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.
- 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

Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Listed Building Consent

Part 1 – Particulars of the application/development

Proposal:

Listed Building Consent for bridge repair including cleaning and re-painting wrought-iron beams, western span strengthening works with new steel beam and masonry pillars, installation of steel security fence and gate to western span bay, south-west parapet re-build to original height, masonry repair/necessary replacement and re-pointing.

Location:

Ashton Canal Towpath Bridge over junction with Stockport Branch Canal Manchester M11 4RY

Application reference:

PLA-2026-001167

Applicant:

Mr Adrian Dowd Canal & River Trust

Date of application:

28 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).

Condition(s) attached to this decision

1) The works authorised by this consent shall begin no later than the expiration three years from the date of this consent.

   Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The works hereby approved shall be carried out in accordance with the following drawings and documents:

   • ‘Proposed Elevations’, numbered ‘25NW2-CRT-AN-007-019-DR-C-0011 REV C01’, received by the City Council as Local Planning Authority on 28 July 2026.

   • ‘Proposed Edge Beam Strengthening’, numbered ‘25NW2-CRT-AN-007-019-DR-C-0012 REV C01’, received by the City Council as Local Planning Authority on 28 July 2026.

• ‘Southern Opening Gate and Fence’, numbered ‘25NW2-CRT-AN-007-019-DR-C-0013 REV C01’, received by the City Council as Local Planning Authority on 28 July 2026.

• ‘Design and Access Statement’, received by the City Council as Local Planning Authority on 28 July 2026.

• ‘Heritage Statement’, received by the City Council as Local Planning Authority on 28 July 2026.

Reason - To ensure that the works are carried out in accordance with the approved plans,

pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Prior to the commencement of the relevant works, samples and specifications of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

a) Replacement brickwork together with a drawing showing the extent of any replacement brickwork, where the reuse of existing brick is not possible;

b) Replacement stonework together with a drawing showing the extent of any replacement stonework, where the reuse of existing stone is not possible;

c) Replacement coping materials together with a drawing showing the extent of any replacement coping materials, where the reuse of existing coping materials is not possible;

d) An on-site sample panel demonstrating the proposed mortar mix, colour, joint profile and finish, against the existing mortar.

The works shall then be carried out in full accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy

DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core

Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and the requirements of the National Planning Policy Framework (2026).

4) Prior to the application of any paint or coating to the metalwork, details of the proposed paint colour and finish, together with a justification for its selection based upon any existing evidence of historic finishes, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The works shall then be carried out in full accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy

DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core

Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and the requirements of the National Planning Policy Framework (2026).

5) a) No dismantling or removal of the buried masonry wall, as referenced on page 7 of the approved Design and Access Statement, shall take place until a scheme for its recording, investigation and archiving has been submitted to and approved in writing by the City Council as Local Planning Authority.

The works shall then be carried out in full accordance with the approved details.

b) Within three months of the completion of the dismantling or removal of the wall, the completed record and archive report shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To ensure an appropriate record is made of the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and the requirements of the National Planning Policy Framework (2026).

6) The proposed masonry columns shown on the approved drawings titled ‘Proposed Elevations’, numbered ‘25NW2-CRT-AN-007-019-DR-C-0011 REV C01’ and ‘Proposed Edge Beam Strengthening’, numbered ‘25NW2-CRT-AN-007-019-DR-C-0012 REV C01’, received by the City Council as Local Planning Authority on 28 July

2026, shall be constructed to match the existing brickwork, mortar, detailing and appearance of the Listed Building.

Reason - To preserve the special architectural and historic interest of the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and the requirements of the National Planning Policy Framework (2026).

7) Prior to the commencement of the works, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The CEMP shall include measures to prevent dust, debris, cement, mortar and any other pollutants entering the canal during the repair and strengthening works.

The works shall then be carried out in full accordance with the approved details.

Reason - To protect the water quality and ecological interest of the canal and associated Site of Biological Importance, pursuant to policies SP1, DM1, EN15, and EN17 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework (2026).

Informatives

Birds

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Listed Building consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Bats

Whilst the bridge to be restored has been assessed as low risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s).

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: 14 October 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 Planning (Listed Buildings and Conservation Areas) 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, he may appeal to the Secretary of State in accordance with sections 20 and 21 of the Act 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-listed-building-consent-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