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Date: 28/04/2025

Dear Sir/Madam,

Proposed works to reconstruct rail bridge MIA/2 at Manchester Airport: Request for Prior Approval under Part 18 of the General Permitted Development Order

I am writing to notify you of Network Rail's intention to undertake work to reconstruct the rail bridge known as 'MIA/2' at Manchester Airport. The bridge is located to the east of Manchester Airport as shown on the submitted location plan and associated drawings. The works are required as a consequence of a wider programme of enhancement works proposed to be undertaken by Network Rail at Manchester Airport Station.

The full scope of enhancements consists of extending Platforms 1, 2 and 3 by c.120m to enable the 'double stacking' arrangements of 2 x 6-car services. The provision of this additional length necessitates a remodelling of the station approach and extensive heavy civils work to accommodate the changes to the layout. This includes the reconstruction of bridge 'MIA/2' and works to the retaining wall on the station approach.

The works at the bridge constitute permitted development Part 18, Class A (Miscellaneous development - development under local or private Acts or Order) of the Town and County Planning (General Permitted Development) Order 2015. This section of railway was authorised by The British Railways Act 1984 (<https://www.legislation.gov.uk/ukla/1984/7/contents/enacted>). The provisions of the Railway Clauses Consolidation Act 1845 ('RCCA') were made applicable to this Act. The RCCA incorporates powers for the then railway companies and their successors in title (now Network Rail) to undertake future works, not limited to the construction of the railway, but including 'all other acts necessary for making, maintaining, altering or repairing and using the railway'.

Under condition A1 of Part 18, it is necessary for details to be submitted to the LPA for prior approval to the design and siting of the proposed works. It should be noted however, that under Condition A2, the prior approval cannot be refused unless you are satisfied that the development ought to be and could reasonably be carried out elsewhere on the land, or the design or external appearance would injure the amenity of the neighbourhood and is reasonable capable of modification so as to avoid such injury.

For information, additional elements of enhancement works, with their respective town planning consenting information are detailed below:

Retaining wall works

- This will be 'full' PD under Part 18, Class A. This is not subject to Prior Approval due to the scope of work not falling within the definition of excluded development.

Platform extension

- PD under Part 8, Class A. The driver for this being that as the station is located in a cutting, the platform works will not result in the design or external appearance of the station as a whole being materially affected.

Track, signalling and rail infrastructure works

- PD under Part 8, Class A.

I have submitted a site location plan and the following drawing numbers:

- 169914-MMD-XX-MIA-DRG-ECV-011021-A02 MIA2 FORM A - Existing General Arrangement
- 169914-MMD-XX-MIA-DRG-ECV-011022-A02 MIA2 Bridge
- 0652603 – Location Plan

As required under Part 18, I would be grateful to receive the Council's prior approval for the works to the structure. If you wish to discuss the proposals or require further information please do not hesitate to contact me. Please note that under the provisions of paragraph 7(b) of the Town and County Planning (General Permitted Development) (England) Order 2015, the Prior Approval application should be determined within a period of 8 weeks beginning with the day immediately following that on which the application is received by the authority.

Yours sincerely,

Michael Gradwell
Town Planning Manager