

16042/NMA_3_LBC /191202

2nd December 2019

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

Dear Sir / Madam,

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

Further to your letter regarding application number 125388/NMC/2019 dated 13th November 2019 in response to our application for Non-Material Amendments to the approved Full Planning Permission 109335/LO/2015/C1, please find enclosed an application for Listed Building Consent, as requested.

This application for Listed Building Consent is a fresh application, which follows approved Listed Building Consent 109336/LO/2015/C1. Following this, a revised application was submitted in December 2017 and approved in February 2018 117971/LO/2017.

This application is to be read alongside the Non-Material Amendment application 125388/NMC/2019, submitted under separate cover.

In response to the comments in the letter, please find enclosed a revised Heritage Statement submitted as part of the application

- Heritage Statement – this document assesses the impact of the change in level to the car park upon the listed viaduct structure.

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
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-P13

Hard Landscape Plan 1	254173-LPP-90-SW-L00-DPL-L-0002-P9	254173-LPP-90-SW-L00-DPL-L-0002-P13
Hard Landscape Plan 2	254173-LPP-90-SW-L00-DPL-L-0003-P9	254173-LPP-90-SW-L00-DPL-L-0003-P13
Car Park Sections	254173-LPP-90-SW-L00-DSE-L-0106-P2	254173-LPP-90-SW-L00-DSE-L-0106-P3
Viaduct Cyclestore	254173-LPP-90-SW-L00-DET-L-0200-T2	254173-LPP-90-SW-L00-DET-L-0200-C1
Viaduct Car Parking Fencing & Walling	254173-LPP-95-SW-L00-DET-L-0214-T3	254173-LPP-95-SW-L00-DET-L-0214-P1
Viaduct Elevations	254173-LPP-95-SW-L00-DET-L-0300-P1	254173-LPP-95-SW-L00-DET-L-0300-P1
Viaduct Sections Existing and Proposed	254173-LPP-95-SW-L00-SEC-L-0301-P1	254173-LPP-95-SW-L00-SEC-L-0301-P3

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

Heritage Assessment

The principle of works within the curtilage of the listed viaducts has previously been deemed acceptable by the Local Planning Authority under Listed Building Consent 109336/LO/2015/C1 & revised application 117971/LO/2017. This new application seeks minor alterations to the previously approved scheme and as such it is considered that the works remain acceptable and appropriate for this location.

Previous assessments carried out as part of the previous applications concluded that the quality and design of the proposed development and the enhancement to the existing townscape would mitigate any instances of adverse harm and will sustain the heritage values of the identified heritage assets. It is considered that these conclusions remain valid and the proposed amendments shown on the submitted drawings would not adversely affect the listed viaducts of the Castlefield Conservation Area.

Enclosed Documents

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

- Heritage Statement;
- 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