

13 August 2021

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Jennifer Atkinson

Dear Jen,

Application for Full Planning Permission and Listed Building Consent - Ashton Canal Bridge, New Islington

Please find enclosed an application for Full Planning Permission and Listed Building Consent for a pedestrian and cycle bridge with ramps, with associated works proposed to the Ashton Canal towpath.

The Site is located on Ashton Canal in New Islington in Manchester, 200m to the north east of Great Ancoats Street, 75m west of Pollard Street, immediately adjacent to the 'Chips' building and close to the New Islington Tram Stop. The new bridge is located next to the current Grade II Listed Ashton Canal Lock 3, which is one of a series of locks along the canal.

The extent of this listing will result in some interface works with the new bridge and towpath works proposed, as the ramping structure leading to the new bridge crossing and works to the towpath shares an adjacency to the listed structure. Therefore, in order to acknowledge and make good any physical interaction and works that may be required to the listed structure, listed building consent is required.

Background

The proposed bridge is a key element in a wider strategy to facilitate better connections needed as a result of recent regeneration in the Ancoats and New Islington area, and is an aspiration of the Beelines network, Strategic Regeneration Frameworks relevant to the area, and the city more broadly.

Infrastructure planning has a critical role to play in supporting sustainable transport mode usage. The area currently benefits from good quality pedestrian accessibility within neighbourhoods, however, the links between these neighbourhoods are bisected by the Ashton Canal, which forms a barrier to accessible east-west connections.

The proposed bridge will build on wider city aspirations to achieve carbon reduction goals through encouraging increased uptake of sustainable modes of transport, in addition to offering health benefits to local residents through providing improved active transport links in this key regeneration area.

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Description of Development

The description of development as stated on the Application Form for Full Planning Permission is as follows:

“Construction of a new walking and cycling bridge crossing the Ashton Canal and delivery of new ramped access on the Ashton Canal towpath, including earthworks, landscaping and other associated works.”

The description of development as applied for by the Listed Building Consent is as follows:

“Listed Building Consent for interface and abutment works to the Ashton Canal Lock (No. 3) to facilitate the construction of a new walking and cycling bridge.”

The Proposed Development

The Proposed Development comprises the erection of a new walking and cycling bridge to connect both sides of the Ashton Canal. The bridge utilises a series of ramps along the towpath, with interim landings to provide access to bridge. The public realm and planting around the towpath will be retained; this soft landscaping used to embed the bridge within its context.

The design of the bridge reflects the unique architectural language of New Islington area, in providing a bridge that will link both heritage features and new modern developments that have come forward and planned in the area. It consists of two main parts - the ramped towpath approach and the bridge itself - with the simple, elegant balustrade flowing along both structures, uniting them, and connecting the two sides of the canal.

The slight curvature of the bridge deck ensures that the minimum clear height for the canal is achieved, while creating an experience for users both on and below the bridge, highlighting the canal orientation, referencing traditional canal bridges, and most importantly maximise visibility of the lock. The slope and width of the bridge has been designed to be fully accessible to all pedestrians, and is fully DDA compliant.

The lighting scheme has been carefully designed to both emphasise these aesthetic elements of the bridge, in addition to providing higher levels of safety for pedestrians at night.

Application Documentation

This covering letter should be read in conjunction with the following documents submitted with the applications:

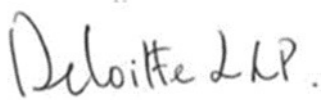
- Planning Statement prepared by Deloitte LLP;
- Planning application form and ownership certificates prepared by Deloitte LLP;
- Design and Access Statement prepared by Hawkins/Brown;
- Application site plan and location plan prepared by Hawkins/Brown;
- Planning application drawings, sections and elevations prepared by Hawkins/Brown;

- Heritage Statement prepared by Deloitte LLP;
- Phase 1 Desktop Ground Conditions note prepared by Wilde;
- Outline Construction and Logistics Plan prepared by MCC Major Projects;
- Bat Survey prepared by NWCC; and
- Preliminary Ecological Appraisal prepared by NWCC.

Payment of the planning application fee in the sum of £234 has been made directly to Manchester City Council under Planning Portal Reference PP-10119129. I would be grateful if you could please confirm receipt of this fee.

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 me or my colleague Michael Percival (0161 455 6672 / mipercival@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