

10 July 2020

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Dear Sir or Madam

**Listed Building Consent for the replacement of the deteriorated timber boards with composite decking.
Deansgate Locks, Whitworth Street West, Manchester, M1 5LH (application reference number:
1272295/LO/2020)**

I refer to your letter dated 3 July 2020 in relation to application number 12795/LO/2020. The letter explains that the Local Planning Authority (LPA) is unable to progress the listed building consent application for the following reason:

- 1) *'It is considered that the proposal works would materially alter the external appearance of the building/structure. And so Planning permission is required. Please submit a planning application for the proposals.'*

Based on the Heritage Assessment undertaken by Kathryn Sather & Associates dated June 2020, JLL considers that the proposed development will not change the general character, appearance or use of the Castlefield Railway Viaduct. The proposed works involve a change in materials but will not change the exterior appearance of the arches and the new boardwalk will not be physically connected to the viaduct structure, as it rests on the steel structure which will not be affected. The works proposed will help ensure that the arches, some of which have been vacant for some time, become accessible and recuperate their optimum viable use. The significance of the viaduct structure will be unaffected by the new boardwalk as the proposed works will utilise appropriate materials and methods of repair, which closely replicates the existing work ensuring that there is no significant effect on character.

Based on the above, it is considered that a Planning Application is not required due to the proposed works falling under section 55(2)(a)(ii) of the Town and Country Planning Act 1990 as amended, which states that: *'The carrying out for the maintenance, improvement or other alteration of any building of works which do not materially affect the external appearance of the building will not be taken for the purposes of this Act to involve development'*.

Furthermore, the condition of the timber of the raised walkway and three footbridges has deteriorated, such that a condition survey has concluded that they have reached the end of their life. The timber joists are rotted in many areas and some are deemed inadequate. There is widespread wet rot and damage to the timber boards laid above the joists on both the walkway and the footbridges, revealed when the non-slip covering is removed, to the point where there is a risk of people falling through. The fixing of the non-slip covering is failing, and the surface is buckling. Therefore, the proposed works of repair are urgently necessary in the interest of safety and in the interest of persevering the character and appearance of the listed viaduct structure.

JLL respectfully request the submitted Listed Building Consent Application is reassessed and made valid as soon as considered appropriate.

**If a planning application continue to be required by the LPA, JLL considered that the current Listed Building Consent Application can be processed independently as all necessary documents and drawings have been submitted.*

Yours sincerely,

A handwritten signature in black ink, appearing to read "Luis Perez", is positioned above the typed name and contact information.

Luis Perez
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