference
General Arrangement for Plot NT04 Public Realm Plan	Op-en	RDB-OPN-2D-00-DR-LA-310000_P01	RDB-OPN-2D-00-DR-LA-310000_P02
General Arrangement NT02-03 Public Realm Plan	Op-en	RDB-OPN-2B-00-DR-LA-310000_P01	RDB-OPN-2B-00-DR-LA-310000_P02
General Arrangement Site Wide Landscape Plan	Op-en	RDB-OPN-00-ZZ-DR-LA-210000_P01	RDB-OPN-00-ZZ-DR-LA-210000_P02
General Arrangement Site Wide Public Realm Plan	Op-en	RDB-OPN-00-00-DR-LA-210001_P01	RDB-OPN-00-ZZ-DR-LA-210001_P02
Levels Strategy Site Wide Public Realm Plan	Op-en	RDB-OPN-00-ZZ-DR-LA-210100_P01	RDB-OPN-00-ZZ-DR-LA-210100_P02
NT02-NT03 Lower Ground Floor GA Plan	Hawkins Brown	RDB-HBA-2X-LG-DR-AR-080098-P06	RDB-HBA-2X-LG-DR-AR-080098-P07
NT02-NT03 Intermediate Floor GA Plan	Hawkins Brown	RDB-HBA-2X-IT-DR-AR-080099- P05	RDB-HBA-2X-IT-DR-AR-080099-P06
NT02-NT03 Upper Ground Floor GA Plan	Hawkins Brown	RDB-HBA-2X-UG-DR-AR-080100-P05	RDB-HBA-2X-UG-DR-AR-080100-P06
NT02-NT03 Level 01 Floor Plan	Hawkins Brown	RDB-HBA-2X-01-DR-AR-080101- P04	RDB-HBA-2X-01-DR-AR-080101- P05
NT02-NT03 Level 02 Floor Plan	Hawkins Brown	RDB-HBA-2X-02-DR-AR-080102- P04	RDB-HBA-2X-02-DR-AR-080102- P05
NT02-NT03 Level 03 Floor Plan	Hawkins Brown	RDB-HBA-2X-03-DR-AR-080103-P04	RDB-HBA-2X-03-DR-AR-080103-P05
NT02-NT03 Level 04 Floor Plan	Hawkins Brown	RDB-HBA-2X-04-DR-AR-080104- P04	RDB-HBA-2X-04-DR-AR-080104- P05
NT02-NT03 Level 05-06 Floor Plan	Hawkins Brown	RDB-HBA-2X-05-DR-AR-080105- P04	RDB-HBA-2X-05-DR-AR-080105- P05
NT02-NT03 Level 07 Floor Plan	Hawkins Brown	RDB-HBA-2X-07-DR-AR-08010- P04	RDB-HBA-2X-07-DR-AR-080107- P05
NT02-NT03 Level 08-18 Floor Plan	Hawkins Brown	RDB-HBA-2X-08-DR-AR-080108- P03	RDB-HBA-2X-08-DR-AR-080108- P04
NT02-NT03 Level 19-27 Floor Plan	Hawkins Brown	RDB-HBA-2X-19-DR-AR-080119- P03	RDB-HBA-2X-19-DR-AR-080119- P04
NT02-NT03 Level 28-29 Floor Plan	Hawkins Brown	RDB-HBA-2X-28-DR-AR-080128- P04	RDB-HBA-2X-28-DR-AR-080128- P05
NT02-NT03 Level 30 Floor Plan	Hawkins Brown	RDB-HBA-2X-30-DR-AR-080130- P04	RDB-HBA-2X-30-DR-AR-080130-P05

NT02-NT03 Level 31-32 Floor Plan	Hawkins Brown	RDB-HBA-2X-31-DR- AR-080131- P04	RDB-HBA-2X-31-DR- AR-080131-P05
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