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Our Ref: 04C100762/EH/LS

Your Ref: PP-12371303

07 August 2023

FAO Jen Atkinson
Planning and Regeneration
Manchester City Council
P.O Box 532
Town Hall
Manchester
M60 2LA

Dear Jen,

FORMER CREAMLINE DAIRIES SITE, RED BANK AND SECTION OF FORMER RAILWAY, MANCHESTER - DISCHARGE OF CONDITION 17 ON PLANNING PERMISSION REFERENCE 132252/VO/2021

On behalf of our client, Manchester City Council ('MCC'), please find enclosed an application to discharge condition 17 pursuant to planning permission ref: 132252/VO/2021 relating to the Former Creamline Dairies Site, Red Bank and Section of Former Railway, Manchester, M4 4HF ('the site').

Planning permission (LPA ref: 132252/VO/2021) was granted on 23 December 2021 for the following development:

> *"City Council Development for enabling works including tree and vegetation removal, creation of a temporary haul road and demolition of the Creamline Dairies buildings in association with the future delivery of the new Red Bank Neighbourhood."*

This discharge of condition application relates to condition 17.

Condition 17: Cheetham Hill Culvert

The condition is worded as follows:

> *"17) Prior to the commencement of the development (excluding demolition, vegetation clearance and tree removal), details of the site investigations to establish the Cheetham Hill Junction Drain culverted ordinary watercourse shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include survey details (to determine existence, location and condition) together with measures to protect any culvert during construction and operation phases of the development hereby approved. The approved details shall be implemented prior to the first use of the development and thereafter retained and maintained.*

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Reason: In the interest of securing a safe and proper drainage of ordinary watercourses pursuant to policy EN17 of the Manchester Core Strategy (2012). "

The following information has been prepared and submitted as part of this application to address Condition 17:

- Cheetham Hill Culvert Technical Note prepared by BAM Nuttall, dated 30 May 2023

Application Submission

The application submission documents have been submitted via the Planning Portal (PP-12371303). 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,

E. Harvey

Ed Harvey

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For and on behalf of Avison Young (UK) Limited