

Your Ref: PP-11030736

10 October 2022

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

Dear Jen,

RED BANK NEIGHBOURHOOD, VICTORIA NORTH, MANCHESTER – FULL PLANNING APPLICATION (REF: PP-11603169) FOR UTILITIES WORKS

We are writing on behalf of our client, Manchester City Council ('the Applicant'), to submit a full planning application proposing utilities works associated with the proposed redevelopment of the Red Bank Neighbourhood, Victoria North, Manchester.

PROPOSED WORKS

The proposed utilities works are limited to part of Dantzic Street, and the western-most lengths of Dalton Street and Collyhurst Road, within and/ or immediately adjacent to the public highway. The extent of the application site area is shown edged red on submitted drawing ref: DR-G-5001.

A detailed description of development is provided below:

"Full planning application for City Council Development for utility and services connections and diversions to Dantzic Street, Dalton Street and Collyhurst Road associated with the delivery of future residential-led development at the Red Bank Neighbourhood, Victoria North."

Full permission is sought for utilities works comprising the following:

- HV ducting including along Dantzic Street;
- Minor diversions to facilitate future U-Tubes for utilities; and
- Communications cabling installations.

BACKGROUND TO PROPOSALS

The works are proposed by MCC in association with the wider proposed redevelopment of the Red Bank Neighbourhood at Victoria North, which is planned to accommodate a new residential-led neighbourhood.

The site benefits from Homes Infrastructure Funding (HIF) from Government, and planning permission (ref: 133143/VO/2022) has already been obtained by MCC for the main infrastructure works at the site including (among others) the creation of development platforms, including remediation and earthworks, the construction of a new road and priority junction from Red Bank, new drainage infrastructure, and creation of new and improved green infrastructure including creation of part of a City River Park.

This current application clearly relates to a much more focussed site area, but the works are nonetheless intended to help facilitate future residential development at Red Bank. It is recognised that utilities works within the adopted highway would not typically require planning permission. However, as the area of the proposed works was previously assessed as part of a prior Environmental Impact Assessment (EIA) for the wider Red Bank site, permitted development rights no longer apply. As such planning permission is required.

SCOPE OF APPLICATION SUBMISSION

The following information is submitted in support of the application:

Documents

- i. This Supporting Letter;
- ii. Application form and relevant land ownership certificate;
- iii. EIA Letter of Compliance;

Drawings

- i. VNIF-ARP-00-YYY-DR-G-5001_P01.01 – Dantzic Street Utilities Location Plan;
- ii. VNIF-ARP-00-YYY-DR-CU-0001_P05 – Existing Site Wide HIF Utilities & Drainage;
- iii. VNIF-ARP-00-YYY-DR-CU-0002_P02 – Existing HIF Utilities & Drainage Sheet 1 of 3;
- iv. VNIF-ARP-00-YYY-DR-CU-0003_P02 – Existing HIF Utilities & Drainage Sheet 2 of 3;
- v. VNIF-ARP-00-YYY-DR-CU-0004_P02 – Existing HIF Utilities & Drainage Sheet 3 of 3;
- vi. VNIF-ARP-00-YYY-DR-CU-5001_P01.01 – Dantzic Street Utilities Proposed General Arrangement;
- vii. VNIF-ARP-00-YYY-DR-CU-2001_P03 – Proposed HIF Utilities Typical Details Sheet 1 of 2; and
- viii. VNIF-ARP-00-YYY-DR-CU-2002_P03 – Proposed HIF Utilities Typical Details Sheet 2 of 2.

The application has been submitted electronically to the Planning Portal (reference: PP-11603169).

SUMMARY

We trust that this submission will enable the timely validation of the application. Should you have any queries relating to the above, please do not hesitate to contact me.

Yours sincerely,



Ed Harvey
Associate Director
+44 (0)7831 402681
ed.harvey@avisonyoung.com
For and on behalf of Avison Young (UK) Limited