

**HIF INFRASTRUCTURE WORKS, VICTORIA NORTH (133143/VO/2022) –
EARTHWORKS DELIVERY STRATEGY AND OUTLINE PHASING PLAN (MAY 2023)**

INTRODUCTION

This note has been prepared to outline the proposed delivery strategy for the groundworks and remediation, to inform the current Section 73 application seeking to introduce phasing to planning permission ref: 133143/VO/2022, at Victoria North, Manchester. The dates set out in this outline programme are provided with best endeavours and in line with current delivery strategy, but should be considered indicative.

This note also provides an overview of the anticipated phasing approach for the other consented works (drainage infrastructure and utilities, new vehicular access from Red Bank road, construction of the plateau road and green infrastructure works), albeit timescales for these subsequent phases of development are not yet known therefore no start or end dates are provided for these phases at this stage.

Whilst this note provides an indicative overview of the development phasing to inform the Section 73 application, it is intended that a new planning condition is attached to the resultant planning permission requiring a detailed phasing plan to be agreed prior to commencement of development. As a minimum the first iteration of the phasing plan would identify the detailed phase boundary and list the scope of works to be carried out within the first phase of development. If necessary, an updated phasing and delivery plan will be submitted prior to the commencement of each subsequent phase of works

PROPOSED EARTHWORKS AND REMEDIATION PHASING

Phase A - Earthworks and Remediation

Start/ End Dates: September 2023 – February 2024

- Excavate and dispose of materials and fill in area of historic Gas works
- Cut and fill works to RB01 &02 areas including removal of historic features
- Cut and fill to RB03 area
- Regrade works to slope excavation including removal and treatment of invasive species in the area
- Cut and fill for entrance works for Plateau road including removal of the existing wall structure
- Construct priority junction and bellmouth from Red Bank road
- Process excavated materials and stockpile on Gas works area

Phase B - Earthworks and Remediation

Start/ End Dates: November 2023 – August 2024

- Excavation works in area of carriage shed including removal off site of contaminated materials
- Filling works to carriage shed area
- Cut and fill works to RB04, 05a, 05b &05c areas
- Removal and treatment of invasive species (if necessary)
- Haul road works into St Catherine's woods
- Install new retaining wall structure in cream line area.

ANTICIPATED PHASING OF LATER WORK STREAMS

Please note the sequencing of the following later workstreams and timings associated with these phases is not yet known. Therefore these packages of work could come forward in any order:

Phase C – Drainage Infrastructure, Utilities and Services Connections

- Site-wide surface water drainage infrastructure and SUDS installation
- Foul drainage infrastructure installation
- Utility and services connections and diversions

Phase D – New Plateau Road and Temporary Finishes

- Construction of new plateau road
- Temporary finishes to new road and footpaths

Phase E – Green Infrastructure and Landscaping

- Works to St Catherine's Wood:
 - Woodland management (including selected tree removal and new tree planting)
 - Removal and treatment of invasive species in the area
 - Installation of walking and cycling routes
 - Installation of play equipment and seating areas
 - Lighting and security installation
 - New tree and landscape planting
- Works to Red Bank Terraces:
 - Installation of walking and cycling routes
 - Installation of seating areas
 - Lighting and security installation
 - New tree and landscape planting
- Works to Union Waterfront
 - Installation of walking and cycling routes
 - Installation of seating areas
 - New tree and landscape planting