

Our Ref: 04C100762/EH/LS

Your Ref: PP-12508930

05 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 16 ON PLANNING PERMISSION REFERENCE 137079/JO/2023

On behalf of our client, Manchester City Council ('MCC'), please find enclosed an application to discharge condition 16 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 16 attached to the latest permission resulting from the recently approved Section 73 application.

Condition 16: Invasive Non-Native Species (INNS) Management Strategy

The condition is worded as follows:

"16) Prior to the commencement of each phase of the development, a method statement for removing or the long-term management / control of Japanese knotweed, Giant hogweed & Himalayan Balsam shall be submitted for approval in writing by the City Council, as local planning authority. The method statement shall include proposed measures that will be used to prevent the spread of Japanese knotweed, Giant hogweed & Himalayan Balsam during any operations e.g., mowing, strimming, bank regrading or soil movement within each phase of development. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant. Development shall be carried out in accordance with the approved method statement."

The following information has been prepared and submitted as part of this application to address Condition 16:

- Victoria North HIF Infrastructure Main Works, Invasive Species Management Plan, prepared by BAM Nuttall, dated 28 September 2023

Application Submission

The application submission documents have been submitted via the Planning Portal (PP-12508930). 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,



Ed Harvey

Associate Director

For and on behalf of Avison Young (UK) Limited