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Our Ref: RD0454

21st July 2021

Dear Lucy,

Listed Building Consent: Potato Wharf Land Beneath the Railway Viaduct, Between The Bridgewater Canal And Adjacent Bridgewater Canal Basin, Potato Wharf, Manchester, Castlefield, M3 4LA.

To install 13 mooring service pillars layout 8 car parking spaces, canal path, erection of an amenity building (shower room, toilet and elsan) together minor regrading of the land and associated landscaping plans.

Further to your requests (3rd February & 8th July 2021) for applications for listed building consent to be submitted for the above proposed development, we have given this very careful consideration, but respectfully disagree with your reasoning. We do not believe that listed building consent is required and have set out our reasons below. Both grade II listed structures are considered in turn.

Castlefield Railway Viaduct

The proposed development does not make any alterations to the railway viaduct structure. The shower/toilet block is a detached building underneath the structure and not physically connected to it. As a standalone structure it would not be attached to any of the cast iron or masonry support structures.

The ground levels beneath the railway viaduct have planning permission to be raised (LPA Ref: 125388/NMC/2019) as part of the development for Potato Wharf Blocks 3 & 4 Potato Wharf Manchester M3 4LA. Those works are not connected to the current proposals.



In addition, the approved raised levels would be surfaced with a Charcoal coloured Tegula paving. The proposed shower/toilet block does not change the approved levels or surface under application LPA Ref: 125388/NMC/2019.

For the avoidance of any doubt, there is no demolition, alteration, removal, or concealment of original or non-original fabric of the railway viaduct as part of this proposal as it is a standalone structure on approved raised levels/surfaces. Likewise, there is no remedial/restoration works proposed to the existing historic fabric/finishes as the shower/toilet is not attached to the cast iron or masonry support structures.

Our approach is further reinforced by the extract in Appendix 1 from Mynors and Hewitson 'Listed Buildings and Other Heritage Assets', 2017 Fifth Edition which confirms LBC is not required for new freestanding structures within the curtilage of listed buildings. Section 7 of the Planning (Listed Buildings and Conservation Area) Act 1990 states:

"Subject to the following provisions of this Act, no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised under section 8. "

If the works do not physically affect a listed (or curtilage listed) structure, then they do not fall within this provision as in this particular case.

Canal basin

The service pillars are proposed along the eastern side of the canal basin behind and not attached to the sand stone copings or the canal basin itself. The plans have been revised to remove the mooring hook from the stone coping and to locate them next to the service pillar. These works are for a function for which the basin was designed for and do not physically affect the listed (or curtilage listed) structure.

Conclusion

We trust the above evidence confirms why we consider that listed building consent is not required for the freestanding structure beneath the viaduct and service pillars/mooring hooks adjacent the canal basin. We look forward to receiving your response.

If you require any further information or clarification, please do not hesitate to contact me.



Yours faithfully

Scott Bracken MRTPI

Associate

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Appendix 1 Extract 1 from Mynors and Hewitson 'Listed Buildings and Other Heritage Assets', 2017 Fifth Edition.

