

Marc Zablotny

From: Marc Zablotny
Sent: 16 August 2024 12:21
To: contact@manchester.gov.uk
Cc: Jacques, Nichola; Laird, Duncan; Rowe, Jess; Tillie Baker
Subject: Article 13 Certificate B Notice - Castlefield Viaduct [Filed 16 Aug 2024 12:21]
Attachments: 240816 - Certificate B Letter - Manchester City Council.pdf; 240816 - RJP - Certificate B Proforma.pdf; 1.14 - 240731 - TW - 12.2413 (PL)100 Proposed Masterplan.pdf; 1.1 - 240806 - TW - 12.2413 (PL)010 Location Plan.pdf

Categories: Filed by Mail Manager

Good afternoon,

Please find enclosed notice of a submission for full planning permission and listed building consent for the development of an extended urban park and associated works at Castlefield Viaduct, Manchester. You are being notified under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as an identified landowner. Please find enclosed:

- Certificate B declaration
- Cover Letter setting out the details of the proposed development
- Site location plan
- Proposed masterplan

If you wish to make representations about this application, please write to Manchester City Council within 21 days of the date of this notice. The application is due to be submitted to the Council via Planning Portal imminently.

Kind regards

Marc Zablotny – MPlan | MRTPI

Senior Planner

RJP town planners | *making sense of systems to help our clients and communities*

DDI: 0161 5234203

M: +44 7593 454850



[LinkedIn](#) | [Instagram](#) | [Website](#)

If you have received this email by mistake please notify us by emailing the sender, and then delete the email and any copies from your system.

Marc Zablotny

From: Marc Zablotny
Sent: 16 August 2024 12:20
To: hello@beenetwork.com
Cc: Jacques, Nichola; Laird, Duncan; Rowe, Jess; Tillie Baker
Subject: Article 13 Certificate B Notice - Castlefield Viaduct [Filed 16 Aug 2024 12:21]
Attachments: 240816 - Certificate B Letter - TfGM and Metrolink.pdf; 240816 - RJP - Certificate B Proforma.pdf; 1.14 - 240731 - TW - 12.2413 (PL)100 Proposed Masterplan.pdf; 1.1 - 240806 - TW - 12.2413 (PL)010 Location Plan.pdf

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Marc Zabloutny

From: Marc Zabloutny
Sent: 16 August 2024 12:19
To: info@nationalhighways.co.uk
Cc: Jacques, Nichola; Laird, Duncan; Rowe, Jess; Tillie Baker
Subject: Article 13 Certificate B Notice - Castlefield Viaduct [Filed 16 Aug 2024 12:19]
Attachments: 240816 - RJP - Certificate B Proforma.pdf; 1.14 - 240731 - TW - 12.2413 (PL)100 Proposed Masterplan.pdf; 1.1 - 240806 - TW - 12.2413 (PL)010 Location Plan.pdf; 240816 - Certificate B Letter - National Highways.pdf

Categories: Filed by Mail Manager

Good afternoon,

Please find enclosed notice of a submission for full planning permission and listed building consent for the development of an extended urban park and associated works at Castlefield Viaduct, Manchester. You are being notified under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as an identified landowner. Please find enclosed:

- Certificate B declaration
- Cover Letter setting out the details of the proposed development
- Site location plan
- Proposed masterplan

If you wish to make representations about this application, please write to Manchester City Council within 21 days of the date of this notice. The application is due to be submitted to the Council via Planning Portal imminently.

Kind regards

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M: +44 7593 454850



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Marc Zablotny

From: Marc Zablotny
Sent: 16 August 2024 12:17
To: dft@dft.gov.uk
Cc: Jacques, Nichola; Laird, Duncan; Rowe, Jess; Tillie Baker
Subject: Article 13 Certificate B Notice - Castlefield Viaduct [Filed 16 Aug 2024 12:16]
Attachments: 1.1 - 240806 - TW - 12.2413 (PL)010 Location Plan.pdf; 1.14 - 240731 - TW - 12.2413 (PL)100 Proposed Masterplan.pdf; 240816 - Certificate B Letter - Department of Transport.pdf; 240816 - RJP - Certificate B Proforma.pdf

Categories: Filed by Mail Manager

Good afternoon,

Please find enclosed notice of a submission for full planning permission and listed building consent for the development of an extended urban park and associated works at Castlefield Viaduct, Manchester. You are being notified under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as an identified landowner. Please find enclosed:

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If you have received this email by mistake please notify us by emailing the sender, and then delete the email and any copies from your system.

Town and Country Planning (Development Management Procedure) (England) Order 2015 NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION

(Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed)

Proposed development at:

Name or flat number	Castlefield Viaduct
Property number or name	N/A
Street	Between Beaufort Street and Egerton Street
Locality	Castlefield
Town	Manchester
County	Greater Manchester
Postal town	Manchester
Postcode	M3 4LG

Take notice that application is being made by:

Organisation name	National Trust		
Applicant name	Title	Forename	Surname
	Ms	Nichola	Jacques

For planning permission to:

Description of proposed development

Full planning permission and Listed Building Consent for the permanent change of use of Castlefield Viaduct Phase 1 to Use Class F2(c) - Outdoor recreation; change of use to Use Class F2(c) for extended urban park along Phase 2, including stair and lift access to Egerton Street.

Local Planning Authority to whom the application is being submitted:

Manchester City Council

Local Planning Authority address:

Town Hall
Albert Square
Manchester
M2 5DB

Any owner of the land or tenant who wishes to make representations about this application, should write to the council within 21 days of the date of this notice.

Signatory:

Signatory	Title	Forename	Surname
	Mr	Marc	Zablotny
Signature			

Date (dd-mm-yyyy)

13-08-2024

Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.

'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Once completed this form needs to be served on the owner(s) or tenant(s)

Print Form

Department for Transport
Great Minster House
33 Horseferry Road
London
SW1P 4DR

24 Mount Street
Manchester
M2 3NX

16 August 2024

By email: dft@dft.gov.uk

Full planning permission and listed building consent for the permanent change of use of Castlefield Viaduct Phase 1 to Use Class F2(c) - Outdoor recreation; change of use to Use Class F2(c) for an extended urban park along Phase 2, including remedials works, alterations to the existing staff welfare centre, Engagement Centre, new landscaping and new stair and lift access to Egerton Street.

I am writing to inform you that a planning application is shortly to be submitted for the above development, which affects land within Department of Transport's ownership in Castlefield, Manchester.

A summary of the application's main features are as follows:

- The permanent change of use of Castlefield Viaduct Phase 1 urban park, which is currently in operation temporarily (see: 131621/FO/2021 and 131622/LO/2021 of Manchester City Council's public access portal)
- Alterations to Phase 1's entrance, staff welfare building and Engagement Centre.
- The extension of the urban park (Phase 2) from the Engagement Centre to Egerton Street, including new landscaping, sculptural installations and other park paraphernalia.
- New lift and stair access down from the viaduct's south western extent to Egerton Street.
- Remedial works to improve the viaduct's strength and condition.

As the owner of a portion of land identified within the red line boundary for this application, the Applicant is required to issue a Certificate B notice as part of the planning application submission.

I have enclosed a copy of the site location plan and proposed masterplan for your information. Once validated, all application documents will be available to view on Manchester City Council's website.



If you have any questions about the contents of this letter, please contact me via email at m.zablotny@rjptownplanners.com.

Yours faithfully,

Marc Zablotny, MRTPI
Senior Planner



Manchester City Council
Town Hall Extension
Albert Square,
Manchester,
M2 5DB

24 Mount Street
Manchester
M2 3NX

16 August 2024

By email: contact@manchester.gov.uk

Full planning permission and listed building consent for the permanent change of use of Castlefield Viaduct Phase 1 to Use Class F2(c) - Outdoor recreation; change of use to Use Class F2(c) for an extended urban park along Phase 2, including remedials works, alterations to the existing staff welfare centre, Engagement Centre, new landscaping and new stair and lift access to Egerton Street.

I am writing to inform you that a planning application is shortly to be submitted for the above development, which affects land within Manchester City Council's ownership in Castlefield, Manchester.

A summary of the application's main features are as follows:

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- The extension of the urban park (Phase 2) from the Engagement Centre to Egerton Street, including new landscaping, sculptural installations and other park paraphernalia.
- New lift and stair access down from the viaduct's south western extent to Egerton Street.
- Remedial works to improve the viaduct's strength and condition.

The National Trust has engaged with Manchester City Council departments (planning, highways, heritage, environmental health and building control) in pre-application discussions in relation to the proposals.

As the owner of a portion of land identified within the red line boundary for this application, the Applicant is required to issue a Certificate B notice as part of the planning application submission.



I have enclosed a copy of the site location plan and proposed masterplan for your information. Once validated, all application documents will be available to view on Manchester City Council's website.

If you have any questions about the contents of this letter, please contact me via email at m.zablotny@rjptownplanners.com.

Yours faithfully,

Marc Zablotny, MRTPI
Senior Planner



National Highways
Bridge House
1 Walnut Tree Close
Guildford
GU1 4LZ

24 Mount Street
Manchester
M2 3NX

16 August 2024

Cc

Piccadilly Gate
Store St,
Manchester
M1 2WD

By email: info@nationalhighways.co.uk

Full planning permission and listed building consent for the permanent change of use of Castlefield Viaduct Phase 1 to Use Class F2(c) - Outdoor recreation; change of use to Use Class F2(c) for an extended urban park along Phase 2, including remedials works, alterations to the existing staff welfare centre, Engagement Centre, new landscaping and new stair and lift access to Egerton Street.

I am writing to inform you that a planning application is shortly to be submitted for the above development, which affects land within Highways England's ownership in Castlefield, Manchester.

A summary of the application's main features are as follows:

- The permanent change of use of Castlefield Viaduct Phase 1 urban park, which is currently in operation temporarily (see: 131621/FO/2021 and 131622/LO/2021 of Manchester City Council's public access portal)
- Alterations to Phase 1's entrance, staff welfare building and Engagement Centre.
- The extension of the urban park (Phase 2) from the Engagement Centre to Egerton Street, including new landscaping, sculptural installations and other park paraphernalia.
- New lift and stair access down from the viaduct's south western extent to Egerton Street.
- Remedial works to improve the viaduct's strength and condition.

The National Trust has engaged Highways England in pre-application discussions in relation to the proposal.

As the owner of a portion of land identified within the red line boundary for this application, the Applicant is required to issue a Certificate B notice as part of the planning application submission.



I have enclosed a copy of the Site Location Plan and proposed masterplan for your information. Once validated, all application documents will be available to view on Manchester City Council's website.

If you have any questions about the contents of this letter, please contact me via email at m.zablotny@rjptownplanners.com.

Yours faithfully,

Marc Zablotny, MRTPI
Senior Planner



Transport for Greater Manchester and Metrolink
2 Piccadilly Place
Manchester
M1 3BG

24 Mount Street
Manchester
M2 3NX

16 August 2024

By email: hello@beenetwork.com

Full planning permission and listed building consent for the permanent change of use of Castlefield Viaduct Phase 1 to Use Class F2(c) - Outdoor recreation; change of use to Use Class F2(c) for an extended urban park along Phase 2, including remedials works, alterations to the existing staff welfare centre, Engagement Centre, new landscaping and new stair and lift access to Egerton Street.

I am writing to inform you that a planning application is shortly to be submitted for the above development, which affects land within Transport for Greater Manchester (TfGM) Metrolink's ownership in Castlefield, Manchester.

A summary of the application's main features are as follows:

- The permanent change of use of Castlefield Viaduct Phase 1 urban park, which is currently in operation temporarily (see: 131621/FO/2021 and 131622/LO/2021 of Manchester City Council's public access portal)
- Alterations to Phase 1's entrance, staff welfare building and Engagement Centre.
- The extension of the urban park (Phase 2) from the Engagement Centre to Egerton Street, including new landscaping, sculptural installations and other park paraphernalia.
- New lift and stair access down from the viaduct's south western extent to Egerton Street.
- Remedial works to improve the viaduct's strength and condition.

The National Trust has engaged with TfGM and Metrolink in pre-application discussions in relation to the proposals, particularly the new lift and stair access to Egerton Street, which affect TfGM and Metrolink assets. These discussions are ongoing.

As the owner of a portion of land identified within the red line boundary for this application, the Applicant is required to issue a Certificate B notice as part of the planning application submission.



I have enclosed a copy of the site location plan and proposed masterplan for your information. Once validated, all application documents will be available to view on Manchester City Council's website.

If you have any questions about the contents of this letter, please contact me via email at m.zablotny@rjptownplanners.com.

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