

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

24 Mount Street
Manchester
M2 3NX

22 January 2026

By email: hello@beenetwork.com

Section 73 variation to planning approval 140875/FO/2024 and Section 19 variation to listed building consent 140876/LO/2024 at Castlefield Viaduct, Manchester, M3 4PU.

I am writing to inform you that a Section 73 variation application and a Section 19 variation application is shortly to be submitted in relation to the above planning and listed building consents, which affects land within Transport for Greater Manchester's ownership in Castlefield, Manchester.

A summary of the variations is as follows:

140875/FO/2024

- Addition of a new condition to formalise the use of concrete infill in the remediation of the viaduct's span.
- Variation to Condition 3 (approved plans) to refer to updated and newly submitted plans relating to the remediation works and addition of concrete infill.
- Variation to Condition 18(a)-(d) to alter it from a 'prior to commencement' to a 'compliance' condition following production of a Biodiversity Gain Plan and final Habitat Management and Monitoring Plan.
- Variation to Condition 32 (remedials) to alter it from a 'prior to commencement' to a 'compliance' condition following submission of "full and final details" of remedial works.

140876/LO/2024

- Addition of a new condition to formalise the use of concrete infill in the remediation of the viaduct's span.
- Variation to Condition 2 (approved plans) to refer to updated and newly submitted plans relating to the remediation works and addition of concrete infill.

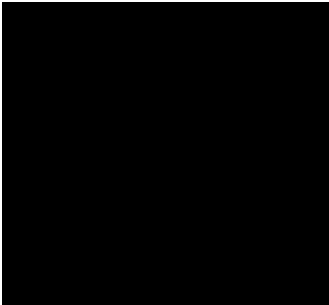


As the owner of a portion of land identified within the red line boundary for this application, the Applicant is required to issue a Certificate C notice as part of the planning application submission.

I have enclosed a copy of the additional material to be submitted as part of the variation applications. 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,



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

24 Mount Street
Manchester
M2 3NX

22 January 2026

By email: dft@dft.gov.uk

Section 73 variation to planning approval 140875/FO/2024 and Section 19 variation to listed building consent 140876/LO/2024 at Castlefield Viaduct, Manchester, M3 4PU.

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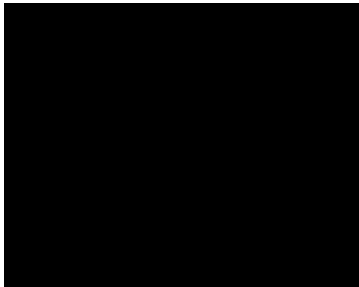


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Yours faithfully,



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

24 Mount Street
Manchester
M2 3NX

22 January 2026

By email: info@nationalhighways.co.uk

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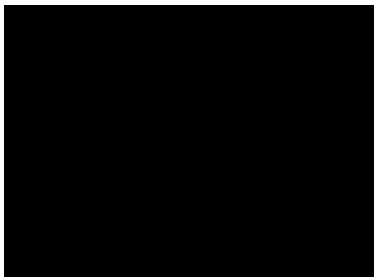


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Yours faithfully,



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

24 Mount Street
Manchester
M2 3NX

22 January 2026

By email: contact@manchester.gov.uk

Section 73 variation to planning approval 140875/FO/2024 and Section 19 variation to listed building consent 140876/LO/2024 at Castlefield Viaduct, Manchester, M3 4PU.

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Yours faithfully,



Network Rail Infrastructure Limited
Waterloo General Office
London
SE1 8SW

24 Mount Street
Manchester
M2 3NX

22 January 2026

By email only: michael.gradwell@networkrail.co.uk

Section 73 variation to planning approval 140875/FO/2024 and Section 19 variation to listed building consent 140876/LO/2024 at Castlefield Viaduct, Manchester, M3 4PU.

I am writing to inform you that a Section 73 variation application and a Section 19 variation application is shortly to be submitted in relation to the above planning and listed building consents, which affects land within Network Rail's ownership in Castlefield, Manchester.

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140875/FO/2024

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