

Our Ref: 04C100762/EH/LS

Your Ref: PP-11430055

26 July 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 8, 9 AND 16 ON PLANNING PERMISSION REFERENCE 133143/VO/2022

On behalf of our client, Manchester City Council ('MCC'), please find enclosed an application to discharge conditions 8, 9 and 16 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 8, 9 and 16.

Condition 8: Surface Water Drainage Infiltration

The condition is worded as follows:

"No infiltration of surface water drainage into the ground where adversely elevated concentrations of contamination are known or suspected to be present is permitted. Should any infiltration be required, prior to the commencement of any works, details shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details to demonstrate that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details."

The following information has been prepared and submitted as part of this application to address Condition 8:

- Condition 8 Justification Note dated July 2022, prepared by BAM.

The above note confirms that following the ground investigation, it has been identified that infiltration is not a viable option for the drainage of the proposed development on the site.

The proposed drainage systems for the development such as permeable paving and cellular storage tanks are all to be lined with an impermeable membrane to prevent infiltration.

Condition 9: Piling and Penetrative Methods during construction

The condition is worded as follows:

"Prior to the commencement of the development, details of the method for piling, or any other foundation design using penetrative methods shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented during the construction of the development."

The following information has been prepared and submitted as part of this application to address Condition 9:

- Condition 9 Justification Note dated July 2022, prepared by BAM

The above note confirms that, following development of the design for the scheme it can be confirmed that no piling works will be undertaken as part of any foundation construction and no other penetrative methods will be required to be undertaken as part of the works.

Condition 16: Invasive Species Management Plan

The condition is worded as follows:

"Prior to the commencement of the development, a method statement for removing or the long-term management / control of Japanese knotweed, Giant hogweed & Himalayan Balsam identified on the site (TEP, Feb 2022) shall be submitted for approval in writing by the City Council, as local planning authority. The method statement shall include proposed measures that will be used to prevent the spread of Japanese knotweed, Giant hogweed & Himalayan Balsam during any operations e.g., mowing, strimming, bank regrading or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant. Development shall be carried out in accordance with the approved method statement."

The following information has been prepared and submitted as part of this application to address Condition 16:

- Invasive Species Management Plan dated 22/07/2022.

Application Submission

The application submission documents have been submitted via the Planning Portal (PP-11430055). 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

Associate Director

+44 (0)7831 402 681

ed.harvey@avisonyoung.com

For and on behalf of Avison Young (UK) Limited