

Planning and Regeneration
Manchester City Council
Town Hall
Albert Square, Manchester
M2 5DB

24 Mount Street
Manchester
M2 3NX

16 August 2024

Planning Portal Application Ref: **PP-13122547**

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.

This is an application for full planning permission and listed building consent submitted by RJP town planners ('RJP') on behalf of the National Trust ('NT') for land at Castlefield Viaduct. The Proposed application comprises of:

1. Full planning permission for the change of use of the existing viaduct from Sui Generis (disused railway) to Class F2(c) (outdoor recreation) to accommodate an extended urban park and associated pedestrian access to Egerton Street. This is known as 'Phase 2' of the wider Castlefield Viaduct vision scheme.
2. Full planning permission to establish Phase 1's temporary change of use to F2(c) on a permanent basis.
3. Planning permission and listed building consent is sought with regard to various physical interventions, including a new staff welfare centre, altered Engagement Centre, landscaping, remedial works, and new stair and lift access to Egerton Street.

Submission documents:

The following table provides a schedule of the submitted documentation.

No.	Document	Date	Produced by
1	Architectural Plans		
1.1	12.2413 (PL)010 – Location plan	06/08/2024	Twelve Architects
1.2	12.2413 (EX)100 – Existing Masterplan	31/07/2024	Twelve Architects

No.	Document	Date	Produced by
1.3	12.2413 (EX)110 – Existing Egerton Egress (masonry viaduct) Viaduct level	06/08/2024	Twelve Architects
1.4	12.2413 (EX)111 – Existing Egerton Egress	07/08/2024	Twelve Architects
1.5	12.2413 (EX)300 – Existing Context Sections	02/08/2024	Twelve Architects
1.6	12.2413 (EX)301 – Existing Entrance Area Sections	31/07/2024	Twelve Architects
1.7	12.2413 (EX)302 – Existing Engagement Centre Sections	31/07/2024	Twelve Architects
1.8	12.2413 (EX)303 – Existing Garden Sections	01/08/2024	Twelve Architects
1.9	12.2413 (EX)304 – Existing Broadwalk Sections	01/08/2024	Twelve Architects
1.10	12.2413 (EX)305 – Existing Egerton Street Elevation	01/08/2024	Twelve Architects
1.11	12.2413 (EX)306 – WaterAid Cross Section	07/08/2024	Twelve Architects
1.12	12.2413 (EX)400 – Existing Context Elevations	01/08/2024	Twelve Architects
1.13	12.2413 (EX)700 – Engagement Centre	14/08/2024	Twelve Architects
1.14	12.2413 (PL)100 – Proposed Masterplan	31/07/2024	Twelve Architects
1.15	12.2413 (PL)110 – Proposed Egerton Egress Viaduct Level	06/08/2024	Twelve Architects
1.16	12.2413 (PL)111 – Proposed Egerton Egress	07/08/2024	Twelve Architects
1.17	12.2413 (PL)300 – Proposed Context Sections	02/08/2024	Twelve Architects
1.18	12.2413 (PL)301 – Proposed Entrance Area Section	31/07/2024	Twelve Architects
1.19	12.2413 (PL)302 – Proposed Engagement Centre Sections	31/07/2024	Twelve Architects
1.20	12.2413 (PL)303 – Proposed Garden Sections	01/08/2024	Twelve Architects
1.21	12.2413 (PL)304 – Proposed Broadwalk Sections	01/08/2024	Twelve Architects
1.22	12.2413 (PL)305 – Proposed Egerton Egress Stair and Lift	01/08/2024	Twelve Architects
1.23	12.2413 (PL)306 – WaterAid Cross Section	07/08/2024	Twelve Architects
1.24	12.2413 (PL)400 – Proposed context elevations	14/08/2024	Twelve Architects

No.	Document	Date	Produced by
1.25	12.2413 (PL)700 – Engagement Centre	14/08/2024	Twelve Architects
1.26	363_001_E – WaterAid Garden Site Arrangement - For information only	24/04/2024	Cake Industries Ltd.
1.27	A 363_002 - WaterAid Component arrangement frame - For information only	24/01/2024	Cake Industries Ltd.
1.28	B 363_003 - WaterAid Component arrangement frame - For information only	24/01/2024	Cake Industries Ltd.
1.29	363_400 - WaterAid Construction sequence - For information only	01/09/2023	Cake Industries Ltd.
1.30	Design and Access Statement (including landscape plan and planting scheme)	16/08/2024	Arup, BDP, Twelve Architects
2	Environment		
2.1	Environmental Standards Statement	Undated, received 07/24	National Trust
2.2	Blue and Green Infrastructure Statement	Undated, received 07/24	National Trust
3	Flood Risk and Drainage		
3.1	Flood Risk Assessment (including Drainage Strategy)	09/08/2024	Arup
4	Geotechnical and Contamination		
4.1	Geotechnical and Geoenvironmental Desk Study	16/08/2024	Arup
	Appendix A Phase 1 ground conditions report		Curtins
	Appendix B Land Quality Desk Study and Preliminary Risk Assessment		Royal Haskoning
	Appendix C Land quality interpretive ground investigation and generic quantitative risk assessment report		Royal Haskoning
4.2	Ground Investigation Report and Contaminated Land Risk Assessment		Arup
5	Noise and Light		

No.	Document	Date	Produced by
5.1	Acoustic Assessment	09/08/2024	Arup
5.2	RIBA Stage 3 - Lighting Design Report	15/08/2024	Arup
6	Ecology		
6.1	Preliminary Ecological Appraisal	14/08/2024	Urban Green
6.2	Biodiversity Net Gain Design Stage Report	02/08/2024	Urban Green
6.3	Draft Biodiversity Net Gain Habitat Management and Monitoring Plan	02/08/2024	Urban Green
6.4	Bat Survey Interim Report	14/08/2024	Urban Green
7	Operations		
7.1	Phase 2 Operational Overview	Undated, received 08/24	National Trust
	Appendix 1: Phase 1 Site Risk Assessment		
	Appendix 2: Phase 1 Fire Risk Assessment		
	Appendix 3: Phase 1 Fire Evacuation Plan		
	Appendix 4: Phase 1 Arson Risk Assessment		
7.2	Construction Management Plan (includes Construction Waste Management Plan)	Undated, received on 15/08/2024	MC Construction
7.3	Crime Impact Statement	27/06/2024	GM Police
7.4	Concept Fire Strategy	14/08/2024	Arup
7.5	Waste (Contractor Instruction)	Undated, received 08/24	National Trust
8	Heritage		
8.1	Statement of Heritage Significance	06/24	Purcell
8.2	Heritage Impact Assessment	08/24	Purcell
9	Transport		
9.1	Transport Statement	15/08/2024	Arup

No.	Document	Date	Produced by
10	Town Planning		
10.1	Application forms (via Planning Portal) and Certificate B	16/08/2024	RJP Town Planners
10.2	Covering Letter (this document)	16/08/2024	RJP Town Planners
10.3	Planning Statement and Appendices	16/08/2024	RJP Town Planners
10.4	Statement of Community Involvement	08/24	National Trust
11	Structural Remediation Plans		
11.1	CVI-ARUP-ZZ-XX-DR-S-0001 T1 – General Notes	14/08/2024	Arup
11.2	CVI-ARUP-ZZ-ZZ-DR-S-1055 T1 - Structural Nomenclature	14/08/2024	Arup
11.3	CVI-ARUP-ZZ-ZZ-DR-S-1056 T1 - Structural Notation - Spans, Piers, Beams	14/08/2024	Arup
11.4	CVI-ARUP-ZZ-ZZ-DR-S-4000 T1 – Remedials, Ballast Removal	14/08/2024	Arup
11.5	CVI-ARUP-ZZ-ZZ-DR-S-4001 T1 – Remedials, Traverse Beams Bearing Stiffeners	14/08/2024	Arup
11.6	CVI-ARUP-ZZ-ZZ-DR-S-4002 T1 – Remedials, Traverse Beams Bottom Flange	14/08/2024	Arup
11.7	CVI-ARUP-ZZ-ZZ-DR-S-4005 T1 – Remedials, Longitudinal Beams End Connections	14/08/2024	Arup
11.8	CVI-ARUP-ZZ-ZZ-DR-S-4011 T1 – Remedials, Lattice Girders Diagonal Intersections	14/08/2024	Arup
11.9	CVI-ARUP-ZZ-ZZ-DR-S-4012 T1 – Remedials, Lattice Girders Diagonal Outstands	14/08/2024	Arup
11.10	CVI-ARUP-ZZ-ZZ-DR-S-4013 T1 – Remedials, Lattice Girders Cross Bracing	14/08/2024	Arup
11.11	CVI-ARUP-ZZ-ZZ-DR-S-4014 T1 – Remedials, Lattice Girders Top and Bottom Chords	14/08/2024	Arup
11.12	CVI-ARUP-ZZ-ZZ-DR-S-4021 T1 – Remedials, Piers	14/08/2024	Arup
11.13	CVI-ARUP-ZZ-ZZ-DR-S-4025 T1 – Remedials, Deck Plate	14/08/2024	Arup

The application fee of **£1,828.00** (£1758.00 plus £70.00 service charge) has already been paid online.

I look forward to receiving confirmation of validation in due course.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Marc Zablony', with a stylized flourish at the end.

Marc Zablony

Senior Town Planner, MRTPI