

12 December 2025

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

Dear Jennifer,

325 – 327 Deansgate, Manchester – Application for Discharge of Condition 3, 5, 6, 7 and 8 of Listed Building Consent Ref: 125805/LO/2019.

On behalf of Jedi Deansgate Ltd, please find enclosed an application for the (full) discharge of Condition 3, 5, 6, 7 and 8 attached to Listed Building Consent Ref: 125805/LO/2019 in relation to 325-327 Deansgate.

Background

For completeness, the description of development, as stated on the decision notice of Planning Permission ref 125805/LO/2019 is as follows:

“Listed Building Consent for internal and external works to the Grade II listed Castlefield Viaduct in relation to proposed redevelopment of land at 325-327 Deansgate and the adjacent railway arches for an aparthotel and flexible commercial uses.”

Condition Discharge

This section sets out the relevant conditions and documents that are submitted in support of the application for full discharge of Condition 3, 5, 6, 7 and 8.

Condition 3 – Demolition

The wording of Condition 3 is as follows:

Prior to the removal of infill to the arches, as shown on 10185-SHP-Z0-ENXE- A-B5D8-G100-0003, 10185-SHP-Z0-ES-XE-A-B5D8 G100-0003 and 10185-SHPZ0- EE-XE-A-B5D8-G100-0003 stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, a detailed method statement and specification for the demolition/removal, alteration

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and repair of the exterior/interior of the listed structure shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include methods for dismantling the infill areas of the arches to avoid damaged to the historic fabric and details, including materials, how the arches will be repaired (including masonry repairs internal/external). The demolition/removal and repairs must be carried out in accordance with this method statement and specification.

The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development.

Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Condition 3 has previously been partially discharged (Decision Notice ref: CDN/23/0130). The Decision Notice for this requires:

- Main elements are removed up to 1 metre offset. At this point the method of how the structure to be demolished is fixed into the building will need to be reviewed and the appropriate method of removal agreed so that it safeguards existing original fabric. The use of sledgehammers and mattocks at this point, will not be appropriate if the modern structure is directly fixed into existing historic fabric for instance into brick faces. The CDN/23/0130 Page 2 of 3 fixings will need to be removed carefully by hand. The heritage consultant / supervisor needs to advise on the most appropriate methods at this hold point in the demolition; and
- When all of the material is demolished and the extent of repairs is visible there will need to be a review with the contractor and heritage consultant the full extent and nature of repairs and detailed specification including mortar analysis (referred to in the document). For instance if brick or stonework repairs are needed officers will need to see details of these to ensure they are not left in an unrepaired state. This is a requirement of the condition.

In support of fully discharging condition 3 please find enclosed:

- Method Statement (dated December 2025) prepared by Stephen Levrant Heritage Architecture;
- Arch Ingress Report and accompanying A53 Intrusive investigation Report by Core Fix.

- Please note that only the following structural repairs outlined in the below table are required to be actioned from the Arch Ingress Report.

Item no.	Description
31	2 missing bricks and leachate staining to south end of central pier west face.
40	Hole (possible historic core hole) to east face south end of internal section of arch barrel, span 2.
42	Section loss 1100x200x110mm to concrete base of east abutment north end
43	Displaced brickwork and mortar loss 500x250mm to north end of east abutment.
53	Moss/vegetation growth, isolated spalling, open joints, and water ingress (wet) to east spandrel of span 2 south elevation.
55	Vertical fracture up to 20mm with hollow sounding brickwork 2800x550mm at west abutment north end.
56	Vegetation growth to top section of west abutment north end.
57	Root growth displacing brickwork up to 20mm at string course of north elevation span 1.
58	Vegetation growth and spalling to north elevation parapet.
59	Horizontal hairline fracture to string course stone between span 1 & 2 north elevation.

The Applicant confirms that the arch liner system (as included in the Method Statement) was initially dictated to by the development agreement with TFGM as a specified system. Ongoing liaison with the City Council has ensured that the Applicant has spent months looking into the ability to remove some and, or, all of the lining system to leave the arches exposed.

Unfortunately, as detailed in the Intrusive Investigation Report, the condition of the brick has made this impossible. The Applicant has scoured the market for systems. The only system that has flexibility for TFGM's access needs, as well as the ability to paint it a bespoke colour and be shaped in line with the design, is the Rockwool system proposed. The Applicant has liaised with the provider and confirms that this will be coloured RAL 8002.

Condition 5 – Aparthotel

The wording of Condition 5 is as follows:

5) Prior to the commencement of works to attach the aparthotel to the viaduct, as shown on drawings 10185-SHP-Z1-TY-DE-A-B5D8-G251-0005 and 10185-SHP-Z1-TYDE- A-B5D8-G251-0006 stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, a detailed method statement and specification for the works shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include details of how the interface of the aparthotel building would be attached to the historic fabric, what historic fabric (if any needs to be removed/altered) and how the historic fabric will be repaired once the interface has been attached.

The approved details shall be implemented as part of the development. Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority

Details of attachment are included in the Methos Statement (December 2025) This submission therefore seeks the full discharge of condition 5.

Condition 6- Mechanical / Electrical Installation

The wording of Condition 6 is as follows:

6) Prior to the commencement of works to install any relevant mechanical and electrical (M & E) installations (including CCTV and lighting) attached to any listed fabric, detailed plans, method statement and specification showing the location, profile, fixing, sections and suitable samples, where necessary shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of the removal, alterations and repair of the historic fabric of the building.

The development shall then be carried out in accordance with the details approved and thereafter be retained as approved throughout the life of the development. Should the M & E no longer be required, they should be removed and the elevations should be made good following a scheme previously approved in writing by the City Council, as Local Planning Authority.

Prior to the first use of the aparthotel elements of the development hereby approved, details of the doorways to the ground floor entrances of building, showing them opening inwards, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first use of the

development and thereafter retained and maintained for as long the development remains in use.

The Method Statement (December 2025) submitted in support of this application confirms no Mechanical / Electrical Installation will be attached to the listed fabric, this is all located on the Mezzanine.

This submission therefore seeks the full discharge of condition 6.

Condition 7- Wind

The wording of Condition 7 is as follows:

Prior to the installation of the wind mitigation screen, a method statement for the attachment of the screen to the viaduct shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved method implemented as part of the installation of the screen.

No wind mitigation is required. An updated Wind Microclimate Assessment Report by GIA (Dated 15 November 2024) is submitted which confirms this. This submission therefore seeks the full discharge of condition 7.

Condition 8 – Mezzanine deck / floor

The wording of Condition 8 is as follows:

Prior to the installation of the mezzanine deck and floors, which are attached to listed fabric, to the commercial units, a method statement for the attachment of the mezzanine and floors to the arches shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved method implemented as part of the installation of the mezzanine and floors.

To support the full discharge of condition 8 the Method Statement (December 2025) is submitted with this application.

Summary

In addition to the documents listed in the above section and this Covering Letter, the application also comprises the application form.

The application has been submitted through the Planning Portal and the reference number for this application is PP-14548394.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of conditions 3, 5, 6, 7 and 8, as outlined above. [REDACTED]

[REDACTED]

Yours sincerely

[REDACTED]

Deloitte LLP