

Our Ref: 04C100789/PD/1

Your Ref:

12th October 2022

Jennifer Atkinson
Development Management North
Planning Building Control and Licensing – Growth and Development
Manchester City Council
Town Hall Extension
Lloyd Street,
Manchester
M2 5DB

Dear Jennifer

**Red Bank Neighbourhood, Victoria North, Manchester: Proposed Street Works for Utilities
Statement of Conformity with the findings reported in the Environmental Statement
dated March 2022 that accompanied Planning Application 133143/VO/2022**

Introduction

Planning permission (Permission ref: 132252/VO/2021) was granted on the December 2021 by the Manchester City Council (MCC) 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 application was accompanied by an Environment Statement (ES) which set out an assessment of the likely significant effects of the proposed development along with a series of mitigation measures. This ES was prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the EIA Regulations) and the works form part of the wider works being proposed by MCC to be funded by the Housing Infrastructure Fund (HIF).

This was followed by a planning permission (Permission ref: 133143/VO/2022) granted in July 2022 by MCC for the creation of development platforms for future delivery of the new Red Bank Neighbourhood including remediation and earthworks, construction of a new road and priority junction from Red Bank road, utility and services connections and diversions, street works for new utilities including ducting up to the Queens Park substation, preparatory tree and shrub clearance, 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. Similarly, this application was also accompanied by an ES (Infrastructure Works ES) prepared in accordance with the EIA Regulations and these works also form part of the wider works being proposed by MCC to be funded by the HIF.

Subsequent to the submission of application (133143/VO/2022) it was decided to amend this application by removing from the description the 'street works for new utilities including ducting up to the Queens Park substation' so that these works could be considered further. The ES submitted with these works included as part of the overall assessment an assessment of the utility works proposed at the time of the submission. This ES was not amended to remove the assessment of the effects of the utility works and the amended application was permitted with these impacts reported in the ES.

The Proposed Development

Manchester City Council (the 'Applicant') is seeking planning permission for utility works as part of the overall package of infrastructure works to be funded by HIF. These works are similar to those proposed originally in permission 133143/VO/2022. However, the area of utilities works now proposed in this application is reduced and now covers only parts of Dantzic Street and Dalton Street and does not extend to Queens Park substation, as previously proposed. The attached red line plan (**Appendix 1**) shows the extent of the site area.

The proposed scope of works to be covered by this application is:

- HV Ducting along Dantzic street northern footpath.
- Minor diversions to facilitate future U-Tubes for utilities.
- Communications cabling installations.

These works are shown on the following drawings, which have been reviewed in the preparation of this letter.

1. VNIF-ARP-00-YYY-DR-G-5001_P01.01 – Dantzic Street Utilities Location Plan;
2. VNIF-ARP-00-YYY-DR-CU-0001_P05 – Existing Site Wide HIF Utilities & Drainage;
3. VNIF-ARP-00-YYY-DR-CU-0002_P02 – Existing HIF Utilities & Drainage Sheet 1 of 3;
4. VNIF-ARP-00-YYY-DR-CU-0003_P02 – Existing HIF Utilities & Drainage Sheet 2 of 3;
5. VNIF-ARP-00-YYY-DR-CU-0004_P02 – Existing HIF Utilities & Drainage Sheet 3 of 3;
6. VNIF-ARP-00-YYY-DR-CU-5001_P01.01 – Dantzic Street Utilities, Drainage Diversions & Abandonments General Arrangement;
7. VNIF-ARP-00-YYY-DR-CU-2001_P03 – Proposed HIF Utilities Typical Details Sheet 1 of 2;
and
8. VNIF-ARP-00-YYY-DR-CU-2002_P03 – Proposed HIF Utilities Typical Details Sheet 2 of 2.

Environmental Impact Assessment and Environmental Statement

As noted above, utility works incorporating those now proposed were assessed as part of the infrastructure works planning application (now permission ref: 133143/VO/2022). The impacts of the works proposed were incorporated into the assessment of the Infrastructure Works ES that accompanied that application and so were taken into account in determining that application. This included the assessment of the works proposed themselves along with an assessment of

the rest of the works proposed by MCC in the Red Bank area, the rest of the Strategic Regeneration Framework (SRF) area and the identified cumulative schemes.

The Infrastructure Works ES was submitted in March this year and planning permission was granted in July. Given the short period of time since the submission of the Infrastructure Works ES it is considered that the baseline environment has not materially changed since it was established in March and as such there is no requirement to provide updates in this regard. As the proposed scope of works is less than that assessed in the Infrastructure Works ES it is considered that the impacts reported in that ES constitute a worst-case assessment of the likely impacts of the utility works proposed in this application. As such there is no requirement to update the assessment of effects.

A review of cumulative schemes since the determination of the Infrastructure application has not identified any new cumulative schemes that would interact with the proposed utility works such that significant cumulative effects are likely to occur.

As a result of the review of the EIA reported in the Infrastructure Works ES it is concluded that there is no update required to this ES and it continues to provide a robust assessment of the effects of the utility works now proposed along with the other proposed HIF works, the SRF and cumulative schemes. Therefore to understand the in combination and cumulative effects of the utility works now proposed reference should be had to the Infrastructure Works ES submitted with application 133143/VO/2022.

Yours sincerely



Patrick Duffy
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For and on behalf of Avison Young (UK) Limited

Appendix 1
Site Location Plan

	Notes
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1. All dimensions are in mm, all levels in mAOD, unless specified otherwise.
2. This map is reproduced from Ordnance Survey Material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office (c) Crown Copyright. License Number 100019568 (2021).
3. Layout is based on:
 - Topographical Survey drawing PS-2158-TS by Paragon Surveys dated September 2021.

Key

— Planning Boundary

P01.01	21/09/22		--	--	--	--	
Rev	Date	Description	By	Chkd	Appd	Auth	



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Client



Project Title
Victoria North HIF Infrastructure & Enabling Works

Drawing Title
**Dantzic Street Utilities
Planning Boundary**

Scale at A1	1:1000			Arup Job No			282022-00
Role	GIS & Land Surveyors						
Suitability	S0 - Initial Status or WIP						
Rev	By	Chkd	Appd				
P01.01	---	---	---	---			
	Date	Date	Date	---			
Name							
UNIF - ARP- 00 - YYY- DR - G - 5001							
Project	Originator	Volume	Location	Type	Role	Number	