MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Castlefield Viaduct

Address Line 1

Between Beaufort Street and Egerton Street

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M3 4PU

Description of site location must be completed if postcode is not known:

Easting (x)

383700

Northing (y)

397600

Description

Castlefield Viaduct was constructed in 1892 and stretches north east-south west for approximately 330m between Deansgate-Castlefield Station car park
and Egerton Street. It is framed by carbon steel lattice girders which are visible in the wider locality, and its cast iron piers interface with the street level. Pedestrian access is via the public stairwell and elevator off Beaufort Street and from Deansgate-Castlefield Metrolink station. Vehicle access (to the entrance only) is gained through the unnamed road and car park west of Deansgate- Castlefield station.

Applicant Details

Name/Company

Title

First name

Ellie

Surname

Nicholson

Company Name

National Trust

Address

Address line 1

National Trust

Address line 2

Epsom Court

Address line 3

White Horse Business Park

Town/City

Trowbridge

County

Wiltshire

Country

United Kingdom

Postcode

BA14 0XF

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Marc

Surname

Zablotny

Company Name

RJP town planners

Address

Address line 1

24 Mount Street

Address line 2

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M2 3NX

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Use of Castlefield Viaduct Phases 1 and 2 as an urban park (Use Class F2(c)), including installation of stair and lift access to Egerton Street.

Reference number

140875/FO/2024

Date of decision (date must be pre-application submission)

04/04/2025

Please state the condition number(s) to which this application relates

Condition number(s)

7

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Discharge of Condition 7 requiring a Completion/Verification Report for Phase 1 of Castlefield Viaduct. Please refer to the submitted Castlefield Viaduct Land Quality Phase 1 Pilot Verification Report, reference PC2387-RHD-ZZ-XX-RP-Z-0019, Revision 01, dated 10th October 2022 prepared by Royal HaskoningDHV

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] 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

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

15/07/2025

Details of the pre-application advice received

Clarification that Condition 7 was imposed due to not being discharged under CDN/21/0941 as originally assumed, and that surpassing the three-month timeframe for the discharge of this condition (due to mobilisation timeframe) was acceptable if submission was timely.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, 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.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Ruth Jackson

Date

16/07/2025