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Planning Department
Manchester City Council
PO Box 532
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FAO Jennifer Atkinson

Dear Jennifer

Ashton Canal Bridge, New Islington, Manchester - Application for Non-Material Amendments to Planning Permission 131345/VO/2021 and S.19 Application to 131346/LO/2021

As set out in this letter, MCC Major Projects has submitted two applications to agree design changes to the approved Ashton Canal Walking and Cycling Bridge.

These two applications are submitted under Section 96A of the Town and Country Planning Act 1990, to make a Non-Material Amendment ("NMA") to Planning Permission 131345/VO/2021, and an application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), to amend Listed Building Consent 131346/LO/2021.

These applications seek approval for amendments comprising a substitution of proposed planning drawings and to reflect information previously submitted and approved by the Local Planning Authority by way of condition discharge.

Background

On 13 August 2021, planning permission and listed building consent were granted for a new Ashton Canal Bridge in New Islington, Manchester (References: 131345/VO/2021 (Planning Permission) and 131346/LO/2021 (Listed Building Consent).

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

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The description of development approved under application reference 131345/VO/2021 is as follows:

"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 Description of development approved under application reference 131346/LO/2021 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"

An amendment application, as set out in this letter, is submitted following email correspondence with the Planning Authority on 06 July 2023, where the design changes were presented to seek a view on the acceptable planning mechanism to agree the changes.

It was agreed with the LPA that the changes proposed are acceptable in principle and can be progressed as an amendment to the existing planning permission and listed building consents set out above.

Proposed Amendments

The applications seek amendments to the wording of Condition 2 on both the planning permission and listed building consent decision notices (LPA Ref: 131345/VO/2021 and 131346/LO/2021) to reflect updated drawings that supersede those previously approved. The updated drawings also reflect information covered within the associated condition discharge applications approved since permission was granted (LPA Ref: CDN/23/0011 and CDN/22/0917).

The proposed amendments are generated by the results of a site investigation to determine the foundation position of the building adjacent to the proposed bridge, which highlighted a physical interface between the foundation of the adjacent residential (CHIPS) building and the lower section of the handrail. Although it is considered that this interface is unlikely to cause any issue for the identified foundations, the design team has proposed an alternative solution to avoid this conflict whilst maintaining the original design intent of the bridge.

The solution involves altering the ramp of the bridge, so it joins with the existing floor slab and shortening the handrail to align with this revision. The drawings listed within Condition 2 of both Decision Notices (LPA Refs: 131345/VO/2021 and 131346/LO/2021) therefore need to be updated whilst other planning submission documents previously listed in Condition 2 remain the same.

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The full revised wording of Condition 2 attached to 131345/VO/2021 and 131346/LO/2021 is set out in Appendix A of this letter for completeness and a schedule of proposed drawings are provided in Appendix B.

Summary

In addition to this covering letter, the application submission comprises the completed Application Forms and supporting planning drawings to supersede those listed in Appendix A and B. The application fee to Manchester City Council for £234 has been provided via the Planning Portal (pp ref: PP-12297826).

We trust you have all information that is required to determine this application, but if you require any further details, please do not hesitate to contact my colleagues Michael Percival (0161 455 6672 / mipercival@deloitte.co.uk) and Josh Wyatt-Smith (0161 455 8451 / jwyattsmith@deloitte.co.uk).

Kind regards

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Appendix A – Proposed Condition Wording

The wording of Condition 2 attached to 131345/VO/2021 and 131346/LO/2021, as updated by the planning drawings submitted with this application, is proposed to be as follows:

"The development hereby approved shall be carried out in accordance with the following drawings and documents: Site Location Plan - ICB-HBA-ZZ-XX-DR-A-PL20-0001; General Arrangement Plan -Sections - ICB-HBA-00-00-DR-A-24-0400 REV P3; Step Wall Section – Existing Northern Step Wall - ICB-HBA-00-00-DR-A-24-0401 REV P3; Step Wall Section – Existing Southern Step Wall - ICB-HBA-00-00-DR-A-24-0402 REV P3; Ramp Section – Northeast Ramp - ICB-HBA-00-00-DR-A-24-0403 REV P3; Bridge Section – Section - ICB-HBA-00-00-DR-A-24-0404 REV P3; Balustrade types allocation plan ICB-HBA-00-00-DR-A-34-0100 REV P5; Handrail Detail 01 featuring balustrade typical Handrail Section and Lighting - ICB-HBA-00-00-DR-A-34-0400 REV P2; Handrail Detail 02 – Fixing to Concrete Ramp wall - ICB-HBA-00-00-DR-A-34-0401 REV P3; Handrail Detail – Feature Balustrade junction with guardrail to docking area steps - ICB-HBA-00-00-DR-A-34-0402 REV P3; Handrail Detail - Feature Balustrade handrail ends on NW ramp - ICB-HBA-00-00-DR-A-34-0403 REV P4; Handrail Detail – Feature Balustrade handrail ends on SE - ICB-HBA-00-00-DR-A-34-0404 REV P2; Handrail Detail – Feature Balustrade to existing lock wall - ICB-HBA-00-00-DR-A-34-0405 REV P3; Railing Detail – Rimini Fences to South Abutment -ICB-HBA-00-00-DR-A-34-0406 REV P1; Railing Detail – Rimini Fences to Existing Bridge - ICB-HBA-00-00-DR-A-34-0407 REV P1; Balustrade Detail 01a – Cross section of proposed feature balustrade design to lock wall - ICB-HBA-00-00-DR-A-34-0409 REV P1; Balustrade Detail 01a – Cross section of proposed feature balustrade design to typical ramp - ICB-HBA-00-00-DR-A-34-0410 REV P3; Balustrade Detail 01b – Cross section of proposed Feature balustrade design to bridge - ICB-HBA-00-00-DR-A-34-0411 REV P4; Cross section of proposed docking landing guarding - ICB-HBA-00-00-DR-A-34-0412 REV P4; Balustrade Detail 02b – Cross section of proposed docking stair - ICB-HBA-00-00-DR-A-34-0413 REV P3; Feature Balustrade BAL 01 to Ramped areas Typical details - ICB-HBA-00-00-DR-A-34-0414 REV P3; Feature balustrade BAL 01B to Bridge areas Typical details - ICB-HBA-00-00-DR-A-34-0415 REV P5; Balustrade BAL 02 Mooring Area Steps Typical details - ICB-HBA-00-00-DR-A-34-0416 REV P3; Balustrade BAL 02 to stair landing areas Typical details - ICB-HBA-00-00-DR-A-34-0417 REV P2; General Arrangement - Stair to mooring area - ICB-HBA-00-00-DR-A-34-0418 REV P4; Plan Detail of typical wired balustrade arrangement through baseplate - ICB-HBA-00-00-DR-A-34-0419 REV P1; Bridge & ramp concrete relief - extent & scope - ICB-HBA-00-00-DR-A-42-0100 REV P5; Bridge and Ramp concrete relief detail - ICB-HBA-00-00-DR-A-42-0400 REV P2; North abutment closure flashings-ICB-HBA-00-00-DR-A-42-0401 REV P2; South abutment closure flashing - ICB-HBA-00-00-DR-A-42-0402 REV P2; Landscape GA - Finishes at Bridge & ramp - ICB-HBA-00-00-DR-A-43-0100 REV P5; Landscape GA - Finishes at Canal Towpath Level - ICB-HBA-00-00-DR-A-43-0101 REV P6; Landscape GA – proposed Northeast Planter detail - ICB-HBA-00-00-DR-A-43-0103 REV P3; Landscape GA – Proposed Southeast Planter detail - ICB-HBA-00-00-DR-A-43-0103 REV P3; Typical landscape finishes type - ICB-HBA-00-00-DR-A-43-0104 REV P1; Deck Detail 01 – Proposed surface finish to RC ramp inc. interface with balustrade and drain - ICB-HBA-00-00-DR-A-43-0400 REV P2; Deck Detail 02 Proposed surface finish to steel bridge inc. interface with balustrade and drain - ICB-HBA-00-00-DR-A-43-0401 REV P4; ICB-HBA-Material Sample Tracker; Ramp Section - Chips building elevation; ICB-HBA-XX-XX-DR-A-24-0405 Rev P2; Design and access statement, Bat Survey Report,

Preliminary ecological appraisal, Ground conditions report, Heritage Statement, Outline construction methodology and planning statement."

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Appendix B Amended Drawing List

Drawing Name	New Drawing Reference
Site Location PLan	**ICB-HBA-ZZ-XX-DR-A-PL20-0001**
General Arrangement Plan -Sections	ICB-HBA-00-00-DR-A-24-0400 REV P3
Step Wall Section – Existing Northern Step Wall	ICB-HBA-00-00-DR-A-24-0401 REV P3
Step Wall Section – Existing Southern Step Wall	ICB-HBA-00-00-DR-A-24-0402 REV P3
Ramp Section – Northeast Ramp	ICB-HBA-00-00-DR-A-24-0403 REV P3
Bridge Section – Section	ICB-HBA-00-00-DR-A-24-0404 REV P3
Balustrade types allocation plan	ICB-HBA-00-00-DR-A-34-0100 REV P5
Handrail Detail 01 featuring balustrade typical Handrail Section and Lighting	ICB-HBA-00-00-DR-A-34-0400 REV P2
Handrail Detail 02 – Fixing to Concrete Ramp wall	ICB-HBA-00-00-DR-A-34-0401 REV P3
Handrail Detail – Feature Balustrade junction with guardrail to docking area steps.	ICB-HBA-00-00-DR-A-34-0402 REV P3
Handrail Detail - Feature Balustrade handrail ends on NW ramp	ICB-HBA-00-00-DR-A-34-0403 REV P4
Handrail Detail – Feature Balustrade handrail ends on SE	ICB-HBA-00-00-DR-A-34-0404 REV P2
Handrail Detail – Feature Balustrade to existing lock wall	ICB-HBA-00-00-DR-A-34-0405 REV P3
Railing Detail – Rimini Fences to South Abutment	ICB-HBA-00-00-DR-A-34-0406 REV P1
Railing Detail – Rimini Fences to Existing Bridge	ICB-HBA-00-00-DR-A-34-0407 REV P1
Balustrade Detail 01a – Cross section of proposed feature balustrade design to lock wall	ICB-HBA-00-00-DR-A-34-0409 REV P1

Drawing Name	New Drawing Reference
Balustrade Detail 01a – Cross section of proposed feature balustrade design to typical ramp	ICB-HBA-00-00-DR-A-34-0410 REV P3
Balustrade Detail 01b – Cross section of proposed Feature balustrade design to bridge	ICB-HBA-00-00-DR-A-34-0411 REV P4
Cross section of proposed docking landing guarding	ICB-HBA-00-00-DR-A-34-0412 REV P4
Balustrade Detail 02b – Cross section of proposed docking stair	ICB-HBA-00-00-DR-A-34-0413 REV P3
Feature Balustrade BAL 01 to Ramped areas Typical details	ICB-HBA-00-00-DR-A-34-0414 REV P3
Feature balustrade BAL 01B to Bridge areas Typical details	ICB-HBA-00-00-DR-A-34-0415 REV P5
Balustrade BAL 02 Mooring Area Steps Typical details	ICB-HBA-00-00-DR-A-34-0416 REV P3
Balustrade BAL 02 to stair landing areas Typical details	ICB-HBA-00-00-DR-A-34-0417 REV P2
General Arrangement - Stair to mooring area	ICB-HBA-00-00-DR-A-34-0418 REV P4
Plan Detail of typical wired balustrade arrangement through baseplate	ICB-HBA-00-00-DR-A-34-0419 REV P1
Bridge & ramp concrete relief - extent & scope	ICB-HBA-00-00-DR-A-42-0100 REV P5
Bridge and Ramp concrete relied detail	ICB-HBA-00-00-DR-A-42-0400 REV P2
North abutment closure flashings	ICB-HBA-00-00-DR-A-42-0401 REV P2
South abutment closure flashing	ICB-HBA-00-00-DR-A-42-0402 REV P2
Landscape GA - Finishes at Bridge & ramp	ICB-HBA-00-00-DR-A-43-0100 REV P5
Landscape GA - Finishes at Canal Towpath Level	ICB-HBA-00-00-DR-A-43-0101 REV P6

Drawing Name	New Drawing Reference
Landscape GA – proposed Northeast Planter detail	ICB-HBA-00-00-DR-A-43-0102 REV P3
Landscape GA – Proposed Southeast Planter detail	ICB-HBA-00-00-DR-A-43-0103 REV P3
Typical Landscape Finishes Type	ICB-HBA-00-00-DR-A-43-0104 REV P1
Deck Detail 01 – Proposed surface finish to RC ramp inc. interface with balustrade and drain	ICB-HBA-00-00-DR-A-43-0400 REV P2
Deck Detail 02 Proposed surface finish to steel bridge inc. interface with balustrade and drain	ICB-HBA-00-00-DR-A-43-0401 REV P4
ICB-HBA-Material Sample Tracker	N/a
Ramp Section - Chips building elevation	ICB-HBA-XX-XX-DR-A-24-0405 Rev P2