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Our Ref: 04C100762/EH/LS

Your Ref: PP-14997602

5 June 2026

FAO James Bridgman
Planning, Building Control and Licensing
Manchester City Council
P.O Box 532
Town Hall
Manchester
M60 2LA

Dear James,

RED BANK NEIGHBOURHOOD, VICTORIA NORTH, MANCHESTER - DISCHARGE OF CONDITION 25 (SIGNAGE AND WAYFINDING) ON PLANNING PERMISSION REFERENCE 137079/JO/2023

We write on behalf of Manchester City Council in support of the enclosed application seeking approval of details pursuant to Condition 25 attached to planning permission 137079/JO/2023.

Condition 25 states:

> *"Prior to the first use of the development, a signage and wayfinding strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented for the development and used to inform any future advertisement applications for the development."*

The purpose of this submission is to provide the final wayfinding strategy for the City River Park works within the Red Bank neighbourhood.

SUBMITTED DETAILS

The following drawings and specifications are enclosed in support of this application:

- • E10535-5 – Large Totem 450 – Rev A
- • E10535-6 – Large Totem 600 – Rev A
- • E10535-13 – Fingerpost Lite – Rev A
- • E10535-14 – Folded Lectern (A2) – Rev A
- • E10691-8 – Fence Panels – Rev A
- • VNIF-PLA-ZZ-YYY-DR-L-8040 – Wayfinding Setting Out 01
- • VNIF-PLA-ZZ-YYY-DR-L-8041 – Wayfinding Setting Out 02

The submitted details have been designed to improve navigation through the new public realm, enhance legibility of pedestrian routes and key destinations, and provide interpretation of the area's

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heritage and ecological features. The proposals have been developed as an important component of the wider landscape and public realm design.

The submitted drawings identify the location, orientation and content of the proposed wayfinding infrastructure, including:

- Large and small wayfinding totems positioned at key gateway locations;
- Directional fingerposts providing route guidance to principal destinations within Victoria North and the City River Park; and
- Interpretation boards providing information relating to the history, ecology and landscape character of the area.

The wayfinding strategy has been designed to provide a consistent approach to signage elements across the site. The signage utilises robust, high-quality materials including powder-coated aluminium structures and printed graphic panels, ensuring durability and visual coherence with the wider public realm works.

Implementation of the approved wayfinding strategy will take place as part of the final phase of the HIF landscape works and prior to the opening of the relevant public routes and spaces. The signage and wayfinding infrastructure will thereafter be retained and maintained as part of the wider management and maintenance arrangements for the City River Park.

In our view, the enclosed information fully satisfies the requirements of Condition 25 and we respectfully request that the condition is discharged accordingly.

APPLICATION SUBMISSION

The application submission documents have been submitted via the Planning Portal (PP-14997602). The planning application fee of £400 (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 process the application, but should you have any queries, please do not hesitate to contact me.

Yours sincerely,

[redacted]

Ed Harvey
Director

[redacted]

For and on behalf of Avison Young (UK) Limited