

**Planning**

Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Listed Building Consent for alterations, extension or demolition of a listed building**Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)****Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Castlefield Viaduct temporary visitor engagement signage.

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Has the development or work already been started without consent?

- ☐ Yes
☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☒ Yes
☐ No

If Yes, please describe and include the planning application reference number(s), if known

Application number: 131621/FO/2021 Proposal: Temporary change of use to an urban park (F2(c)) for a period of 20 months.

Application number: 131622/LO/2021 Proposal: Listed Building Consent for works associated with temporary change of use to urban park for a period of 20 months. Location: Castlefield Viaduct, Manchester,

Date of application: 9 September 2021

Application ref: PP-11150982 (advertising consent): Castlefield Viaduct Engagement Signage. Date of application: 30th March 2022.

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes

☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

☐ Yes

☒ No

Materials

Does the proposed development require any materials to be used?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Steel guard rails/hoarding (not original): Steel finish covered in graffiti

Proposed materials and finishes:

Steel guard rails/hoarding: Semi permanent printed brick vinyl treatment applied directly to the existing steel panels using graphics. Colour palette: Pantone7541 (white), Pantone2768 (dark blue), Pantone1788 (red), C72 M0 Y37 KO (Teal) See page 7-11, 12-18, 22-24 of the Engagement_LBC document submitted as part of this application for more details.

Type:

External walls

Existing materials and finishes:

N/A: No current buildings in place.

Proposed materials and finishes:

Welcome Kiosk (new temporary structure): Vinyl wrap to welcome kiosk applied to all 4 sides of the kiosk with small vinyl details to glazed areas. Design and material specification of the kiosk provided by architect during previous application- see 122019 (95)004_D (kiosk) attachment for reference. Partial wrap - cut vinyl graphics applied to cladding panels. Digital print high tack conformable vinyl, matt laminate onto kiosk surface. Small vinyl details. Kiosk: background- kiosk finish Hardie plank (see Hardie Plank Chestnut Brown Cedar Texture attachment) for reference. See pages 8-11, 12-18, 29-31 of the Engagement_LBC document submitted as part of this application for more details Toilet Block (new temporary structure): Vinyl wrap to toilet block applied to 3 sides (due to limited application in narrow gap between blocks) Design and material specification of the toilets provided by architect during previous application- see 122019 (74)001_A (toilet block) attached to this application for reference. Digital print high tack conformable vinyl, matt laminate. Small vinyl details. Colour palette: C72 M0 Y37 KO (Teal) Pantone7541 (white), Pantone2768 (dark blue), Pantone1788 (red) (See page 8-11, 12-18, 40-45 of the Engagement_LBC document submitted as part of this application for more details)

Type:

Other

Other (please specify):

Info/interpretation panels

Existing materials and finishes:

N/A

Proposed materials and finishes:

Info/interpretation panels: Interpretation panels situated along the viaduct walkway (specification of info/interpretation corten display boards has been shared with planning previously, see 122019 (95)005_B (interpretation stand) attachment for reference. Graphic panels fixed to freestanding Corten interpretation screen. Interpretation Screen: Sealed corten. Graphic panels: digital print aluminium with 2 x rows of u-channels fixed to reverse for mounting. (See page 8-11, 12-18, 28-33 of the Engagement_LBC document submitted as part of this application for more details)

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Design and Access Statement: Castelfield Viaduct Signage Application
Engagement_LBC
122019 (95)004_D (kiosk)- for reference only
Hardie Plank Chestnut Brown Cedar Texture- for reference only
122019 (95)005_B (interpretation stand)- for reference only
122019 (74)001_A (toilet block)- for reference only
Castelfield Viaduct_Statement of Heritage Significance
Photo Graffiti barriers (as existing)

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☒ Yes
☐ No

If Yes, please provide details

Creative Concern undertook some consultation around the interpretation strategy and messaging early on in their approach. Specifics on designs, visuals and locations were not shared as part of this consultation. Consultees were as follow: Jonathan Schofield, Esme Ward, Dave Moutrey, Eamonn Boylan, Bev Hughes, Phill Griffin and Vaughan Allen. Greater Manchester Coalition of Disabled People (GMCDP) - Project Worker - Gemma Roberts, Castlefield Forum - Trustee, Saul Hay Gallery - Director, Proud Trust - LGBT+ -Centre Manager.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

08/03/22 Email correspondence to Lucy Harrison and Eve Woolstencroft to try and arrange a meeting to discuss additional consents required.

11/03/22 and 16/03/22 and 21/03/22 Further email correspondence to seek advice on the design intent items that may require planning or advertising consents.

NT sought a meeting with Lucy Harrison to discuss the contents of this application but we were unable to initially get a response, and latterly anything in the diary. Instead it was agreed to send through the proposals to the planning team for them to provide feedback over email.

23/03/22 We received feedback from Eve Woolstencroft, Assistant Planning Advisor that they did not think the use of vinyl wraps to the viaduct to cover graffiti would be appropriate, a better solution would be to have these painted out in a grey colour or graffiti cleaned off if possible. We have prepared a response to this as part of the Design and Access statement attached to this application.

Feedback noted that other elements needed comment from their team leader who was preparing for a public enquiry, so they needed more time to get comments across for these. Unfortunately, due to timeframes we have had to proceed with this submission to ensure we remain on programme.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

If No, can you give appropriate notice to all the other owners?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner:

***** REDACTED *****

House name:

Highways England

Number:**Suffix:****Address line 1:**

37 Tanner Row

Address Line 2:**Town/City:**

York

Postcode:

YO1 6WP

Date notice served (DD/MM/YYYY):

29/03/2022

Person Family Name:**Name of Owner:**

***** REDACTED *****

House name:

Transport for Greater Manchester

Number:**Suffix:****Address line 1:**

2 Piccadilly Place

Address Line 2:**Town/City:**

Manchester

Postcode:

M1 3BG

Date notice served (DD/MM/YYYY):

29/03/2022

Person Family Name:**Person Role**☒ The Applicant☐ The Agent**Title**

Miss

First Name

Jennifer

Surname

Ingham

Declaration Date

29/03/2022

☒ Declaration made

Declaration

I / We hereby apply for Listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Jennifer Ingham

Date

30/03/2022