Deloitte LLP
100 Embankment, Cathedral Approach,
Manchester, M3 7FB

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitte.co.uk/realestate

Direct phone: 01614556672
mipercival@deloitte.co.uk

07 July 2026

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

FAO Jennifer Atkinson

Dear Jennifer

Ashton Canal Bridge, New Islington, Manchester - Application for a S.73 Amendment to Planning Permission 131345/VO/2021 (amended by 137637/NMC/2023) and S.19 Application to 137621/JO/2023

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, now substantially complete.

The two applications are submitted in order to amend the planning permission and listed building consent associated with the project. These applications seek approval for amendments comprising a substitution of proposed planning drawings to reflect built design details that have been agreed in advance with the Local Planning Authority and Conservation Officers.

Section 73 of the Town and Country Planning Act 1990 ("S.73") has been utilised to make a variation of condition to Planning Permission 131345/VO/2021, as amended. Concurrently, an application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), to amend Listed Building Consent 137621/JO/2023, is applied for.

1 Background

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

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facilitates improved connections across Ancoats and New Islington area and wider City Centre as part of the Beelines network.

These planning permissions were amended under a non-material amendment reference 137637/NMC/2023 and Section 19 application reference 137621/JO/2023 to agree design changes to handrails, surfaces, and access ramps. Details submitted under the applications set out in this letter outline the improved quality of design, including mooring rings, access restrictions and materiality.

These applications are submitted following email correspondence, online and on-site meetings with the Local Planning Authority and Canal and Rivers Trust. It has been agreed that the changes proposed are acceptable in principle and can be progressed as a variation to the existing planning permission and listed building consent.

2 Proposed Amendments

Following consultation with the Local Planning Authority (LPA) and Canal and Rivers Trust (CRT), it was agreed that details should be amended from those shown in the approved plans to revised agreed details. The proposed amendments, detailed below, are submitted to formally incorporate the agreed remedial measures.

The two applications seek to amend Condition 2 and 7 attached to 131345/VO/2021, as amended by 137637/NMC/2023, and Condition 3 and 6 attached to 137621/JO/2023 to reflect updated drawings. This submission also covers approved information approved via the condition discharge process (CDN/23/0011 and CDN/22/0917).

The description of development to amend the planning permission is:

"Variation of condition 2 (Approved Drawings and Documents) and 7 (Materials) attached to 131345/VO/2021, as amended by 137637/NMC/2023 to agree amendments to approved details of bridge."

The description of development to amend the listed building (137621/JO/2023) consent is as follows:

"Variation of condition 3 (Approved Drawings and Documents) and 6 (Materials) attached to 137621/JO/2023 to agree amendments to approved details of bridge."

2.1 Resin towpath steps

The use of natural stone to the towpath steps was found to be unfeasible due to accessibility requirements and structural challenges. Retrofitting natural stone would not comply with tactile paving standards, and installation would require intrusive works to the concrete steps that would compromise their integrity. The resin solution was agreed as the only practical and appropriate approach.

Therefore, a revised design proposing black resin paving for the stair top has been developed and is detailed in the new drawing ref: ICB-HBA-00-00-DR-A-43-0100 REV C2. The colour and materiality of this resin paving have been selected to match the natural stone paving located at the bottom of the steps.

This amendment ensures the safety and durability of the stepped access while addressing the identified non-compliance in a practical and responsible manner.

2.2 Northern Ramp Wall

Following a review of the north abutment ramp wall, refinements were discussed to improve the quality of the design and forming a more appropriate relationship with the surrounding heritage context.

The proposed solution comprises the addition of a metal cover to the top of the concrete profile along the north abutment ramp wall, together with a metal artwork panel at the base of the wall. This provides contrast and interest to the concrete relief and enhances the overall appearance of the ramp face.

This amendment will contribute positively to the setting of the historic lock structure and is detailed in updated drawings ref: CB-HBA-00-00-DR-A-42-0403 REV C1 and CB-HBA-00-00-DR-A-34-0414 REV C2.

2.3 Planter and Steps Interface

To provide a more integrated relationship between the new planters and the existing lock steps, it has been agreed to infill the gap with lime mortar to a depth of approximately 50mm, concealing the Pecafil that physically separated the two structures.

This will improve the visual integration of the new bridge works with the historic lock steps, whilst also helping to prevent vegetation growth within the gap to help maintain the integrity of the heritage structure over time.

Following a site visit on 9th April 2026 with the LPA, the lime mortar sample and colour were agreed as Lime Green Natural Lime Mortar in the colour ‘Crofton’. This is reflected in the revised drawings submitted against the Listed Building Consent.

2.4 Moorings

The moorings have been refined to achieve a high-quality design solution that responds positively to both operational requirements and the visual character of the canal edge. A bollard has been identified as the preferred approach, rather than mooring ring, to better suit the historic canal setting.

The revised design enables the surrounding pavers to be cut closer to the mooring ring, resulting in a more refined and visually cohesive finish. This delivers a mooring area that reflects a robust and contextual detail that is appropriate to the historic canal setting, while

remaining fully compliant with CRT requirements for the continued operation and maintenance of the moorings. The amendment was agreed with the LPA through email correspondence dated 10th February 2026.

Detailing of the revised design can be found in the bottom design (Cast Iron/ Steel Bollard) shown in drawing ref: STD-CRT-ZZ-ZZ-04-DR-C-01.

3 Planning Assessment

3.1 Planning Policy and Material Considerations

There have been some changes to the Local Development Plan since the approval of the original applications.

The Manchester Core Strategy (2012) remains the key, overarching Development Plan Document for Manchester, however since the determination of the original consent, the Places for Everyone Joint Development Plan been adopted by MCC and now forms part of the Local Development Plan.

The National Planning Policy Framework (2024) and Planning Practice Guidance also remains a material consideration, alongside the Guide to Development in Manchester SPD (2007) and Technical Guidance (2015), as well as Design for Access 2 (2003) and the Ancoats and New Islington Neighbourhood Development Framework (2016).

The proposed amendments have been considered against relevant planning policies and material considerations, as set out below.

3.2 Design and Access

Core Strategy Policy EN1 outlines that all development in Manchester is expected to follow the seven principles of urban design, as identified in national planning guidance, and that opportunities for good design to enhance the overall image of the City should be fully realised. Furthermore, Policy DM 1 requires all development to have regard to specific issues such as appropriate siting, layout, scale, form, massing, materials, and detail.

Section 12 (Paragraphs 124-132) of the NPPF outlines that development should be visually attractive, sympathetic to local character and history, establish a strong sense of place and should create places that are inclusive and accessible.

A core development principle of the Ancoats and New Islington Framework is the development of high-quality pedestrian and cycle routes and connectivity to the Ashton Canal.

The proposed amendments remain consistent with these requirements and with the original design intent to improve access via a new heritage-inspired bridge in this sensitive location. The refinements to the ramp wall and artwork panel improve the quality and appearance of the structure, while the revised tactile paving detail maintains safe and

accessible use of the bridge. It is considered the amendments do not materially alter the approved scheme and continue to support the delivery of a high-quality and accessible bridge in this location.

3.3 Heritage

Core Strategy Policy EN 3 (Heritage) outlines that development in Manchester City Centre that takes advantage of the distinct historic and heritage features of its districts and neighbourhoods will be supported by the City Council. Similarly, PfE Policy JP-P2 (Heritage) supports development proposals that safeguard the significance of listed assets in Greater Manchester, provided they are not contrary to national and local planning policies. The NPPF Section 12 emphasising the need to avoid substantial harm, in terms of demolition, alteration or the compromise of an asset's setting.

The proposed amendments have been carefully considered to ensure continued adherence or improvement against these heritage policies. As detailed in the Heritage Statement and Design Access Statement submitted with the original application, the choice of materials was selected to minimise the visual impact on the listed lock structure, ensuring a sensitive integration with both nearby heritage assets and modern developments. The amendments maintain this approach.

The submission of a Materiality Schedule provides material and quality control for all external elevations of the development. As the proposed amendments remain in keeping with the approved materials and the original design intent, they are considered to uphold the principles of the Local Planning Policy, and do not materially alter the previously established conclusion regarding heritage impact.

The proposed amendments do not result in any material change and therefore do not require a reassessment of the proposals against Development Plan policies. For reference, full consideration of the proposed development against the planning policy framework is considered within the original Planning Statement.

4 Drawing and Condition Wording Revisions

The drawings listed in Condition 2 of planning permission 131345/VO/2021 and Condition 3 of listed building consent 137621/JO/2023 require updating to reflect the proposed amendments set out above.

A revised materiality palette is also submitted in support of amendments to Condition 7 of planning permission 131345/VO/2021 and Condition 6 of listed building consent 137621/JO/2023, which is to be included in amended wording respectively.

The full revised wording of Condition 2 and 7 attached to 131345/VO/2021 and Condition 3 and 6 attached to 137621/JO/2023 is set out in Appendix A of this letter for completeness and a schedule of proposed drawings are provided in Appendix B.

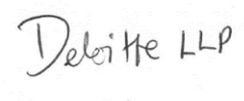
5 Summary

In addition to this covering letter, the application submission for the S.19 Application and S.73 Application comprises the completed Application Forms, Material Schedule, and revised planning drawings, superseding those listed currently in conditions and set out in Appendix B of this Letter.

The application fee to Manchester City Council for £699 has been provided via the Planning Portal (Ref PP-15064870).

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 myself or my colleague Lottie Hales (0161 455 6222/ lohales@deloitte.co.uk).

Kind regards



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Appendix A – Proposed Condition Wording

The wording of Condition 2 attached to 131345/VO/2021, as amended, 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~~ ***ICB-HBA-00-00-DR-A-34-0100 REV C2****; Handrail Detail 01 featuring balustrade typical Handrail Section and Lighting -* ~~*ICB-HBA-00-00-DR-A-34-0400 REV P2*~~ ***ICB-HBA-00-00-DR-A-34-0400 REV C1****; 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*~~ ***ICB-HBA-00-00-DR-A-34-0414 REV C2****; 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*~~ ***ICB-HBA-00-00-DR-A-34-0418 REV C1****; 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*~~ ***ICB-HBA-00-00-DR-A-42-0100 REV C1****; 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;* ***Concrete Ramp Wall Elevation- ICB-HBA-00-00-DR-A-42-0403 C1****; Landscape GA - Finishes at Bridge & ramp -* ~~*ICB-HBA-00-00-DR-A-43-0100 REV P5,*~~ ***ICB-HBA-00-00-DR-A-43-0100 REV C2****; Landscape GA - Finishes at Canal Towpath Level -* ~~*ICB-HBA-00-00-DR-A-43-0101 REV P6*~~ ***ICB-HBA-00-00-DR-A-43-0101 REV C1****; 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 dated 15th October 2025****; 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*

The wording of Condition 3 attached to 137621/JO/2023, 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, stamped as received by the City Council, as Local Planning Authority, on the 20 July 2023, and drawings as received on ***[insert date].***

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*~~ ***ICB-HBA-00-00-DR-A-34-0100 REV C2*** *Handrail Detail 01 featuring balustrade typical Handrail Section and Lighting* ~~*ICB-HBA-00-00-DR-A-34-0400 REV P2*~~ ***ICB-HBA-00-00-DR-A-34-0400 REV C1*** *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-A34-0413 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 137621/JO/2023 Page 4 of 8 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*~~ ***ICB-HBA-00-00-DR-A-34-0418 REV C1*** *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*~~ ***ICB-HBA-00-00-DR-A-42-0100 REV C1***

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 P2Landscape GA - Finishes at Bridge & ramp ~~ICB-HBA-00-00-DR-A-43-0100 REV P5~~ ***ICB-HBA-00-00-DR-A-43-0100 REV C2*** *Landscape GA - Finishes at Canal Towpath Level ~~ICB-HBA-00-00-DR-A-43-0101~~* ***ICB-HBA-00-00-DR-A-43-0101 REV C1*** *REV P6 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~~* **ICB-HBA-Material Sample Tracker 251015 dated 15th October 2025** *Ramp Section - Chips building elevation ICB-HBA-XX-XX-DR-A-24-0405 Rev P2 Stamped as received by the City Council, as Local Planning Authority, on the 02 August 2023 Design and Access Statement Heritage Statement and Planning Statement Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.*

The wording of Condition 7 attached to 131345/VO/2021, as amended, is proposed to be as follows:

The development shall be carried out in accordance with the following documents received by the City Council, as Local Planning Authority, and discharged under CDN/23/0011: ICB-HBA-00-00-DR-A-24-0401 Rev P3, ICB-HBA-00-00-DR-A-24-0402 Rev P3, ICBHBA-00-00-DR-A-24-0404 Rev P3, ICB-HBA-00-00-DR-A-34-0411 Rev P4, ICB-HBA00-00-DR-A-34-0415 Rev P5, ICB-HBA-00-00-DR-A-42-0401 Rev P2 and ICB-HBA-00- 00-DR-A-43-0401 Rev P4 received by the City Council on 22 May 2023. ICB-HBA-00-00-DR-A-42-0100 Rev P4 and ICB-HBA-XX-XX-DR-A-24-0405 Rev P1 received by the City Council, as Local Planning Authority, on the 12 May 2023 in addition to the Material Schedule (reference ICB-HBA-Material Sample Tracker 251015 dated 15/10/2025).

The wording of Condition 6 attached to 137621/JO/2023, is proposed to be as follows:

The development shall be carried out in accordance with the following documents received by the City Council, as Local Planning Authority, on the 22 May 2023 and discharged under CDN/22/0917: ICB-HBA-00-00-DR-A-24-0401 Rev P3, ICB-HBA-00-00-DR-A-24-0402 Rev P3, ICBHBA-00-00-DR-A-24-0404 Rev P3, ICB-HBA-00-00-DR-A-34-0411 Rev P4, ICB-HBA00-00-DR-A-34-0415 Rev P5, ICB-HBA-00-00-DR-A-42-0401 Rev P2 and ICB-HBA-00- 00-DR-A-43-0401 Rev P4 in addition to the Material Schedule (reference ICB-HBA-Material Sample Tracker 251015 dated 15/10/2025).

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Appendix B - Amended Drawing List

Drawing Name	New Drawing Reference
Handrail Detail 01 Feature Balustrade Typical Handrail Section & Lighting	ICB-HBA-00-00-DR-A-34-0400, REV C1
Bridge & ramp concrete relief – extent and scope	ICB-HBA-00-00-DR-A-42-0100 REV C1
General Arrangement – Stair to mooring area	ICB-HBA-00-00-DR-A-34-0418 REV C1
Balustrade types allocation plan	ICB-HBA-00-00-DR-A-34-0100 REV C2
Feature Balustrade BAL 01 to Ramped areas Typical details	ICB-HBA-00-00-DR-A-34-0414 REV C2
Concrete Wall Ramp Elevation	ICB-HBA-00-00-DR-A-42-0403 REV C1
Landscape GA - Finishes at Bridge & ramp	ICB-HBA-00-00-DR-A-43-0100 REV C2
Landscape GA - Finishes at Canal Towpath Level	ICB-HBA-00-00-DR-A-43-0101 REV C1
Islington Cycleway Bridge Material Sample Tracker.	ICB-HBA-Material Sample Tracker 251015 dated 15th October 2025