

Fw: Red Bank Outline and NT02-NT04 Update 136814

Jennifer Atkinson

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To: Planning <Planning@manchester.gov.uk>

 1 attachments (5 MB)

RDB-MLM-00-ZZ-DR-AR-211419-Parameter Plan P3 - Use.pdf;

From: Jon Suckley

Sent: 11 August 2023 15:07

To: Jennifer Atkinson

Cc: Harvey, Ed (Avison Young - UK)

Subject: Red Bank Outline and NT02-NT04 Update

Hi Jen

I write with an update on points that we discussed this week on the Red Bank Outline and NT02-NT03 applications below:

Red Bank Outline

1. **Removal of C2 Use** – please find attached revised Parameter Plan 3: Use (dwg ref RDB-MLM-00-ZZ-DR-AR-211419 Rev P2) which removes Use Class C2 from the development plot use classes. We discussed that the City Council is supportive of Use Class C2 in principle however it cannot grant a blanket permission for C2 use. You advised that use class C2 development should be explored on a plot by plot basis in consultation with the Councils Care Commissioning team.

The removal of Use Class C2 from the Parameter Plan does not impact the conclusions of the Environmental Statement (April 2023) and the Environmental Statement Addendum (July 2023).

2. **Sports and Recreation Provision** - Two types of play spaces are proposed: dedicated and incidental. Dedicated spaces are for play as the primary function, including playable areas for people of all ages. Incidental spaces are for passive play and include landscape design or public art. The design proposes a primary school MUGA that could be made available to the community outside the school hours.

Page 111 of the Design and Access Statement provides an indicative layout of the primary school. It indicates a community accessible MUGA (standard 25m x 35m size). This MUGA has been located so that it can be accessible independently of the school operations and outside the school operating hours. The MUGA could be floodlit to allow for extended and evening operations, subject to considerations at the detailed design stage.

Page 111 of the DAS also indicates a school hall located adjoining St Catherine's Square and accessible independently of the school outside the operating hours. This was envisaged to be serving community uses but those uses can extend to sport and recreation as well.

The key sports and recreation uses (in addition to the shared primary school facilities) which are proposed and subject to considerations at the detailed design stage are:

- Recreation zones are proposed around Plateau Gardens and Barney steps which could include a 100m running track, half court and exercise stations at Plateau Gardens and bouldering and climbing wall under Barney Steps.
 - Informal and incidental play areas across the site.
 - Routes within the site allow for jogging, cycling and other active recreation and in addition the route also connect into wider proposals (please see page 42 of the DAS).
3. **NATs** – In principle we have agreed a condition with NAT's and Ed provided a response to them earlier this week. Have you now received confirmation from NATs that they raise no objection subject to conditions?
4. **Draft S106 and Conditions** – please can you advise when we are likely to receive the draft s106 and conditions?

NT02-NT04 Full

1. **Materials** – I have emailed you separately to organise a meeting to discuss the NT03 material samples with Hawkins Brown.
2. **EA** – we will soon be issuing an email to the EA on draft conditions relating to NT02-NT04 contamination which we have been discussing with Andy Davies and his team. Once the conditions are agreed in principle then I will share these with you.
3. **HSE** – thank you for circulating the HSE comments. The design team have reviewed and I will contact you next week to discuss.
4. **FVA** – have you now heard from the Councils Property team regarding the FVA and if so are you in a position to instruct the Councils solicitor to prepare the s106 Agreement? I issued draft heads of terms to you in July and can re-issue these if that would help?

I hope the above is helpful and would it be helpful to organise a further catch up next week?

Have a great weekend.

With kind regards

Jon

Jon Suckley
Managing Partner

 asterplanning.com



Mynshulls House, 14 Cateaton Street, Manchester, M3 1SQ

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