



Manchester City Council
P O Box 532
Town Hall
Manchester M60 2LA

Eden Planning & Development Ltd
6 The Downs
Altrincham
WA14 2PU

scott@edenplanning.co.uk

Our Ref: RD0454

21th July 2021

Dear Sir,

Potato Wharf Land Beneath the Railway Viaduct, between the Bridgewater Canal and adjacent the Bridgewater Canal Basin, Potato Wharf, Manchester, Castlefield, M3 4LA.

To install 13 mooring service pillars layout 8 car parking spaces, canal path, erection of an amenity building (shower room, toilet and elsan) together minor regrading of the land and associated landscaping plans.

On behalf of our client Bridgewater Canal [the Applicant], Eden Planning and Development [the Agent] is pleased to submit an application for full planning application to install to install 13 mooring service pillars layout 8 car parking spaces, canal path, erection of an amenity building (shower room, toilet and elsan) together minor regrading of the land and associated landscaping plans.

Further to your requests (8th July 2021) please find attached the following information to address each of the 8 points in your letter.

1. The proposed car parking is shown to be retained. We would like to discuss the matter with the case officer through the consideration of the application. There needs to be provision for parking and maneuvering so boaters can load/unload their belongings before/after their boating excursions.
2. The colour Blue has been annotated to the Drawing PL04A.
3. The annotation "Indicative Position of 2m high fence has been removed from Drawing PL03E.



4. Paragraph 3.9 of the Planning, Design and Heritage Statement states “Pedestrian and vehicle access to the mooring’s car park is off Potato Wharf and via the access to Potato Wharf 3 & 4 apartments. To provide continuity between land levels and access for all to the canal side, land levels need to be slightly raised and regraded”.
5. The reference to the steel bridge across part of the canal inlet has been removed from Drawing PL02F.
6. Photographs of the site with a plan showing where the photographs have been taken from is included.
7. A separate letter has been emailed to address the Listed Building Consent applications. (A copy is attached for completeness)
8. A separate letter has been emailed to address the Listed Building Consent applications (A copy is attached for completeness)

Conclusion

We trust the application will now be validated. We look forward to receiving confirmation that the application is valid.

If you require any further information or clarification, please do not hesitate to contact me.

Yours faithfully

Scott Bracken MRTPI

Associate