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Date: 07/07/2023

Dear Sir/Madam,

Proposed infilling of the bridge at Rondin Road, Ardwick, Manchester: 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 infill and repair sections of Rodin Road Underbridge, Ardwick, Manchester. The proposed description of development is as follows:

"Prior Approval application for the repair and improvement of Rondin Road bridge, Ardwick, Manchester"

The principal works comprises the removal of all vegetation within 3m of the structure, spalled areas to be replaced with new bricks that match the existing, surfaced with moss and algae to be treated and repaired of any defects, and any loose mortar to be removed and replaced to match the existing.

A full list of plans and drawings which show the extent and detail of the proposals is provided at **Appendix 1** of this letter.

The works are considered permitted development under 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 (the "GPDO").

This section of railway was authorised by the Midland Railway (Additional Powers) Act 1885. The act incorporates the Railway Clauses Consolidation Act 1845 ("RCCA 1845") at section 2. The bridge in its current form with the road beneath was provided by Manchester City Council as part of the terms of sale of land in 1992.

Site and Surroundings

Rondin Road bridge is located along the Hope Valley line which is located on the Trans-Pennine Railway line. The bridge is located approximately 626m northeast of Ardwick Station. The bridge is in close proximity to Network Rail's Gorton Road Depot, Siemens Train Care Facility, derelict brownfield land and other industrial uses.

According to Manchester City Council's online records, there have been 3 applications submitted at (or close to) this site. These applications are summarised below:

Reference	Description	Decision
131391/PS/2021	Prior Approval for reconstruction of railway bridge at Rondin Road	Approved, 20.09.2021
044389/00/CENTL2/93	Erection of paint factory with main vehicular access from Ashton Old Road and emergency access from Gorton Road, Ardwick	Approved 2.12.1993
040610	CITY COUNCIL DEVELOPMENT Reclamation of derelict site for use for surface and open storage purposes including regrading and construction of new spine road, perimeter fencing and associated landscaping	Approved, 5.03.1992

Further Comments

The site is located within the administrative area of Manchester City Council. Under Condition A.3 of Part 18 of the GPDO, it is necessary for details of the proposed works to be submitted to the Local Planning Authority for determination. It should be noted that under Part 18 Condition A2, the prior approval is not to be refused, (or conditions imposed), unless the Council is 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 reasonably capable of modification to avoid such injury.

As required under Part 18, we would be grateful to receive the Council's prior approval for the works to the structure. Please note that under the provisions of paragraph 7(b) of the GPDO, this 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 LPA.

If you wish to discuss the proposals or require any further information, please do not hesitate to contact me.

Yours sincerely,

Katherine Borton
Assistant Planner, CBRE Ltd (acting on behalf of Network Rail)

Appendix 1: List of Plans and Drawings

Drawing No.	Description	Status
0309923 - 1 Ardwick 0309923 - 2 Ardwick	Site Location Plan	For Approval
10047371-ARC-11-XX-DR-CE-000005 10047371-ARC-11-XX-DR-CE-000006 10047371-ARC-11-XX-DR-CE-000007	Existing General Arrangement Plans – site plan, cross sections, elevations	For information
10047371-ARC-11-XX-DR-CE-000010 10047371-ARC-11-XX-DR-CE-000011 10047371-ARC-11-XX-DR-CE-000020 10047371-ARC-11-XX-DR-CE-000021 10047371-ARC-11-XX-DR-CE-000022 10047371-ARC-11-XX-DR-CE-000025 10047371-ARC-11-XX-DR-CE-000030 10047371-ARC-11-XX-DR-CE-000035	Proposed General Arrangement Plan — site plan, cross sections, elevations	For Approval