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

Part 1 – Particulars of the application/development

Proposal:

City Council Development for 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.

Location:

Ashton Canal Towpath Manchester M4 6DH

Application reference:

PLA-2026-001084

Applicant:

MCC Major Projects

Date of application:

27 July 2026

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

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) attached to this decision

1) The development must be begun no later than the 5 November 2024. 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 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

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-A34-0402 REV P3

Handrail Detail - Feature Balustrade handrail ends on NW ramp - ICB-HBA-00-00-DR-A34-0403 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 - ICBHBA-00-00-DR-A-34-0412 REV P4

Balustrade Detail 02b - Cross section of proposed docking stair - ICBHBA-00-00-DR-A-34-0413 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

Plan Detail of typical wired balustrade arrangement through baseplate - ICB-HBA-00-00-DR-A-34-0419 REV P1

Bridge and Ramp concrete relief detail - ICB-HBA-00-00-DR-A-42-0400 REV P2

North abutment closure flashings-ICB-HBA-00-00-DRA-42-0401 REV P2

South abutment closure flashing - ICB-HBA-00-00-DR-A-42-0402 REV P2

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

Received by the City Council as the Local Planning Authority on the 21 July 2023.

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

Bridge & ramp concrete relief - extent & 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

Feature Balustrade BAL 01 to Ramped areas Typical details - ICB-HBA-00-00-DR-A-34 0414 REV C2

Balustrade types allocation plan- 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 C1

Concrete Ramp Wall Elevation- ICB-HBA-00-00-DR-A-42-0100 Rev C1

ICB-HBA-Material Sample Tracker dated 15th of October 2025

Received by City Council as the Local Planning Authority on the 7 July 2026

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.

3) The development hereby approved shall be implemented in accordance with the details contained within Construction Management Plan - CMP - Rev 04 received by the City Council, as Local Planning Authority, on the 27 September 2024, as agreed as part of condition discharge application referenced CDN/24/0916.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

4) The development hereby approved shall be implemented in accordance with the details contained within the following documents - Information Michael Percival 651-279-022 Rev B received on the 30 October, - Information Michael Percival SWD Stage 3, Drainage Licence and SWD review completion letter Received on the 31 October - Information Michael Percival CRTR Plan 2024 42778 received on the 5 November 2024, as agreed as part of condition discharge application referenced CDN/24/0916.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Manchester Core Strategy (2012).

5) The development hereby approved shall be implemented in accordance with the details contained within the submitted Soil regime testing document received by the City Council, as Local Planning Authority, on the 11 July 2023 - 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 received by the City Council, as Local Planning Authority, on the 10 January 2023 as agreed as part of condition discharge application referenced CDN/23/0011.

Part (a) of this planning condition is formally discharged. In order to discharge this condition in full, part (b) needs to be formally discharged.

b) Within 3 months of the date of this planning permission, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

6) The development hereby approved shall be implemented in accordance with the details contained within the Construction Management Plan - CMP - Rev 04 received by the City Council, as Local Planning Authority, on the 27 September 2024, as agreed as part of condition discharge application referenced CDN/24/0916.

Reason - In the interest of minimising the impact on the Site of Biological Importance pursuant to policy EN15 of the Manchester Core Strategy (2015)

7) The development shall be carried out in accordance with the following documents:

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

ICB-HBA-00- 00-DR-A-43-0401 Rev P4

Material Schedule (reference ICB-HBA-Material Sample Tracker 251015 dated 15/10/2025).

Received by the City Council, as Local Planning Authority on the 22 May 2023 and discharged under CDN/23/0011.

ICB-HBA-00-00-DR-A-42-0100 Rev P4

ICB-HBA-XX-XX-DR-A-24-0405 Rev P1

Received by the City Council, as Local Planning Authority, on the 12 May 2023 and discharged under CDN/23/0011.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

8) The development hereby approved shall only be implemented in accordance with the details contained within the following information, - ICB-PLA-00-00-DR-L-0001 Rev P01, ICB-PLA-00-00-DR-L-2000 Rev P01, ICB-PLA-00-00-DR-L-2001 Rev P02, ICB-PLA-00-00-DR-L-6000 Rev P02, ICB-HBA-00-00-DR-A-43-0102 Rev P3, ICB-HBA-00-00-DR-A-43-0103 Rev P3, ICB-HBA-00-00-DR-A-43-0101 Rev P5 and ICB-HBA-00-00-DR-A-43-0104 Rev P1 received by the City Council, as Local Planning Authority, on the 10 January 2023 - ICB-HBA-00-00-DR-A-42-0100 Rev P4 received by the City Council, as Local Planning Authority, on the 12 May 2023 as agreed as part of condition discharge application referenced CDN/23/0011.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

9) The development hereby approved shall only be implemented in accordance with the details contained within the Schedule of Public Realm Lighting Equipment (Ref.

1226-ACB-PR-SH-001) - Proposed Lighting Layout Bridge & Ramp Level (Ref. 1226-ACB-PR-DR-001) - Proposed Lighting Layout Canal Towpath Level (Ref. 1226-ACB-PR-DR-002) - Electrical Requirements Ramp and Bridge Level 1 of 2 (Ref. 2022-101/E/201 Rev P01) - Electrical Requirements Canal Towpath Level 2 of 2 (Ref. 2022-101/E/201 Rev P01) received by the City Council, as Local Planning Authority, on the 27 September 2024 as agreed as part of condition discharge application referenced CDN/24/0916.

Reason - In the interests of amenity, crime reduction and the personal safety of those using and ensure that lighting is installed which is sensitive to the bat environment the proposed development in order to comply with the requirements of policies SP1 and DM1 of the 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/roads-and-transport/street-naming-and-numbering

Mining

Please see information relating to mining in Appendix A.

Date: 25 September 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 of 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 his 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.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead, there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.

Appendix A - Mining Information

Mining Remediation Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026