

Our Ref: 04C100762/EH

Your Ref:

01 August 2022

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

Dear Jen,

RED BANK NEIGHBOURHOOD, VICTORIA NORTH (PERMISSION REF: 133143/VO/2022) – NON-MATERIAL AMENDMENT APPLICATION (PLANNING PORTAL REF: PP-11444065)

Avison Young ("AY") has been instructed on behalf of the LTE Group ("the Applicant") to submit a non-material amendment application under Section 96A of the Town and Country Planning Act (1990) in relation to full planning permission (ref: 133143/VO/2022), for the creation of development platforms and other infrastructure works at the Red Bank Neighbourhood, Victoria North, Manchester.

The application has been submitted electronically via the Planning Portal (reference: PP-11444065). A BACS payment for the requisite application fee of £266.20 (including £32.20 administration fee) has been made to the planning portal from Avison Young.

THIS NON-MATERIAL AMENDMENT APPLICATION

Planning permission was granted for the development, which comprises the creation of development platforms and other important infrastructure works to enable the future residential-led development at the Red Bank Neighbourhood, on 14 July 2022, subject to a number of planning conditions. Condition 21, which relates to landscaping and ecological management, requires the submission of various information by the developer 'prior to the commencement of the development'.

Having this as a 'prior to commencement' requirement is not feasible from the developer's perspective, as it will not be possible to provide all of the information required by this condition before they are seeking to make a start on site. For example, the condition requires the preparation of a 30 year landscape management plan. Whilst we don't have any issue in principle with this requirement, details of the management and maintenance regime have yet to be confirmed therefore we propose that this information is provided prior to first use, as opposed to pre-commencement.

PROPOSED AMENDMENT

In light of the above, this non-material amendment application is seeking to amend the detailed wording of Condition 21 as follows:

'21) a) Prior to the commencement of the development *any landscaping works, detailed soft and hard landscaping plans including planting schedule, and associated planting density for all new tree, scrub, groundflora and riparian corridor planting based on principles outlined in planting and habitats plan DR-L- 1008/P02.04 together with hard landscaping materials, shall be submitted for approval in writing by the City Council as the local planning authority.*

b) Prior to first use of the development a landscape and ecological management plan (30 year plan), including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted for approval in writing by the City Council as, the local planning authority. The scheme shall include the following:

~~- detailed soft and hard landscaping plans including planting schedule, and associated planting density for all new tree, scrub, groundflora and riparian corridor planting based on principles outlined in planting and habitats plan DR-L- 1008/P02.04 together with hard landscaping materials;~~

- details of maintenance regimes of all new or retained habitats;

- details of any new habitat created on site including SUDs ponds, swales.

- details of boundary treatment and river restoration techniques adopted alongside and within River Irk waterbody.

The agreed landscape and ecological management plan shall be implemented and thereafter retained and maintained.'

The overall requirements of the condition will remain the same subject to the amended wording. The local planning authority would retain full control over the details landscaping proposals, before any landscaping works take place, and would still have the opportunity to review and agree the landscape and ecological management plan, prior to first use of the development.

This amendment would simply provide the developer with more time to confirm the management arrangements for the scheme before these details are submitted to the local planning authority for agreement in due course. There are no changes proposed to any of the submitted/approved documents or drawings as a result of this amendment.

SUMMARY

We trust the above details are sufficient to enable you to process this non-material amendments application and progress it towards determination at your earliest convenience, but should you have any queries or require further information, please do not hesitate to contact me.



Yours sincerely,

Ed Harvey

Associate Director

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For and on behalf of Avison Young