

28 January 2025

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Angela Leckie

Dear Angela,

**Factory, Manchester (Colonnaded Viaduct – Section 19)
Section 19 Application for Amendments to Listed Building Consent Ref: 128536/JO/2020**

Please find enclosed an application for amendments to Listed Building Consent ref: 128536/JO/2020, in accordance with Section 19 of the Town and Country Planning Act 1990 (as amended) (the “Application”). The Applicant is Manchester City Council (the “Applicant”).

1 Background

The original Listed Building Consent was granted for the Grade II listed Colonnaded Viaduct in January 2017 under Ref: 114370/LO/2016 (the “Original LBC”). The Description of Development, as approved under the Original LBC is as follows:

“Listed Building Consent application for alterations to the Grade II listed Colonnaded Railway Viaduct to accommodate structural elements, an entrance foyer and support facilities required for a new flexible arts space.”

Since the approval of the Original LBC, a Section 19 Application (Ref: 119892/JO/2018) (the “S19 Permission #1”) was approved in July 2018 for minor amendments to the Original LBC (Ref: 114370/LO/2016). The Description of Development, as approved under the S19 Permission #1 is as follows:

“Application to vary conditions 2 (Approved Dwgs) and 4 (Archaeology) attached to application ref no 114370 to reflect minor changes to the approved scheme including slight movement in location and reduction in number of penetrations to arches to deliver the structural solution; refinement of the internal layout arrangements and re-location of the potential link through the arch to the Museum of Science and Industry Estate.”

Subsequently, an additional Section 19 Application (Ref: 128536/JO/2020) (the “S19 Permission #2”) was approved in January 2021 to reflect further changes to the approved scheme regarding a revised approach to raising the height of the arches as a result of engagement with Building Control. The Description of Development, as approved under the S19 Permission #2 is as follows:

“S19 application to vary condition 2 (approved drawings) attached to application ref no 114370/LO/2016 as amended by 119892/JO/2018 to reflect minor changes to the approved scheme including a revised approach to raising the height of the arches along the structure resulting from input from Building Control to ensure adequate head height.”

For clarity, the S19 Permission #2 acts as the extant permission for the Grade II listed Colonnaded Viaduct.

Following the construction period, Factory was rebranded to “Aviva Studios” in June 2023 and subsequently opened officially in October 2023. For the purpose of this Covering Letter and consistencies, the scheme shall remain to be known as “Factory”.

2 Description of the Proposal

The Description of the Proposal for this Application, as stated on the Application Form, is as follows:

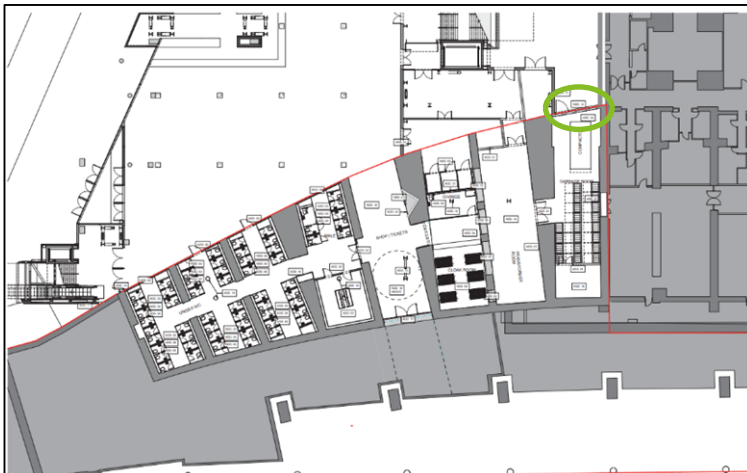
“S19 application to vary conditions 2 (approved drawings) and 4 (arch finishes) attached to application ref no 128536/JO/2020 to reflect minor changes to the approved scheme including a revised approach to the grating details of Arch 1 of the Grade II listed Colonnaded Viaduct.”

3 The Proposed Amendments (the “Proposed Amendments”)

3.1 Arch 1

The Proposed Amendments relates to the grating treatment of Arch 1 North Elevation of the Grade II Listed Colonnaded Viaduct (indicated in Figure 1 below, encircled in green).

Figure 1 Arch 1 North Elevation of Grade II Listed Colonnaded Viaduct (encircled in green)



The approved position of Arch 1 of the Grade II Listed Colonnaded Viaduct, under the S19 Permission #2, would have seen the installation of a substantial grating treatment sitting in front of the Arch in its entirety and the brick façade of the Arch covered up.

Following detailed design development, the grating to Arch 1 of the Grade II Listed Colonnaded Viaduct has been amended to allow the grating treatment to set back into the Arch (instead of sitting in front of the Arch), following the shape of the Arch, therefore reducing extent of the grating treatment and allowing more brickworks on the façade of the Arch be exposed.

A photographic record of Arch 1, as seen on-site with Case Officer and Conservation Officer from Manchester City Council, is included in Appendix 1 of this Covering Letter.

3.2 Arch Finishes / Spring Joints Regularisation

Condition 4 attached to 128536/JO/2020 requires details to be submitted showing finishes to the arches of the Grade II Listed Colonnaded Viaduct and the metal structural support at the spring point of the arches.

Cognisant of project progress, this Application also seek to submit materials required, as aforementioned, in order to satisfy the requirements of Condition 4.

A photographic record of the finishes and the metal structural support is included in Appendix 2 of this Covering Letter.

3.3 Update to Condition Wording of Condition 2 (Approved Plans) and 4 (Arch Finishes)

As a result of the Proposed Amendments, we propose the condition wording of Conditions 2 and 4 attached to 128536/JO/2020 be amended to incorporate new drawings reflecting the updated grating treatment to Arch 1 of the Grade II Listed Colonnaded Viaduct, and to submit required information stipulated by Condition 4 attached to the consent.

4 Please refer to Appendix 3 of this Letter for full proposed condition wording for Conditions 2 and 4.Pre-Application Consultation

The scope and format of this Application are agreed with the Case Officer and Conservation Officer of Manchester City Council via a site visit on 9th August 2024 where the Proposed Amendments were inspected, and subsequent email correspondences. It was agreed with the Case Officer that the Proposed Amendments are acceptable in-principle and they can be progressed as a Section 19 Application to the extant consent.

4.1 Heritage Impact Assessment

A Heritage Impact Assessment was submitted and approved by the Original LBC Ref: 114370/LO/2016, and subsequently updated by the S19 Permission #1 Ref: 119892/JO/2018.

Following discussion with the Case Officer, it was agreed that a standalone Heritage Impact Assessment is not required for the purpose of this Application. In order to maintain robustness, it was agreed that this Application should be accompanied by the approved updated Heritage Impact Assessment under the S19 Permission #1 Ref: 119892/JO/2018a and a confirmatory statement prepared by a competent heritage architecture consultant.

The full supporting statement prepared by Stephen Levrant Heritage Architecture has been included below, and the Approved Heritage Statement (approved by the S19 Permission #1) has been submitted alongside this Application at the Case Officer's request.

Stephen Levrant Heritage Architecture supporting statement:

"Heritage Architecture Ltd, who produced a Heritage Statement in 2016 for the original proposals, have reviewed the details of the current S19 application. It is their opinion that the modest and indeed localised works to Arch 1 are such that they consider the proposals would not affect the special interest of the viaduct as a Grade II listed building as a whole and as such an updated Heritage Impact Statement is not required. They are also of the view that the proposals, since 2016 and as amended subsequently, have all been an enhancement to the original condition and infill treatment of the arch, which was in poor condition and not in active use. The current S19 proposals are largely similar to those of the 2020 S19 application but are considered by Heritage Architecture to be more beneficial due to the fact

it is proposed to set back the grated infill behind the face of the arch which will allow the articulation of arch to be better appreciated and understood.”

5 Planning Policy Assessment

National Planning Policy Framework (2024)

The latest National Planning Policy Framework (NPPF), published in 2024, is a key material consideration in regard to this Application. The latest changes made to the NPPF in December 2024 focused largely on reforms to housing delivery, the Standard Method to assess the level of housing need, and Grey Belt / Green Belt alterations. They have been considered within the context of this Application and it has been concluded that they do not have a material impact on the Proposed Amendments.

Nonetheless, the NPPF (2024) addresses the importance of design quality in new developments. Paragraph 140 of the NPPF (2024) states that “local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme. Moreover, paragraph 219 states that proposals that make a positive contribution to heritage assets or better reveal their significance should be treated favourably.

The Proposed Amendments sees the grating treatment to Arch 1 of the Grade II Listed Colonnaded Viaduct set back into the Arch whilst decreasing its extent. It allows more brickworks on the façade of the Arch to be exposed and they are better revealed as a result of this Application, therefore resulting in a positive contribution to heritage assets.

Local Planning Policy – Development Plan

Since the S19 Permission #2 was granted in January 2021, there have been additions to the Local Development Plan notably the Places for Everyone (PfE) Plan (adopted in March 2024) and the Addendum to the Manchester Core Strategy (2024) which is to be read alongside the Manchester Core Strategy (2012). Given that the Development Plan has changed, considerations against new and updated policies within the Development Plan are required. The proposed amendments are minor material in nature and upon review, are in compliance with the 2012 Manchester Core Strategy, Addendum to the Manchester Core Strategy (2024), the PfE Plan (2024), and Saved Policies of the 2006 Manchester Unitary Development Plan.

Saved UDP Policy DC19.1 (Listed Buildings) sets out that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings.

Manchester Core Strategy Policy CC9 (Design and Heritage) and Policy EN3 (Heritage) notes developments should preserve and enhance heritage assets that have been identified including listed buildings. Developments which enable the re-use of heritage assets will also be encouraged.

The PfE Plan Policy JP-P2 (Heritage) notes that opportunities will be pursued to integrate the conservation and enhancement of heritage assets with creative contextual architectural responses. Policy JP-P3 (Cultural Facilities) in turn promotes maximising opportunities for redundant heritage assets to support cultural businesses and attractions.

It is considered that the Proposed Amendments will facilitate the long-term operation of the Grade II Listed Colonnaded Viaduct and will contribute to Factory’s ongoing operational requirement – a cultural attraction in Manchester City Centre. The Proposed Amendments will allow the conservation and enhancement of heritage assets by introducing a more sensitive approach to the infill treatment of the Arch as part of the Grade II Listed Colonnaded

Viaduct. Moreover, the Proposed Amendments indirectly enable the re-use of heritage assets by incorporating the Arch into the wider operation of Factory.

As aforementioned, the Applicant has liaised with a heritage consultant (Stephen Levrant Heritage Architecture) in regard to this Application who has been advising on Factory since the Original LBC (Ref: 114370/LO/2016). It was subsequently confirmed that the Proposed Amendments would not affect the special interest of the Grade II Listed Colonnaded Viaduct and that the Proposed amendments have beneficial impact to the Arch as they allow the articulation of the Arch to be better-appreciated and understood.

For completeness, the principle of the grating as an infill treatment to the Arch has been established by the Original LBC Ref: 114370/LO/2016, the S19 Permission #1 Ref: 119892/JO/2018, and the S19 Permission #2 Ref: 128536/JO/2020. It was noted within the approved updated Heritage Impact Assessment under the S19 Permission #1 Ref: 119892/JO/2018 that the infill treatment to the Grade II Listed Colonnaded Viaduct has low heritage significance, and that it will create negligible impact to the heritage asset.

The Proposed Amendments for the Grade II Listed Colonnaded Viaduct continue to be fully in accordance with the NPPF (2024) and will comply with the policies set out above through sensitive refurbishment of the Grade II listed Colonnaded Viaduct to incorporate the historic structure as an integral part of the world-class arts and events facilities which will be provided through Factory.

6 Summary

In addition to this Covering Letter, the Application also comprises the following supporting documentation:

- Application Form and Notice Certificate prepared by Deloitte;
- Approved Heritage Statement (under Ref: 119892/JO/2018);
- Plans and Drawings, with references:
 - o MF-RYD-WH-GF-SK-A-55-0006 Rev C03
 - o MF-SHW-WH-GF-DR-X-00-0002 Rev AB01
 - o SKS1038

This Application is submitted via the Planning Portal under reference: PP- 13643454.

We request the Local Planning Authority's confirmation that the application has been validated. If you require any further details, please do not hesitate to contact Jemma Brabrook (0161 455 6903 / jbrabrook@deloitte.co.uk) or Matthew Lam (0161 455 8448/ mlam@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style. It is positioned to the left of a vertical line that extends downwards.

Deloitte LLP

Encl.

Appendix 1 – Photographic Record of Arch 1

Appendix 2 – Photographic Record of Arch Finishes / Spring Joints

Appendix 3 – Proposed Wording of Condition 2 (Approved Plans) and 4 (Arch Finishes)

Appendix 1 – Photographic Record of Arch 1

Figure 2 Arch 1 of the Grade II Listed Colonnaded Viaduct (Project team's own photo)

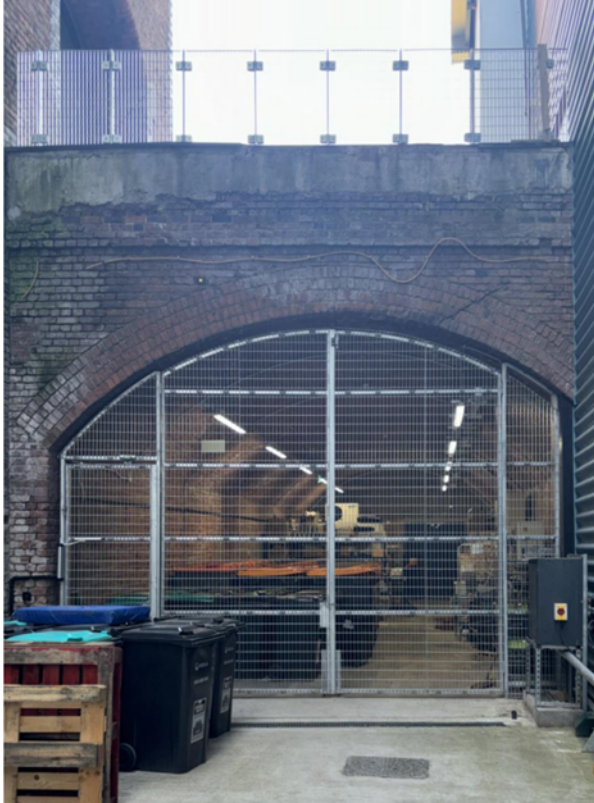


Figure 3 Arch 1 (Up-close) (Project team's own photo)



Appendix 2 – Photographic Record of Arch Finishes / Spring Joints

Figure 4 Arch Finishes at Spring Joints (Condition 4) (Project team's own photo)



Appendix 3 – Proposed Wording of Conditions 2 (Approved Plans) and 4 (Arch Finishes) (Suggested Update to Condition Wordings in **bold green font**)

Condition 2:

“The development hereby approved shall be carried out in accordance with the following drawings and documents:

Planning Application Drawing Numbers:

MF- OMA- AR- XX- DR- A- 94_000 Location Plan

MF-OMA-AR-XX-DR-A-94_0000 Rev P2 BUILDING CONSENT BOUNDARY LEVEL 2

MF-OMA-AR-XX-DR-A-94_0001 Rev P1 BUILDING CONSENT BOUNDARY GROUND FLOOR

MF-OMA-AR-GF-DR-A-94_0103 Rev P2 LEVEL 2- DEMOLITION FLOOR PLAN

MF-OMA-AR-GF-DR-A-94_0104 Rev P2 GROUND FLOOR - DEMOLITION FLOOR PLAN

MF-OMA-AR-GF-DR-A-94_0105 Rev P2 LEVEL 2- PROPOSED FLOOR PLAN

MF-OMA-AR-GF-DR-A-94_0107 Rev P2 GROUND FLOOR - PROPOSED FLOOR PLAN

MF-OMA-AR-GF-DR-A-94_0201 Rev P1 CEILING PLAN EXISTING

MF-OMA-AR-GF-DR-A-94_0202 Rev P1 CEILING PLAN PROPOSED

MF-OMA-AR-GF-DR-A-94_0300 Rev P2 SECTIONS DEMOLITION, PROPOSED

~~MF-OMA-AR-GF-DR-A-94_0400 Rev P2 SECTIONS – ELEVATIONS DEMOLITION, PROPOSED~~

MF-OMA-AR-GF-DR-A-94_0401 Rev P2 ELEVATIONS - DEMOLITION, PROPOSED

~~MF-OMA-AR-GF-DR-A-94_0410 Rev P3 ARCH 1 INTERNAL ELEVATIONS~~

MF-SHW-WH-GF-DR-X-00-0002, Rev AB01

MF-RYD-WH-GF-SK-A-55-0006, REV C03

MF-OMA-AR-GF-DR-A-94_0420 Rev P3 ARCH 2 INTERNAL ELEVATIONS

MF-OMA-AR-GF-DR-A-94_0430 Rev P3 ARCH 3 INTERNAL ELEVATIONS

MF-OMA-AR-GF-DR-A-94_0440 Rev P3 ARCH 4 INTERNAL ELEVATIONS

MF-OMA-AR-GF-DR-A-94_0450 Rev P3 ARCH 5 INTERNAL ELEVATIONS

MF-OMA-AR-GF-DR-A-94_0460 Rev P3 ARCH 6 INTERNAL ELEVATIONS

MF-OMA-AR-GF-DR-A-94_0470 Rev P3 ARCH 7 INTERNAL ELEVATIONS

MF-OMA-AR-GF-DR-A-94_0480 Rev P3 ARCH 8 INTERNAL ELEVATIONS

MF-OMA-AR-GF-DR-A-94_590 Rev PO EXISTING OPENINGS - ALTERATION AND REPAIR

MF-OMA-AR-GF-DR-A-94_591 Rev PO EXISTING PARAPET - ALTERATION AND REPAIR

MF-OMA-AR-GF-DR-A-94_0500 Rev P1 ARCH INFILL TYPICAL DETAILS

MF-BHE-XX-XX-DR-S-17_6302 REV P02 TYPICAL SUPERSTRUCTURE DETAILS SHEET 2

MF-OMA-AR-GF-DR-A-94-492 Rev P0 EXISTING VIADUCT - EXTENT OF WATERPROOFING

MF-BHE-AR-GF-DR-S-11_1030 REV P03 GROUND FLOOR ARCHES STRUCTURAL GENERAL ARRANGEMENT

MF-BHE-WH-L2-DR-S-11_1230 REV P02 LEVEL 02 ARCHES STRUCTURAL GENERAL ARRANGEMENT

MF-BHE -XX -XX-SK-S-00-1034 REV C00 - ARCH HEIGHT ALTERATION – ARCH TYPE B DETAILS

MF-BHE -XX -XX-SK-S-00-1035 REV C00 - ARCH HEIGHT ALTERATION – ARCH TYPE A DETAILS

MF-BHE -XX -XX-SK-S-00-1036 REV C00 - ARCH HEIGHT ALTERATION – ARCH TYPE B* DETAILS

XX_200 FACTORY PUBLIC REALM KEY PLAN

THE FACTORY MANCHESTER VIADUCT ARCH HEIGHT ALTERATIONS PREPARED BY LAING O'ROURKE

ALT 402 - Doff Cleaning Method Statement

ALT 402 - Arch Penetrations and Propping Method Statement

Updated Masonry Cleaning Document Specification

Updated Façade Repair Specification

Updated General Requirements Specification

Arch 1 - Mortar Analysis Report

Arch 4 - Mortar Analysis Report

Arch 7 - Mortar Analysis Report

Paint Rid Specification

MF-OMA-AR-L2-DR-A-20-0800 Rev C05 Existing Viaduct Waterproofing

MF-OMA-AR-L2-DR-A-20-0810 Rev C04 Existing Viaduct Waterproofing Details

MF-OMA-AR-L2-DR-A-20-0811 Rev C04 Existing Viaduct Waterproofing Details; and

MF-OMA-AR-L2-DR-A-20-0812 Rev C03 Existing Viaduct Waterproofing Details

as amended by Deloitte's e-mail dated 11 December 2020.”

Condition 4:

~~“Notwithstanding the details as set out in condition 2 above once the works to the arches are in progress and at the hold point identified in the above method statement details of the following:~~

~~(a) Finish to arches following removal of 3rd brick course; and~~

~~(b) Final finish to the metal structural supports at the spring point of the arches~~

~~shall be submitted to an agreed in writing by the City Council as Local Planning Authority. The above shall be implemented in accordance with the approved details before the development is first occupied.”~~

~~“Finish to arches following removal of 3rd brick course and final finish to the metal structural supports at the spring point of the arches shall be implemented in accordance with:~~

~~Drawings MF-BHE-XX-XX-SK-S-00-1034-C00, MF-BHE-XX-XX-SK-S-00-1035-C00, and MF-BHE-XX-XX-SK-S-00-1036-C00 stamped as received by the City Council, on 9 November 2020 under Application Ref: 128536/JO/2020.~~

~~Drawing SKS1038 and photographic record within Deloitte’s Covering Letter (dated 28th January 2025) stamped as received by the City Council, on [MCC to insert date].”~~