

31 March 2022

FAO Jennifer Atkinson
Planning Department
Manchester City Council
Town Hall
Albert Square
M60 2LA
PO Box 532

Dear Jennifer,

Application for the demolition of the Jersey Street Bridge, Poland Street Zone, Manchester

Please find enclosed an application submitted by Manchester City Council ("the Applicant") for the demolition of the Jersey Street Bridge and re-grading of the highway. Following the reduction in levels, the Site will be left in a temporary state whilst adjacent developments are complete. The Site will then be completed in line with the Poland Street Zone Public Realm Strategy (Neighbourhood Development Framework (NDF) Addendum (endorsed March 2022)).

The Proposed Development would seek to demolish the Jersey Street Bridge in order to allow for this section of Jersey Street to be re-graded. The demolition of the Jersey Street Bridge is considered to be key in creating a level, pleasant and safe connection between Ancoats Green and the Rochdale Canal, and will allow the full realisation of the Prussia Street Arm Greenway as set out in the Public Realm Strategy.

The description of development as stated within the application form is as follows:

'Demolition of a redundant bridge and associated works required to facilitate the creation of a new at-grade pedestrian and cycle route with enhanced public realm.'

Further details of the Proposed Development outlined above can be found in the Planning Statement being submitted with the Full Application.

Summary

The following documents have been submitted in support of the application:

- Completed Application Form and notices;
- Existing and Proposed Application Drawings prepared by Planit-IE and Civic Engineers;
 - Jersey Street Site Location Plan (drawing ref. 2895-PLA-XX-XX-DR-L-0012 Rev P01)

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- Jersey Street Existing Highway Levels (drawing ref. 1826-01-CIV-XX-XX-D-H-40001)
- Jersey Street Existing Utilities (drawing ref. 1826-01-CIV-XX-XX-D-H-40002 Rev P01)
- Jersey Street Tree Removal and Retention Plan (drawing ref. 2895-PLA-XX-XX-DR-L-0009 Rev P02)
- Jersey Street Temporary Surface Finish (drawing ref. 2895-PLA-XX-XX-DR-L-0010 Rev P02)
- Jersey Street Indicative Final Surface Finish (drawing ref. 2895-PLA-XX-XX-DR-L-0011 Rev P02)
- Jersey Street Proposed Highway General Arrangement (drawing ref. 1826-01-CIV-XX-XX-D-H-40010 Rev P01)
- Jersey Street Proposed Highway Cross Sections (drawing ref. 1826-01-CIV-XX-XX-D-H-42002 Rev P01)
- Jersey Street Proposed Highway Long section (drawing ref. 1826-01-CIV-XX-XX-D-H-42001 Rev P01)
- Jersey Street Proposed Highway Level Plans (drawing ref. 1826-01-CIV-XX-XX-D-H-40011 Rev P01)
- Jersey Street Proposed Highway Level Comparison (drawing ref. 1826-01-CIV-XX-XX-D-H-40012 Rev P01)
- Jersey Street Proposed Highway Drainage Strategy (drawing ref. 1826-01-CIV-XX-XX-D-H-40013 Rev P01)
- Planning Statement prepared by Deloitte;
- Tree Survey and Constraints Report prepared by Amenity Tree Care;
- Bat Roost Survey Report prepared by Amenity Tree Care;
- Extended Phase One Habitat Survey (Preliminary Ecological Appraisal) prepared by Amenity Tree Care;
- Jersey Street Bridge Removal Transport Statement prepared by Civic Engineers;
- Phase 1 Geoenvironmental Site Assessment prepared by E3P;
- Letter from Greater Manchester Archaeological Advisory Service dated 30/03/22;
- Jersey Street Canal Bridge Heritage Statement prepared by KM Heritage;
- Framework Construction Management Plan prepared by Faithful + Gould;
- Jersey Street Bridge Deconstruction Methodology Report prepared by Civic Engineers, and
- Jersey Street Bridge Drainage Statement prepared by Civic Engineers.

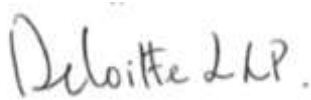
The final Construction Management Plan will be submitted once a contractor is on board. We will endeavor to provide this to the Council before the application is determined, to allow a construction start date of the beginning of July 2022.

The above submission documents and the planning application fee of £730 (including service charge) has been issued to Manchester City Council via the planning portal (ref. PP-11139666).

The Proposed Development comprises the demolition of the Jersey Street Bridge and re-grading of highway. The demolition of the Jersey Street Bridge is considered to be key in creating a level, pleasant and safe connection for the Prussia Street Arm Greenway to the Rochdale Canal. The demolition of the bridge will also facilitate the future developments in the area, including the approved Eliza Yard and future Jersey Wharf developments.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact my colleagues Katie Wray (kawray@deloitte.co.uk) and Hannah Graham (hannahgraham@deloitte.co.uk).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

Deloitte LLP