

24 January 2024

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

FAO Jennifer Atkinson

Dear Jennifer,

Co-op Live, Manchester – Application for the Discharge of Condition 42 of Planning Permission Ref: 126431/FO/2020 (as amended under 129267/NMC/2021 and 133321/NMC/2022)

Please find enclosed a condition discharge application in relation to the Co-op Live Planning Permission Ref: 126431/FO/2020 (as amended under 129267/NMC/2021 and 133321/NMC/2022) ("This Application"). The Applicant is OVG Manchester Limited ("The Applicant").

This application is submitted to fully discharge condition 42 (Ashton Canal Improvement Strategy) of Planning Permission 126431/FO/2020 (as amended) which approved the following description of development:

"Erection of a multi-use arena (Use Class D2) with a partially illuminated external facade together with ancillary retail/commercial uses (Classes A1, A3 and A4), with highways, access, servicing, landscaping, public realm and other associated works."

Conditions Discharge

The below section outlines the wording of Condition 42 and the information submitted in support of the discharge of the Condition.

Condition 42 – Ashton Canal Improvement Strategy

The wording for Condition 42 is as follows:

“Prior to the first use of the development hereby approved, a scheme of improvements to the Ashton Canal, as indicated within the planning statement prepared by Deloitte stamped as received by the City Council, as Local Planning Authority, on the 6 March 2020 shall be submitted for approval to the City Council as local planning authority, together with a programme for the implementation of the works. The approved details shall be implemented in accordance with the agreed programme.”

A Document titled ‘Co-op Live Improvement Measures to Existing Walking Routes’, prepared by OVG, is submitted in support of this application and outlines a scheme of improvements to the Ashton Canal towpath together with a programme for the implementation of the works.

In summary, the proposals include the following:

- Provision of a steel cycle wheeling channel fixed to the surface of the existing steps leading up from Ashton Canal to Joe Mercer Way, to facilitate cycle accessibility;
- 3m high PVC wraps in RAL 5015 applied to every third lamp post along the Ashton Canal towpath between Joe Mercer Way and Great Ancoats Street to create markers which clearly designate routes and promote active travel;
- Lamp post banners which clearly designate the route from the city centre to the Etihad Campus and provide motivational information on walking distances and journey time;
- Two new finger post signs to be installed at the junction of the Ashton Canal towpath and Great Ancoats Street to better signal walking and cycling routes between the city centre and the Etihad Campus;
- Proposals to cut back the vegetation to below 1.2m along the Ashton Canal towpath at strategic points to improve the sightlines and attractiveness of the route between Great Ancoats Street and the Etihad Campus;
- Installation of Lumeneye SolarEye Bat Hat lights sunken into the Ashton Canal towpath at 5m intervals to the unlit section of towpath between Carruthers Street and Beswick Street (waterside only) to create markers which clearly designate routes and promote active travel; and
- New LED bat friendly lighting to the Ashton Canal towpath beneath the Viaduct Street bridge, Cambrian Street bridge and the following Grade II Listed bridges: Carruthers Street bridge; and Beswick Street bridge.

A programme is included at the end of the supporting document which details that works are to complete in March 2024.

Please note that this Application is submitted concurrently with the following Applications to formalise those relevant proposals:

- Application for Listed Building Consent for the LED bat-friendly lighting under the Carruthers Street Bridge;
- Application for Listed Building Consent for the LED Listed Building Consent for the LED bat-friendly lighting under the Beswick Street Bridge; and,

- Application for Advertisement Consent for the lamp post banners and the two new finger post signs at the junction of the Ashton Canal Towpath and Great Ancoats Street.

The information submitted in support of this application is considered suitable to enable the full discharge of Condition 42.

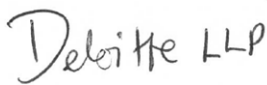
Summary

In addition to the document titled 'Co-op Live Improvement Measures to Existing Walking Routes', prepared by OVG, and this Covering Letter, the application also comprises the Application Form, submitted via the Planning Portal under reference: PP-12738036.

A fee has been paid to Manchester City Council for £145, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of condition 42. If you require any further details, please do not hesitate to contact my colleague Jennifer Chatfield (0161 455 8084/ jchatfield@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font. It is positioned to the left of a vertical line that separates it from the typed name below.

Deloitte LLP
Encl.