MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Richard Munns
Manchester City Council
Level 8 Town Hall Extension
Lloyd Street
Manchester
M2 5HD

Agent (if used)

David Tye
Paul Butler Associates
31 Blackfriars Road
Salford
Manchester
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Installation of new access bridge at Chorlton Water Park

Location: Barlow Hall Bailey Bridge, Chorlton Water Park, Manchester, M21 7PG

Date of application: 14 November 2025

Application number: 144154/VO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan, Places for Everyone and other material considerations. In this instance negotiations took place with regards to the proposed gradients. The application has been determined with the attachment of appropriate conditions.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the documents labelled:

- 240960-PEV-XX-XX-DR-S-0900 P01: Main Bridge Plan
- 240960-PEV-XX-ZZ-D-S-9000 P01: Proposed Elevations
- 240960-PEV-XX-ZZ-DR-S-9010 P01: Northern Abutment Details
- 240960-PEV-XX-ZZ-DR-S-9015 P01: Southern Abutment Details
- 25539-26803-AGL-COM-001-DR-CD-101-P01:
- 25539-27564-AGL-COM-001-DR-CD-201-P02:

- Construction Management Plan (Prepared by Jamieson Contracting; Dated November 2025)
- Ground Investigation Report: MC/CHO/240960/17- 2/R001 (Prepared by Pick Everard; Dated 24 October 2024)
- Preliminary Ecological Appraisal (Prepared by Thompson Environmental Consultants for Pick Everard; Dated September 2024)

- Design & Access Statement: REV 4 (Prepared by Paul Butler Associates, Dated 14/11/2025; Received 23/01/2026)

Stamped as received by the City Council as Local Planning Authority on 01/10/2025 unless specified otherwise.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) Prior to the commencement of development, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- The duration/phasing of construction works and associated vehicle trips;
- Routing of construction traffic and associated swept-path assessment;
- The document should also consider contractor parking and ongoing construction works in the locality;
- Site set up plan highlighting location of welfare facilities, material and plant storage, waste storage and loading/unloading areas;
- Identify measures to control dust and mud, including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- Highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site;
- The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location.

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents, visitors and highway safety, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy (2012).

4) No development, site clearance, or earth moving shall take place or material or machinery brought on site until a construction environmental management plan,

including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, has been submitted to, and approved in writing by, the LPA.

The scheme shall include though is not limited to the following elements:
o details of maintenance regimes
o details of any new habitat created on-site
o details of treatment of site boundaries and/or buffers around water bodies
o details of management responsibilities
o details of timings to avoid salmonid and/or cyprinid fish breeding seasons
o details of silt/debris management plan to ensure this does not enter the River Mersey
o details of invasive non-native species management and eradication plans for both the development area and works compound
o details of pollution prevention plan: precautions for refuelling machinery, use of spill kits etc

All measures will be implemented and maintained for the duration of the construction period and for future operations in accordance with the approved details.

Reason - To minimise the environmental impacts of construction activities, in accordance with policy EN9, EN15 and EN17 of the Core Strategy and the National Planning Policy Framework and policy JP-G8 of the Places for Everyone Joint Development Plan.

5) The development shall be carried out in accordance with the submitted flood risk assessment (ref SHD/MDE/240960/17-2/R001, dated 11 Dec 2025) and the following mitigation measures it details:

o Finished floor levels shall be set no lower than 27.07 metres above Ordnance Datum (AOD) (As recommended in 4.1.1.1 of the FRA)

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason - To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided, pursuant to Policy EN17 of the Manchester Core Strategy.

6) No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy.

7) Prior to any site clearance or construction works, a Reasonable Avoidance Measures (RAM) method statement, in relation to common amphibians, reptiles, large and small mammals, shall be submitted to and approved in writing by the City Council as local planning authority. The approved RAMS shall be implemented as part of the development and remain in place for the duration of the construction period.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Manchester Core Strategy.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:
o erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
o altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
o building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
o dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
o diverting or impounding the flow of water or changing the level of water in a main river
o quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert

o any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
o any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
o any activity within 16 metres of a sea defence structure
o activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit Flood risk activities: environmental permits - GOV.UK or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Environmental Health bring the attention of the developer that the application site is within the 50 meter buffer zone of a landfill site in case any landfill gas is encountered during the groundwork phase.

The applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat and the signs of bats is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic/pedestrian management arrangements and pedestrian diversion, including Section 50, will need discussion and agreement with MCC Highways Network teams via Contact Manchester (Tel. 0161 234 5004) Email - highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk

Greater Manchester Police advise signage should be applied to the bridge before first use of the development for the interests of public safety.

Date: 29 January 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.