

Planning

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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

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.

1. Site Address

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

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country	
Postcode	SN2 2NA
Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Temporary Change of Use to Elevated Urban Park for a Period of 20 Months.

The approach proposed by Phase One is to operate a temporary urban park and visitor attraction between June 2022 and July 2023 under temporary licence from the current site owners (Department for Transport). The park will utilise approximately 50% of the current deck with one access/egress point from the car park to the East.

Construction will minimise impact on the structure and all capital improvements will be demountable and removable for re-use following end of the temporary scheme. We have undertaken an assessment to identify enabling structural works that are deemed necessary to accommodate our proposed temporary pilot scheme design and use. Primarily works focus on load distribution of new structures, including the central walkway, event space, partner plots and planters. More details can be found in the supporting documentation.

Has the development or work already been started without consent?
☐ Yes ☒ No

5. 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

6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?
☐ Yes ☒ No

7. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?
☐ Yes ☒ No

8. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?
☐ Yes ☒ No

9. Listed Building Alterations

Do the proposed works include alterations to a listed building? ☒ Yes ☐ No

If Yes, do the proposed works include

a) works to the interior of the building? ☐ Yes ☒ No

b) works to the exterior of the building? ☒ Yes ☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☒ Yes ☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ☐ Yes ☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Yes to works to any structure or object fixed to the property or building within its curtilage.
More detail can be found in the following documents:
1.11.1 Design and Access Statement Mark 1
1.11.2 Design and Access Statement Mark 2
3.1 Castlefield Viaduct Statement of Heritage Significance
3.2 Castlefield Viaduct Statement of Heritage Significance Appendices
3.3 Castlefield Viaduct HIA_06Sept2021 (Heritage Impact Assessment)
4.2 Arup Report 2021-09-03
4.3 Structural Interventions 2021-09-01

Plans of the proposal are as follows:
1.1 (PL)001 Location Plan (Twelve Architects)
1.2 (EX)100 Masterplan_ Existing (Twelve Architects)
1.3 (PL) 100_A Masterplan- Proposed (Twelve Architects)
1.4 (EX) 300 Context sections- Existing (Twelve architects)
1.5 (PL)300 Context Sections - Proposed (Twelve Architects)
1.6 (PL)301 Detail Sections Welcome Area
1.7 (PL)302 Detail Sections of the Viaduct as Existing
1.8 (PL)303 Detail Sections of the Central Zone
1.9 (PL)400 Context Elevations- Proposed
1.10 (PL)700_A Central Building Plan, Elevations and Axo

10. 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

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
External Walls	N/a	Central Building: Pre fab timber Please refer to 1.11.2 Design and Access Statement Mark 2 pg. 49 for more detail. Central Building: Hedge Cladding Please refer to Design and Access Statement pg. 57 for more detail. Screen Gate: Hedge (preferred option), other options proposed Laser Cut Corten Screen, Metal Chain Curtain with mirror to one side. Please refer to 1.1.2 Design and Access Statement Mark 2 pg. 53 for more detail.
Roof covering	N/a	Central Building: Gravel Please refer to 1.11.2 Design and Access Statement Mark 2 pg. 49 for more detail.

10. Materials

Type	Existing materials and finishes	Proposed materials and finishes
Windows	N/a	Central Building: Glass, Double glazed, with Aluminium frame Please refer to 1.11.2 Design and Access Statement Mark 2 pg. 49 for more detail.
Vehicle access and hard standing	Ballast	Welcome area (preferred): Geocell Retained Gravel with Ballast around edges Partner Plots: Timber Millboard Decking- weathered oak (preferred) Central Path: Geocell Retained Gravel with Ballast around edges. Please refer to 1.11.2 Design and Access Statement Mark 2 pg. 50-52 for more detail.
Boundary treatments (e.g. fences, walls)	Entrance Fencing: Pallisade Fencing	Free standing guards: Metal Please refer to 1.11.2 Design and Access Statement Mark 2 pg. 58 for more detail. Entrance Fencing and Gate: Retain current fencing with additional Lightweight Timber Screen. Finish would be to cover with vinyl with project graphics or involvement of local community to decorate. Please refer to 1.11.2 Design and Access Statement Mark 2 pg. 59 for more detail.
Other Loose Furniture	N/a	Sealed Corten (preferred) Option 2: Railway Sleepers Option 3: Concrete Please refer to Free standing guards: Metal Please refer to 1.11.2 Design and Access Statement Mark 2 pg. 58 for more detail. Entrance Fencing and Gate: Retain current fencing with additional Lightweight Timber Screen. Finish would be to cover with vinyl with project graphics or involvement of local community to decorate. Please refer to 1.11.2 Design and Access Statement Mark 2 pg. 54 for more detail.
Other Planters	N/a	Sealed Corten (preferred) Option 2: Railway Sleepers Option 3: Grey Metal Please refer to 1.11.2 Design and Access Statement Mark 2 pg. 55-56 for more detail.

Are you submitting 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

Please refer to 1.11.2 Design and Access Statement Mark 2 pg 47-61

11. Neighbour and Community Consultation

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

☒ Yes ☐ No

If Yes, please provide details:

A Public Consultation on the planning proposal was delivered between 23rd June -26th July 2021.
Please find more detail in the following documents:
2.1 Public Consultation Report- Part One
2.2 Public Consultation Report- Part Two Appendices

12. 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

13. 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)

03/08/2021

Details of the pre-application advice received

Pre App Meeting 1: 09/06/21

LPA Attendees: Lucy Harrison, Anthony Mitchell, John Whyard, Dave Carty

Advice: LPA to supply a guide list of supporting documentation that will be required to validate temporary planning application and list key planning policy and guidance. Set up a meeting with MCC Structures/Building team. Liaise with Manchester Central on their development plans and incorporate into transport statement. Follow up with MCC Tree Officer on planting. Set up further call with John Whyard to help to understand design. TM confirmed that he is keen for the NT to engage closely with the Council in the development of the design, in order that it is progressed iteratively, with broad support.

Heritage Meeting: 08/07/21

LPA Attendee: John Whyard

Advice: Consider material palette for the design to be in-keeping with the area.

Make contact with Greater Manchester Archaeological Advisory Service re. archaeology (subsequently spoke with Ian Miller, GMASS 23.7.21)

Structural Meeting: 12/07/21

LPA Attendee: Alexander Bremner

Advice: Recommendation to keep Smap reports concise and in line with DMRB process.

Pre App Meeting 2: 03/08/21

LPA Attendees: Lucy Harrison, Anthony Mitchell, John Whyard

Advice:

- Link documents with MCC planning policy with recommendation to split into National and Local.
- Advise to notify Historic England
- Advised that it may go through to Committee Planning
- Advised it would go to Design Review Panel, with MCC to set up review panel session
- LPA officers were given the opportunity to provide collated feedback on design presented by Friday 13th August
- Need to check with environmental on details of acoustic assessment and check for online form to fill out (we could not find this and had no response from the environmental department)
- Include an environmental standards and refuge section in the D&A Statement
- Planning fees – contact Jackie.armstrong@manchester.gov.uk
- Review the side graphics for the central structure as it could be distracting
- Submit gate drawings for consideration and feedback

In regards to planning documentation, Manchester City Council Officers agreed the following:

- MCC confirmed that submission of Construction Management Plan principles is acceptable with full construction management plan conditioned.
- MCC agreed high level green-blue infra document acceptable
- Scheme dates – suggest we go for 2 yrs from March 2022 to cover construction and deconstruction period.
- Include Waste Management in Design and Access Statement
- Water Safety Assessment as a condition

14. 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.

☐ Yes ☒ No

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?

15. Certificates

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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.

Owner

1	
Name of Owner	
Number	
Suffix	
House Name	Highways England
Address line 1	37 Tanner Row
Address line 2	
Town/city	York
Postcode	YO1 6WP
Date notice served	31/08/2021

2	
Name of Owner	
Number	
Suffix	
House Name	Transport for Greater Manchester
Address line 1	2 Piccadilly Place
Address line 2	
Town/city	Manchester
Postcode	M1 3BG
Date notice served	31/08/2021

Person role

- ☒ The applicant
☐ The agent

Title

15. Certificates

First name	Jennifer
Surname	Ingham
Declaration date (DD/MM/YYYY)	09/09/2021

☒ Declaration made

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the 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 opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	09/09/2021
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