

Our Ref: 04C100762/EH/LS

Your Ref: PP-11291062

27 May 2022

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

Dear Jen,

**FORMER CREAMLINE DAIRIES SITE, RED BANK AND SECTION OF FORMER RAILWAY,
MANCHESTER - DISCHARGE OF CONDITIONS 6, 12a, 15a, AND 17 ON PLANNING PERMISSION
REFERENCE 132252/VO/2021**

On behalf of our client, Manchester City Council ('MCC'), please find enclosed an application to discharge conditions 6, 12a, 15a, AND 17 pursuant to planning permission ref: 132252/VO/2021 relating to the Former Creamline Dairies Site, Red Bank and Section of Former Railway, Manchester, M4 4HF ('the site').

Planning permission (LPA ref: 132252/VO/2021) was granted on 19th November 2021 for the following development:

"City Council Development 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 discharge of conditions application relates to conditions 6, 12a/15a, AND 17.

Condition 6: Archaeological Mitigation

The condition is worded as follows:

"No development works (other than demolition, vegetation and tree clearance) shall take place 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 that will mitigate the impact of development on below-ground archaeological remains.*

2. A programme for post-investigation assessment to include the 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 January 2022.

Condition 12a: Tree Replacement, Ecology and Biodiversity Net Gain

The condition is worded as follows:

"Prior to the commencement of this development (excluding demolition, vegetation and tree clearance), a "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 the Ecological Enhancement Statement prepared by Avison Young stamped as received by the City Council, as Local Planning Authority, on the 19 November 2021, 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 Condition 12a:

- Tree Replacement, Ecology and Biodiversity Net Gain Mitigation Strategy prepared by Avison Young, dated March 2022.

Condition 15a: As above – duplicate condition.

The condition is worded as follows:

"Prior to the commencement of this development (excluding demolition, vegetation and tree clearance), a "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 the Ecological Enhancement Statement prepared by Avison Young stamped as received by the City Council, as Local Planning Authority, on the 19 November 2021, 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 Condition 15a:

- Tree Replacement, Ecology and Biodiversity Net Gain Mitigation Strategy prepared by Avison Young, dated March 2022.

Condition 17: Detailed Watercourse Investigations

The condition is worded as follows:

"Prior to the commencement of the development (excluding demolition, vegetation clearance and tree removal), details of the site investigations to establish the Cheetham Hill Junction Drain culverted ordinary watercourse shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include survey details (to determine existence, location and condition) together with measures to protect any culvert during construction and operation phases of the development hereby approved. The approved details shall be implemented prior to the first use of the development and thereafter retained and maintained.

Reason: In the interest of securing a safe and proper drainage of ordinary watercourses pursuant to policy EN17 of the Manchester Core Strategy (2012)."

The following information has been prepared and submitted as part of this application to address Condition 17:

- Cheetham Hill Culvert prepared by ARUP dated May 2022.

Application Submission

The application submission documents have been submitted via the Planning Portal (PP-11291062). 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

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For and on behalf of Avison Young (UK) Limited