

26 September 2024

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

Dear Jennifer,

Ashton Canal Bridge, New Islington, Manchester
Application for Discharge of Conditions 3, 4, 6 and 9 – Planning Permission Reference 131345/VO/2021

Please find enclosed a Condition Discharge application submitted by Manchester City Council for the discharge of conditions 3, 4, 6 and 9 attached to Planning Permission 131345/VO/2021, relating to the Ashton Canal Bridge development in Manchester City Centre.

Description of development:

“City Council Development for the 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 original application was granted permission on 05 November 2021. The remainder of this letter sets out the condition wording and information submitted in order to discharge the conditions against application reference 131345/VO/2021.

Condition 3 – Construction Management Plan

Condition 3 is worded as follows:

“Prior to the commencement of development, a detailed construction management plan outlining working practices for the proposed development construction shall be submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the construction management plans shall include:

- *Display of an emergency contact number;*
- *Communication strategy with residents;*

- *Details of Wheel Washing;*
- *Dust suppression measures, including the steps to be taken to prevent the discharge of silt-laden run-off, materials or dust or any accidental spillages entering the waterway;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Routing strategy and swept path analysis;*
- *Parking of construction vehicles;*
- *A plan showing the areas of storage of plant and materials used in constructing the development;*
- *Details specifying how the waterway corridor and its users would be protected during the works and include any details of proposed protective fencing/netting to be erected to safeguard the waterway infrastructure during site clearance/construction/installation.*

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved construction management plans for the duration of the demolition and construction parts of the development."

To provide the details requested by Condition 3, A E Yates Group has prepared the following:

- Construction Management Plan – CMP – Rev 04

Based on the information submitted, Condition 3 should be discharged against planning permission 131345/VO/2021, in relation to pre-commencement requirements.

Condition 4 – Surface Water Drainage

Condition 4 is worded as follows:

"Prior to the commencement of development, details of surface water drainage layout for the site, based on sustainable drainage principles, together with details of how the scheme shall be maintained and managed after completion, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall be undertaken and managed in accordance with the approved details and be in place prior to the first use of the development."

To provide the details requested by Condition 4, Wilde Consulting Civil & Structural Engineers has prepared the following:

- Drainage Layout (Ref. 651-279-022 Rev P6).

This information provides the surface water drainage layout for the site. The maintenance will be managed by MCC's team and the below statement states how this will be managed:

"There will be General Inspection of the bridge every 2 years, with every 6 years being a Principal Inspection in accordance with CS450. Any feedback from these inspections that the drains are blocked / need maintenance will then be actioned as part of the routine maintenance carried out by the Highway Structures team."

Based on the information submitted, Condition 4 should be discharged against planning permission 131345/VO/2021, in relation to the pre-commencement requirements.

Condition 6 – Construction Environmental Management Plan

Condition 6 is worded as follows:

"Prior to the commencement of the development, a construction environmental management plan (CEMP: biodiversity) shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of "biodiversity protection zones".*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
- d) The location and timing of sensitive works to avoid harm to biodiversity features.*
- e) The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) Responsible persons and lines of communication.*
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- h) Use of protective fences, exclusion barriers and warning signs*

The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details."

To provide the details requested by Condition 6, A E Yates Group has prepared the following:

- Construction Management Plan – CMP – Rev 04

The CEMP can be found in Section 6, titled Environmental Management Plan. Based on the information submitted, Condition 6 should be discharged against planning permission 131345/VO/2021, in relation to pre-commencement requirements.

Condition 9 – Lighting

Condition 9 is worded as follows:

“The development hereby approved shall include a site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Prior to the first use of the development, full details of such a scheme for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented in full prior to the first use of the development and shall remain in operation for so long as the development is occupied.”

To provide the details requested by Condition 9, Studio Dekka Limited has prepared the following:

- Schedule of Public Realm Lighting Equipment (Ref. 1226-ACB-PR-SH-001)
- Proposed Lighting Layout Bridge & Ramp Level (Ref. 1226-ACB-PR-DR-001)
- Proposed Lighting Layout Canal Towpath Level (Ref. 1226-ACB-PR-DR-002)

In addition, Brian Mellor Associates have prepared the following:

- Electrical Requirements Ramp and Bridge Level 1 of 2 (Ref. 2022-101/E/201 Rev P01)
- Electrical Requirements Canal Towpath Level 2 of 2 (Ref. 2022-101/E/201 Rev P01)

This information provides information on lighting of the proposed bridge development.

Based on the information submitted, Condition 9 should be fully discharged against planning permission 131345/VO/2021.

Summary

In addition to the information submitted as a specific requirement for the above conditions, a Condition Discharge Application Form has been submitted via the Planning Portal to formalise this Application (Planning Portal Reference: PP-13441247), seeking to fully discharge Conditions 3, 4, 6 and 9 of Planning Permission 131345/VO/2021.

We trust you will find this application in order, and we look forward to receiving written confirmation of its registration. If you require any further details, please do not hesitate to contact my colleagues Eithne Fitzgerald (eithnefitzgerald@deloitte.co.uk/ 0161 455 6963) or Michael Percival (0161 455 6672 (mipercival@deloitte.co.uk)).

Yours sincerely

Deloitte LLP.

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