

Our Ref: 04C100756
Your Ref: PP-12044460

21 April 2023

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

Dear Jennifer,

OUTLINE PLANNING APPLICATION (REF: PP-12044460) FOR RESIDENTIAL-LED MIXED USE DEVELOPMENT AT RED BANK NEIGHBOURHOOD, VICTORIA NORTH, MANCHESTER

Avison Young has been instructed by FEC Northern Gateway Development Limited ('FEC') to submit an outline planning application at land to the northeast of Victoria Station, north of Dantzic Street/ Collyhurst Road, and to the south of Red Bank Road ('the Site'). The description of development is:

Part full planning application proposing the demolition of existing buildings and structures and part outline planning application (with all matters reserved) for the erection of a phased residential led mixed use development across severable plots comprising residential (Use Classes C3 and C2); non-residential floorspace comprising commercial, business, service and community uses (Use Classes E, F and Sui Generis); residents amenity space including within clubhouse buildings; health centre (Use Class E); a primary school (Use Class F); the final surface finish of the highway and footpath consented under HIF permission ref: 133143/VO/2022; creation of new public realm and associated landscaping, car parking provision, cycle storage, and other associated works.

As agreed during pre-application discussions, the planning application (Planning Portal Ref: PP-12044460) is supported by a comprehensive suite of plans and documents for approval which are listed on the enclosed application supporting document schedule.

The application fee of £23,608.20 (inclusive of planning portal service charge) has been paid by FEC to the planning portal.

I trust the enclosed is satisfactory for the Council to enable a swift validation of the application. Should you require anything further or wish to discuss the application then please do not hesitate to contact me.



Yours sincerely

Ed Harvey
Associate Director

For and on behalf of Avison Young (UK) Limited

Schedule of Supporting Documents and Drawings

Document	Date	Author
Covering Letter	April 2023	Avison Young
Application form and relevant land ownership certificate (duly signed)	April 2023	Avison Young
Design and Access Statement	April 2023	Maccleanor Lavington, Schulze+Grassov and Op-en
Planning Statement, including: - Green and Blue Infrastructure Statement; - Development specification; and, - Section 106 Heads of Terms	April 2023	Avison Young
Crime Impact Statement	February 2023	GMP
Environmental Standards Statement	April 2023	WSP
Environment Statement (chapters detailed below)	April 2023	Avison Young
Fire Strategy Statement	March 2023	Hoare Lea
Local Labour Agreement Form	April 2023	Avison Young
Statement of Community Involvement	April 2023	Counter Context
Sustainability Strategy	April 2023	WSP
Tall Building Statement	April 2023	Avison Young
Biodiversity Net Gain Assessment	April 2023	TEP
Utilities Statement	April 2023	WSP
Environment Statement Chapters	Date	Autor
Townscape and Visual Impact (Chapter 6)	April 2023	OPEN
Ecology and Nature Conservation (Chapter 7), including: - Arboricultural Impact Assessment	April 2023	TEP
Cultural Heritage (Chapter 8)	April 2023	WSP

Ground Conditions (Chapter 9)	April 2023	WSP
Flood Risk and Drainage (Chapter 10)	April 2023	WSP
Transport and Access (Chapter 11)	April 2023	WSP
Air Quality and Dust (Chapter 12)	April 2023	WSP
Noise and Vibration (Chapter 13)	April 2023	WSP
Daylight, Sunlight and Overshadowing (Chapter 14)	April 2023	WSP
Wind Microclimate (Chapter 15)	April 2023	WSP
Socio-Economics (Chapter 16)	April 2023	WSP
Health and Wellbeing (Chapter 17)	April 2023	WSP
Climate Change (Chapter 18)	April 2023	WSP
Drawings for Approval	Reference	Author
Parameter Plan P1- Development Plots and Public Realm	RDB-MLM-00-00-DR-AR-211417	Maccreanor Lavington
Parameter Plan P2- Movement	RDB-MLM-00-00-DR-AR-211418	Maccreanor Lavington
Parameter Plan P3- Use	RDB-MLM-00-ZZ-DR-AR-211419	Maccreanor Lavington
Parameter Plan P4- Building Heights	RDB-MLM-00-RF-DR-AR-211420	Maccreanor Lavington
Parameter Plan P5- Site Levels	RDB-MLM-00-00-DR-AR-211421	Maccreanor Lavington
Existing Site Plan	RDB-MLM-00-RF-DR-AR-111002	Maccreanor Lavington
Site Location Plan	RDB-MLM-00-RF-DR-AR-111001	Maccreanor Lavington
Demolition Plan	RDB-MLM-00-RF-DR-AR-111003	Maccreanor Lavington
Drawings not for Approval	Reference	Author
Illustrative Masterplan	RDB-MLM-00-RF-DR-AR-211180	Maccreanor Lavington