

Our Ref: 04C100762/EH

Your Ref: PP-11550590

15 September 2022

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 6 ON PLANNING PERMISSION REFERENCE 133143/VO/2022

On behalf of our client, Manchester City Council ('MCC'), please find enclosed an application to discharge conditions pursuant to planning permission ref: 133143/VO/2022 relating to Red Bank Neighbourhood, Victoria North, Manchester ('the site').

Planning permission (LPA ref: 133143/VO/2022) was granted on 14th July 2022 for the following development:

"City Council Development for the creation of development platforms, including remediation and earthworks, and change in site levels, to allow delivery of future residential-led development at the Red Bank Neighbourhood, together with the construction of a new road and priority junction from Red Bank, new drainage infrastructure, utility and services connections and diversions, preparatory tree and shrub clearance, and demolition of certain existing structures, along with the creation of new and improved green infrastructure and landscaping including the improvements of St Catherine's Wood to form part of a City River Park, and other associated works."

This discharge of conditions application relates to condition 6 only.

Condition 6: Archaeological Mitigation

The condition is worded as follows:

"No development works shall take place (excluding vegetation clearance and tree removal) until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

- 1. A phased programme and methodology of investigation and recording to include:*

- archaeological evaluation trenching;
 - pending the results of the above, a targeted open-area excavation.
 - 2. A programme for post-investigation assessment to include:
 - production of a final report on the results of the investigations and their significance.
 - 3. Deposition of the final report with the Greater Manchester Historic Environment Record.
 - 4. Dissemination of the results commensurate with their significance.
 - 5. Provision for archive deposition of the report and records of the site investigation.
 - 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.
- Reason- To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012), saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995) and NPPF."*

The following information has been prepared and submitted as part of this application to address Condition 6:

- Archaeological Written Scheme of Investigation prepared by Orion dated September 2022.

Application Submission

The application submission documents have been submitted via the Planning Portal (PP-11550590). The planning application fee of £148.20 (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

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For and on behalf of Avison Young (UK) Limited