

16 December 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 4, 5, 6, 7, 8, 9 and 10 for Listed Building Consent Reference 131346/LO/2021

Please find enclosed a Condition Discharge application submitted by Manchester City Council, for the Discharge of Conditions 4, 5, 6, 7, 8, 9, 10 attached to Listed Building Consent 131346/LO/2021, relating to the Ashton Canal Bridge development in Manchester City Centre.

Description of development:

"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 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 131346/LO/2021.

Condition 4 – Lock steps and planters

Condition 4 is worded as follows:

"Prior to the commencement of the development, detailed plans and cross sections showing the relationship/interface between the proposed development and Lock number 3 steps together with details of the proposed planters, have been submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented and be in place prior to the first use of the development hereby approved."

To provide the details requested by Condition 4, Hawkins Brown Architects have prepared the following information that has been submitted with this application:

- 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)

These drawings outline details of the relationship between the development and lock number 3 steps including the details and scale of the proposed planters, and how they will relate to the existing canal infrastructure.

Based on the information submitted, Condition 4 can be fully discharged against listed building consent reference 131346/LO/2021.

Condition 6 – External Materials (ramp)

Condition 6 is worded as follows:

“Prior to the commencement of the development, specification and details of the material finish of the ramp elevation along the canal, have been submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented and be in place prior to the first use of the development hereby approved.”

To provide the details requested by Condition 6, Hawkins Brown Architects has prepared the following drawings to outline details of the material finish to the ramp elevation along the canal, including the extent and types of concrete relief and the extent of finishes to the ramp surface, following discussions with CRT and the Local Planning Authority.

Materials and specification details for these finishes are also outlined within the provided Material Samples Tracker. 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.

To provide the details requested by Condition 6, Hawkins Brown Architects has 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)

Based on the information submitted, Condition 6 should be fully discharged against LBC Ref. 131346/LO/2021.

Condition 5 and 7 – Balustrades and Railings

Condition 5 is worded as follows:

“Prior to the commencement of the development, detailed plans showing the interface between the existing lock tail bridge and the proposed bridge, including the junctions and relationship between balustrades and railings, have been submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented and be in place prior to the first use of the development hereby approved.”

Condition 7 is worded as follows:

“Prior to the commencement of the development, details of the extent of proposed balustrades parallel to the lock, alongside the lock and lock quadrants and the relationship between these and the balustrades on the ramp and proposed bridge, have been submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented and be in place prior to the first use of the development hereby approved.”

To provide the details requested by Condition 5 and 7 Hawkins Brown has prepared the following drawings that are submitted with this application:

- Balustrades Type Allocation Plan (Ref. ICB-HBA-00-00-DR-A-34-0100 Rev P4)
- Handrail Detail 02 - Fixing to concrete Ramp wall (Ref. ICB-HBA-00-00-DR-A-34-0401 Rev P3)
- Handrail Detail - Feature Balustrade junction with guardrail to docking area steps (Ref. ICB-HBA-00-00-DR-A-34-0402 Rev P3)
- Handrail Detail - Feature Balustrade handrail ends on NW ramp (Ref. ICB-HBA-00-00-DR-A-34-0403 Rev P3)
- Handrail Detail - Feature Balustrade handrail ends on SE ramp (ref. ICB-HBA-00-00-DR-A-34-0404 Rev P2)
- Handrail Detail - Feature Balustrade to existing lock wall (Ref. ICB-HBA-00-00-DR-A-34-0405 Rev P3)

- Balustrade Detail 01a – Cross section of proposed feature balustrade design to lock wall (Ref. ICB-HBA-00-00-DR-A-34-0409 Rev P1)
- Balustrade Detail 01a – Cross section of proposed feature balustrade design to typical ramp (Ref. ICB-HBA-00-00-DR-A-34-0410 Rev P3)
- Balustrade Detail 01b – Cross section of proposed Feature Balustrade design to bridge (Ref. ICB-HBA-00-00-DR-A-34-0411 Rev P3)
- Balustrade Detail 02a – Cross section of proposed docking landing guarding (Ref. ICB-HBA-00-00-DR-A-34-0412 Rev P4)
- Balustrade Detail 02b – Cross section of proposed docking stair (Ref. ICB-HBA-00-00-DR-A-34-0413 Rev P3)
- Balustrades Type Allocation Plan (Ref. ICB-HBA-00-00-DR-A-34-0100 P4)
- Feature balustrade BAL 01a to Ramped areas Typical details (Ref. ICB-HBA-00-00-DR-A-34-0414 Rev P3)
- Feature balustrade BAL 01b to Bridge areas Typical details (ref. ICB-HBA-00-00-DR-A-34-0415 Rev P4)
- Balustrade BAL 02 to Mooring Area Steps Typical details (Ref. ICB-HBA-00-00-DR-A-34-0416 Rev P3)
- Balustrade BAL 02 to stair landing areas Typical details (Ref. ICB-HBA-00-00-DR-A-34-0417 Rev P2)
- General Arrangement - Stair to mooring area (Ref. ICB-HBA-00-00-DR-A-34-0418 P3)
- General Arrangement Plan – Sections (Ref. ICB-HBA-00-00-DR-A-24-0400 P2)
- Step Wall Section – Existing Northern Step Wall (ref. ICB-HBA-00-00-DR-A-24-0401 Rev P2)
- Step Wall Section – Existing Southern Step Wall (Ref. ICB-HBA-00-00-DR-A-24-0402 Rev P2)
- Ramp Section - Northeast Ramp (Ref. ICB-HBA-00-00-DR-A-24-0403 Rev P2)
- Bridge Section – Section (Ref. ICB-HBA-00-00-DR-A-24-0404 Rev P2)

These drawings identify the details of balustrades and railings for sections of the existing and proposed bridge and the proposed bridge against the existing lock tail bridge, and the lock and lock quadrants and the relationship between these and the balustrades on the ramp and proposed bridge, as required by the wording of Conditions 5 and 10. The existing footbridge crossing the lock is to be retained in the current proposal, therefore a full cross section showing the context of the proposed bridge against the existing is included to demonstrate the relationship between the existing and proposed balustrades.

As the mooring step balustrade is a secondary element in terms of architectural hierarchy of the elements, more precedent has been given to the bridge balustrade. The height of the mooring steps balustrade has

therefore deliberately been kept low to give focus to the bridge elements and has been coordinated with the location of a baluster on the bridge side.

Condition 8 – Interface, levels and relationship between the regraded ramp adjacent to the lock and the listed lock side

Condition 8 is worded as follows:

“Prior to the commencement of the development, detailed plans and cross sections of the interface, levels and relationship between the regraded ramp adjacent to the lock and the listed lock side and any associated boundary treatment and landscaping, have been submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented and be in place prior to the first use of the development hereby approved.”

To provide the details requested by Condition 8, Hawkins Brown has prepared the following drawings that are submitted with this application::

- General Arrangement Plan – Sections (Ref. ICB-HBA-00-00-DR-A-24-0400 P2)
- Ramp Section - Northeast Ramp (Ref. ICB-HBA-00-00-DR-A-24-0403 Rev P2)
- Bridge Section – Section (Ref. ICB-HBA-00-00-DR-A-24-0404 Rev P2)

These drawings detail the relationship between the regraded Northeast ramp to the listed lock side and associated landscaping, a cross sectional drawing of the interface is also provided to clearly outline this relationship at different levels along the ramp.

Based on the information submitted, Condition 8 should be fully discharged against LBC Ref. 131346/LO/2021.

Condition 9 – Lock landing area and mooring rings

Condition 9 is worded as follows:

“Prior to the commencement of the development, detailed plans and cross sections clearly showing the dimensions of the lock landing area to be provided and the available space for boaters to disembark boats safely and the position of the mooring rings to be retained/provided, have been submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented and be in place prior to the first use of the development hereby approved.”

To provide the details requested by Condition 9, Hawkins Brown has prepared the following drawings that are submitted with this application:

- General Arrangement - Stair to mooring area (Ref. ICB-HBA-00-00-DR-A-34-0418 P3)
- General Arrangement Plan – Sections (Ref. ICB-HBA-00-00-DR-A-24-0400 P2)

- Balustrade BAL 02 to Mooring Area Steps Typical details (Ref. ICB-HBA-00-00-DR-A-34-0416 Rev P3)
- Balustrade BAL 02 to stair landing areas Typical details (Ref. ICB-HBA-00-00-DR-A-34-0417 Rev P2)
- Balustrade Detail 02a – Cross section of proposed docking landing guarding (Ref. ICB-HBA-00-00-DR-A-34-0412 Rev P4)
- Landscape GA - Finishes at Canal Towpath Level (Ref. ICB-HBA-00-00-DR-A-43-0101 Rev P5)

These drawings identify detailed plans and cross sections demonstrating the dimensions of lock landing area. The dimensions and position of mooring rings has been developed in consultation with CRT, including development of the mooring area to ensure the dimensions are suitable for boaters to disembark boats safely.

Based on the information submitted, Condition 9 should be fully discharged against planning permission 131346/LO/2021.

Condition 10 – Proposed Balustrades - Interface with the Bascule Bridge

Condition 10 is worded as follows:

“Prior to the commencement of the development, plans and details showing the means to prevent users of the ramp accidental entering the water next to Bascule Bridge and to prevent access along the coping stones between the ramp and waters edge of the canal, have been submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented and be in place prior to the first use of the development hereby approved.”

To provide the details requested by Condition 10, Hawkins Brown Architects have prepared the following:

- Railing Detail - Rimini Fences to South Abutment (Ref. ICB-HBA-00-00-DR-A-34-0406 P1)
- Railing Detail - Rimini Fences to Existing Bridge (Ref. ICB-HBA-00-00-DR-A-34-0407 P1)

These drawings outline how sufficient railings have been put in place to prevent users of the proposed ramp from accidentally entering the water next to the Bascule Bridge. Details of handrails are also provided to demonstrate how access is prevented along the coping stones between the ramp and the waters edge of the canal.

Based on the information submitted, Condition 10 should be fully discharged against planning permission 131346/LO/2021.

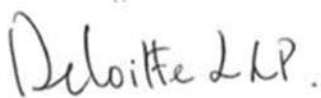
Summary

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 seeking to fully discharge Conditions 4, 5, 6, 7, 8, 9 and 10 of Listed Building Consent 131346/LO/2021.

Payment will be made to Manchester City Council for £116, in respect of the application fee for this application to agree details reserved by condition, via the Planning Portal (Planning Portal Reference: PP-PP-11494678).

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 on 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

Enc. Appendix 1 – Document Schedule

Appendix 1 – Document Schedule

Drawing Name	Drawing Number
ICB-HBA-Material Samples Tracker 05.12.22	
Bridge & ramp concrete relief detail	ICB-HBA-00-00-DR-A-42-0400 Rev P2
General Arrangement Plan – Sections	ICB-HBA-00-00-DR-A-24-0400 Rev P2
Step Wall Section – Existing Northern Step Wall	ICB-HBA-00-00-DR-A-24-0401 Rev P2
Step Wall Section – Existing Southern Step Wall	ICB-HBA-00-00-DR-A-24-0402 Rev P2
Ramp Section - Northeast Ramp	ICB-HBA-00-00-DR-A-24-0403 Rev P2
Bridge Section – Section	ICB-HBA-00-00-DR-A-24-0404 Rev P2
Balustrades Type Allocation Plan	ICB-HBA-00-00-DR-A-34-0100 Rev P4
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 P3
Handrail Detail - Feature Balustrade handrail ends on SE ramp	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 P3
Balustrade Detail 02a – 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 01a 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 P4
Balustrade BAL 02 to 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 P3
Bridge & ramp concrete relief - extent & scope	ICB-HBA-00-00-DR-A-42-0100 Rev P3
Landscape GA - Finishes at Bridge & ramp	ICB-HBA-00-00-DR-A-43-0100 Rev P4
Landscape GA - Finishes at Canal Towpath Level	ICB-HBA-00-00-DR-A-43-0101 Rev P5

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 P2
Bridge & ramp concrete relief detail	ICB-HBA-00-00-DR-A-42-0400 Rev P2
General Arrangement Plan – Sections	ICB-HBA-00-00-DR-A-24-0400 Rev P2
Step Wall Section – Existing Northern Step Wall	ICB-HBA-00-00-DR-A-24-0401 Rev P2
Step Wall Section – Existing Southern Step Wall	ICB-HBA-00-00-DR-A-24-0402 Rev P2
Ramp Section - Northeast Ramp	ICB-HBA-00-00-DR-A-24-0403 Rev P2
Bridge Section – Section	ICB-HBA-00-00-DR-A-24-0404 Rev P2
Balustrades Type Allocation Plan	ICB-HBA-00-00-DR-A-34-0100 Rev P4
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