

10 January 2022

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 5 a), 7 and 8 a) – Planning Permission Reference 131345/VO/2021

Please find enclosed a Condition Discharge application submitted by Manchester City Council for the discharge of conditions 5a), 7 and 8 a) 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 5 a) – Contaminated Site Investigations

Condition 5a) is worded as follows:

“Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of

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remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.”

To provide the details requested by Condition 5(a), Wilde Civil and Structural Engineers has prepared the following:

- Piling Layout (Ref. 651-729-013 Rev P1);
- Pile Caps (Sheet 1 of 2) (Ref. 651-279-014 Rev P2);
- Pile Caps (Sheet 2 of 2) (Ref. 651-279-015 Rev P2); and
- Geotechnical Site Investigation and Interpretative Report.

This information provides environmental and geotechnical information relating to the proposed bridge development. The submitted report identifies the ground conditions including any relevant contamination and provides engineering properties in order to facilitate foundation design for the proposed development.

This confirms no further remediation works are considered necessary. However, if during the course of the groundworks phase of the construction, previously unidentified contamination is encountered or suspected to have been encountered, samples of the potentially contaminated material should be tested and if appropriate a Remediation Strategy provided to advise on how to remediate this material. The LPA should be informed that potentially contaminated material has been encountered and should be kept informed at all times with respect to work relating to previously unidentified contamination.

Based on the information submitted, Condition 5a) should be discharged against planning permission 131345/VO/2021, in relation to the pre-commencement requirements.

Condition 7 - Materials

Condition 7 is worded as follows:

“Prior to the commencement of the development, all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples and specifications of all materials to be used on the structure along with jointing and fixing details and a strategy for quality control management. The approved materials shall then be implemented as part of the development.”

To provide the details requested by Condition 7, Hawkins Brown Architects have prepared the following:

- ICB-HBA-Material Samples Tracker 05.12.22

- Bridge & ramp concrete relief - extent & scope (Ref. ICB-HBA-00-00-DR-A-42-0100 Rev P3)
- Bridge & ramp concrete relief detail (Ref. CB-HBA-00-00-DR-A-42-0400 Rev P2)
- Landscape GA - Finishes at Bridge & ramp (Ref. ICB-HBA-00-00-DR-A-43-0100 Rev P4)
- Landscape GA - Finishes at Canal Towpath Level (Ref. ICB-HBA-00-00-DR-A-43-0101 Rev P5)
- Typical landscape finishes type (Ref. 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 (Ref. 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 (Ref. ICB-HBA-00-00-DR-A-43-0401 Rev P2)

The samples tracker demonstrates the proposed material palette, which has been refined through discussions with the Canal and River Trust (CRT). Physical approval of the produced samples will be required during the determination period as set out on the Material Samples Tracker.

Submitted drawings also identify jointing and fixing details of external elevations in relation to various parts of the proposed canal bridge including ramp areas, bridge areas, landing areas, and mooring area.

Based on the information submitted, Condition 7 should be fully discharged against planning permission 131345/VO/2021.

Condition 8 a) – Landscaping Scheme

Condition 8 a) is worded as follows:

“prior to any above ground works details of the hard and soft landscaping scheme (including appropriate materials, specifications) shall be submitted for approval in writing by the City Council as Local Planning Authority.”

The submitted drawings identify details of the landscaping scheme for the development. This includes details of the general landscape arrangement, tree retention/removal plan, planting plan and schedule, including design of the planters at the Lock Number 3 steps. Following discussion with CRT, Planit I.E, as landscape architect on the scheme, has updated the proposed planting scheme to include native species. This updated mix of species should provide both visual interest and an increase biodiversity on site.

To provide the details requested by Condition 8(a), Planit I.E. Ltd has prepared the following drawings:

- Landscape General Arrangement (Ref. ICB-PLA-00-00-DR-L-0001 Rev P01)
- Tree Retention / Removal Plan ICB-PLA-00-00-DR-L-2000 Rev P01
- Planting Plan and Schedule ICB-PLA-00-00-DR-L-2001 Rev P02
- Planter Details (Ref. ICB-PLA-00-00-DR-L-6000 Rev P02)

In addition, Hawkins Brown Architects have prepared the following:

- Landscape GA - Finishes at Bridge & ramp (Ref. ICB-HBA-00-00-DR-A-43-0100 Rev P4)
- Landscape GA – Proposed Northeast Planter detail (Ref. ICB-HBA-00-00-DR-A-43-0102 Rev P3)
- Landscape GA – Proposed Southeast Planter detail (Ref. ICB-HBA-00-00-DR-A-43-0103 Rev P3)
- Landscape GA - Finishes at Canal Towpath Level (Ref. ICB-HBA-00-00-DR-A-43-0101 Rev P5)
- Typical landscape finishes type (Ref. ICB-HBA-00-00-DR-A-43-0104 Rev P1)

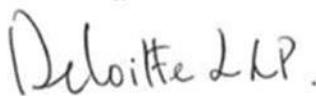
Based on the information submitted, Condition 8 a) should be discharged against planning permission 131345/VO/2021, in relation to the pre-commencement requirements.

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- PP-11778275), seeking to fully discharge Conditions 5a), 7 and 8 a) 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

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

Deloitte LLP