

Our Ref: 04C100762/EH/LS

Your Ref: PP-11507477

26 August 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 CONDITIONS 4, 5A, 7A, 18A, 19 and 20 ON PLANNING PERMISSION REFERENCE 133143/VO/2022

On behalf of our client, Manchester City Council ('MCC'), please find enclosed an application to discharge conditions 4, 5a, 7a, 18a, 19 and 20 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 conditions 4, 5a, 7a, 18a, 19 and 20.

Condition 4: Construction Management Plan

The condition is worded as follows:

"Prior to the commencement (excluding vegetation clearance and tree removal) a detailed construction management plan outlining working practices during construction shall be submitted for approval in writing by the City Council, as Local Planning Authority.

"This should include:

o Display of an emergency contact number;

- o Details of Wheel Washing;*
- o Dust and dirt suppression measures;*
- o Compound locations where relevant;*
- o Consultation with local residents and businesses;*
- o Location, removal/loading, storage and recycling of waste, plant and materials;*
- o Routing strategy and swept path analysis including details;*
- o Parking of construction vehicles and staff;*
- o Sheeting over of construction vehicles;"*

The following information has been prepared and submitted as part of this application to address Condition 4:

- Construction Management Plan (Project Execution Plan) prepared by BAM Nuttall.

The above report outlines the management plan and day to day practices which will be followed by the contractors during the construction period of the scheme.

Condition 5a: Local Labour Agreement

Part A of the condition is worded as follows:

"5) a) Prior to the commencement of the development (excluding vegetation clearance and tree removal), details of a Local Labour Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Labour Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships*
- ii) mechanisms for the implementation and delivery of the Local Labour Proposal*
- iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives"*

The following information has been prepared and submitted as part of this application to address Condition 5a:

- Local Labour Proposal – Main Work, prepared by BAM

Bam Nuttall have prepared a Local Labour Proposal which outlines the target for local employment throughout the duration of the scheme.

Condition 7a: Ground Investigation Report

Part A of the condition is worded as follows:

"7) a) Notwithstanding the Ground Investigation Interpretative Report, Victoria North Infrastructure Works, ARUP, Reference: VNIF-ARP-ZZ-YYY-RP-CG-0009, Dated: 31 January 2022 and Ground Investigation Interpretative Report, Victoria North Infrastructure Works, ARUP, Reference: VNIF-ARP-ZZ-YYY-RP-CG-0009, Dated 23 February 2022., "

"(a) before the development hereby approved commences (excluding vegetation clearance and tree removal), the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- Submission of the further Site Investigation and Risk Assessment Reports*
- Submission of a detailed Remediation Strategy"*

The development shall then be carried out in accordance with the approved details."

The following information has been prepared and submitted as part of this application to address Condition 7a:

- Victoria North Infrastructure Works, prepared by Arup, dated 16 August 2022

The report prepared by ARUP builds on the previous desk study assessment and preliminary ground investigations interpretive report to present an interpretation of several phases of ground investigation, in line with the requirements of the condition.

Condition 18a: Tree Replacement, Ecology and Biodiversity Net Gain

Part A of the condition is worded as follows:

"18) (a) Prior to the commencement of this development (excluding vegetation and tree clearance), an updated "Tree Replacement, Ecology and Biodiversity Net Gain Mitigation Strategy" for the four phases of development in the Red Bank Neighbourhood (and/or within the Northern Gateway Strategic Regeneration Framework (SRF) area) on land that MCC has a freehold interest in, as indicated in Tree Replacement, Ecology and Biodiversity Net Gain Mitigation Strategy (including updated BNG metric) prepared by Avison Young/ TEP stamped as received by the City Council, as Local Planning Authority, on the 8 March 2022, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include:

- Ecological evaluation of the current condition and value of development hereby approved (both quantitative and qualitative);*
- Ecological evaluation of the current condition and value of the subsequent phases of development in the Red Bank Neighbourhood (both quantitative and qualitative)*

- *A mitigation and implementation strategy (including a commitment to 10% biodiversity net gain) across all phases of the Red Bank Neighbourhood on land that MCC has a freehold interest in; and*
- *A monitoring, management and verification strategy to ensure that the mitigation is achieved across the four phases of development (and/or within the Northern Gateway SRF area) including details to update the Tree Replacement, Ecology and Biodiversity Net Gain Mitigation Strategy following the completion each phase of development.*

The following information has been prepared and submitted as part of this application to address Part A of Condition 18:

- Tree Replacement, Ecology and Biodiversity Net Gain Mitigation Strategy report dated March 2022

Condition 19: Highways Works

The condition is worded as follows:

"Prior to the commencement of development (excluding vegetation clearance and tree removal), a scheme of highway works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

"The scheme of highway works shall include:

- *Details of any dropped kerbs and tactile paving at the junction of Red Bank; to be provided as part of this development hereby approved;*
- *Parking at the junction with Red Bank via a traffic regulation order;*
- *Temporary site entrance signing on Red Bank on either side of the site access;*
- *Provision of any traffic calming along Red Bank to be provided as part of this development hereby approved, and implemented within six months of the development commencing;*
- *Final details of carriageway design for the Red Bank access (including provision of 2 metre wide footways). "*

The approved scheme shall be implemented and be in place for the duration and completion of the development and thereafter retained and maintained in situ."

The following information has been prepared and submitted as part of this application to address Condition 19:

- Red Bank Junction S278 Works General Arrangement (ref: VNIF-ARP-00-YYY-DR-CH-4001 Rev P02) prepared by ARUP.

The above drawing prepared by ARUP indicates a detailed scheme of highway works which are proposed across the site.

Condition 20: Boundary Treatment

The condition is worded as follows:

"Notwithstanding drawing VNIF-PLA-ZZ-YYY-DR-L-1014 REV P02.03 stamped as received by the City Council, as Local Planning Authority, on the 8 March 2022, prior to the commencement of the development (excluding vegetation clearance and tree removal) details of the siting, scale and appearance of the proposed boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details that all boundary treatment is visually permeable from 600mm upwards and that gates open inwards and are set back a minimum of 5 metres from the edge of the carriageway. The approved details shall be implemented upon commencement of the development and thereafter retained and maintained in situ for as long as the development remains in use."

The following information has been prepared and submitted as part of this application to address Condition 20:

- Hardworks General Arrangement Plan (ref: VNIF-PLA-ZZ-YYY-DR-L-1010, REV03) prepared by Planit-IE.

Boundary treatments have been reflected on the hardworks general arrangement plan prepared by Planit-IE, and demonstrates the scheme's compliance with this condition.

Application Submission

The application submission documents have been submitted via the Planning Portal (PP-11507477). 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,



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For and on behalf of Avison Young (UK) Limited