



1st May 2020

Technical Note – Heritage Architecture Ltd.

This Note has been prepared by Heritage Architecture Ltd in relation to an application to vary the planning permission for Viadux as approved by the LPA on 27 July 2017 (Application Reference: 115871/FO/2017) in light of minor amendments proposed by the Applicant. These are explained in full within the application documentation but principally consist of: alterations to a phasing plan, rationalisation of the building's massing, footprint, and layout, alteration to the structural strategy, reduction in number of car parking spaces, alterations to the elevations, and refinement of the energy strategy. The commencement of development also means that the construction programme has extended, with the Phase 1 residential building now expected to be occupied in 2024 rather than 2022.

In light of the proposed amendments there are no changes to the original report/s produced by Kirsten McKnight and Sarah Stirling, as follows:

- 2017 Heritage Visual Impact Assessment
- ES Chapter

The national policy context has evolved since the original consent was granted. These changes are picked up on the revised Heritage Appraisal, which updates the 2017 Heritage Significance Appraisal, appended to this note; however, these changes do not change the assessment of the heritage impact and so do not necessitate an update to the ES.

Due to the structural changes, a new Heritage Impact Assessment is required to evaluate the revised strategy against the approved 2017 interventions.

The approved Heritage Impact Assessment (issued 22 March 2017) demonstrated that the development would result in localised instances of minor adverse impact upon the grade-II listed Castlefield Viaduct. It will be clear that whilst the loss of fabric is largely unchanged, the method of achieving the proposals have been improved/built upon to help safeguard the existing structure.

The revised proposals result in a similar degree amount of fabric loss within the grade-II Listed viaduct structure approved under the extant Planning and Listed Building Consents (MCC Planning references: 115871/FO/2017 and 115872/FO/2017). Furthermore, it will be evident that this revised approach is more sustainable and therefore beneficial for the listed structure.

It is noted that the location sections of the Great Bridgewater Street bridge to be removed are largely in keeping with the sections proposed to be removed as part of the approved scheme (Application Reference: 115871/FO/2017). The slight change in approach does not affect the assessment of impact upon the bridge.

In summary, the minor nature of the changes will not cause any additional significant effects and, as a result, the conclusions of EIA deliverables in the original application remain the same with no further work required.

This Note should be read in conjunction with the Covering Letter prepared by Deloitte and its enclosures submitted as part of this application.

Yours sincerely,

Sarah Stirling

BA (Hons), MA
Heritage Architecture Ltd.