

16042/NMA_3_LBC /200207

7th February 2020

FAO Technical Support Team
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Application Number **125663/LO/2019**

Dear Sir / Madam,

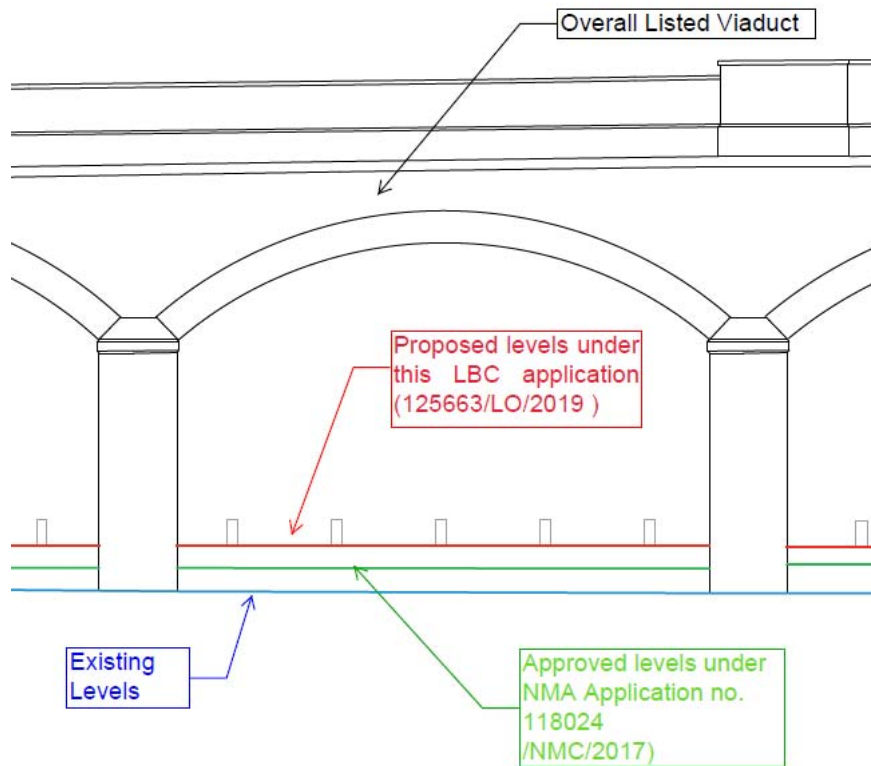
Potato Wharf Blocks 3 & 4, Castlefield, Manchester
Applications for Listed Building Consent

Further to your letter regarding Listed Building Consent 125663/LO/2019 dated 13th January 2020 in conjunction with the Non-Material Amendments to the approved Full Planning Permission 109335/LO/2015/C1, please find below our responses and additional requested information.

Please note this letter is also to be read alongside the further response for the Non-Material Amendment application 125388/NMC/2019, submitted under separate cover.

The below and additional information are based on a meeting held with Lucy Harrison at Manchester Town Hall on the 14th January 2020.

- 1) Full details of the junction between the proposed car park surface treatment and the listed railway viaduct structure
 - a. Please refer to accompanying Landscape Projects drawing 254173-LPP-90-SW-L00-DSE-L-0107 Rev C3. This drawing shows two interface options. From the surface, the detail is visually the same, however Option B introduces a 50mm closed cell separation strip. The chosen detail would be used around all masonry and circular cast iron supports to the viaducts. Discussions are ongoing with Network Rail for them to advise of their preferred option. This detail will also be submitted to Manchester City Council to enable Condition 25 of approval 109335/LO/2015/C1 to be discharged.
- 2) Heritage Statement should be expanded to assess the physical impact of the proposed changes on the viaduct.
 - a. Following discussions with the planning authority, the client / contractor has agreed to minimise the overall increase in height being proposed so that the increase between the original approval (under 109335/LO/2015/C1) and what is now proposed is no more than 1m. Please also note that further surveying of the site has shown that the existing levels are in places higher than original thought anyway – take Section A of drawing 254173-LPP-90-SW-L00-SEC-L-0301 Rev P4 as an example. The below diagram and photo gives these changes context. Additional test has been added to the Heritage Statement to cover this.



b. Extract taken from L-0300



c. Photo looking from other side of the Bridgewater Canal to the Potato Wharf site.
3) Listed building consent will need to run in tandem with a S73 application

- 4) A location plan showing the site edged in red.
- a. Please find enclosed Weedon Architect drawing 16042_A0700-B. This red line boundary is the original site location plan for the original full planning application (109335/LO/2015/C1) back in 2015.

Amended Drawings

Below is a list of drawings approved as part of the previous Listed Building Applications, and the revised drawings showing any changes to the car park levels.

Drawing Title	Approved Drawing Reference	Amended Drawing Reference
Location Plan	16042_A0700-B	16042_A0700-B
Proposed Site Plan	16042-A0750-T2	16042-P0750-A
Site Elevations	16042-A1150-T2	16042-P1150-A
Site Section A-A & Visuals	16042-A1155-T2	16042-P1155-A
Landscape GA	254173-LPP-90-SW-L00-DPL-L-0001-P8	254173-LPP-90-SW-L00-DPL-L-0001-P15
Hard Landscape Plan 1	254173-LPP-90-SW-L00-DPL-L-0002-P9	254173-LPP-90-SW-L00-DPL-L-0002-P15
Hard Landscape Plan 2	254173-LPP-90-SW-L00-DPL-L-0003-P9	254173-LPP-90-SW-L00-DPL-L-0003-P15
Car Park Sections	254173-LPP-90-SW-L00-DSE-L-0106-P2	254173-LPP-90-SW-L00-DSE-L-0106-P4
Viaduct Cycle Store	254173-LPP-90-SW-L00-DET-L-0200-T2	254173-LPP-90-SW-L00-DET-L-0200-P1
Viaduct Car Parking Fencing & Walling	254173-LPP-95-SW-L00-DET-L-0214-T3	254173-LPP-95-SW-L00-DET-L-0214-P2
Viaduct Elevations	254173-LPP-95-SW-L00-DET-L-0300-P1	254173-LPP-95-SW-L00-DET-L-0300-P2
Viaduct Sections Existing and Proposed	254173-LPP-95-SW-L00-SEC-L-0301-P1	254173-LPP-95-SW-L00-SEC-L-0301-P4
Viaduct Sections	n/a	254173-LPP-90-SW-L00-DSE-L-0107-C3

All other drawings listed in condition 2 of 117971/LO/2017 will remain in place.

Enclosed Documents

As mentioned above, the application is accompanied by the following supporting documents:

- Updated Heritage Statement (*LBC Heritage Statement 200207*)
- Revised Drawings— as referenced in the table above.

We look forward to receiving written confirmation that the application has been registered. Should you have any further queries relating to this application or any of the supporting information please contact us using the details listed above.

Yours sincerely



for **WEEDON ARCHITECTS LLP**
David Vanderson / Director