

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Ellie Nicholson
National Trust
Epsom Court
White Horse Business Park
Trowbridge
BA14 0XF

Agent (if used)

Marc Zablotny
Iceni Projects
Windmill Green
24 Mount Street
Manchester
M2 3NX

Part 1 – Particulars of the application/development

Proposal: Variation of Condition 2 (Plans) attached to Listed Building Consent 140876/LO/2024 for full details of repairs including the use of concrete in remedial works.

Location: Castlefield Viaduct , Between Beaufort Street And Egerton Street, Manchester, M3 4PU

Date of application: 22 January 2026

Application number: 145016/JO/2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) attached to this decision

- 1) The development must be begun no later than 28 March 2028

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents, as received by the City Council on 28 August 2024:

- o Nomenclature: CVI-ARUP-ZZ-ZZ-DR-S-1055 T1
- o Spans, Piers and Beams: CVI-ARUP-ZZ-ZZ-DR-S-1056

Received by the City Council on 24 September 2024:

- o Lighting Design Report: CVI-ARUP-ZZ-ZZ-RP-E-630
- o Statement of Heritage Significance, prepared by Purcell
- o Heritage Impact Assessment, prepared by Purcell
- o General Notes: CVI-ARUP-ZZ-XX-DR-S-0001 T1

Received by the City Council on 20 December 2024:

- o Proposed Context Sections: 12.2413 (PL)300A
- o Proposed Engagement Centre Sections: 12.2413 (PL)302A
- o Proposed Garden Sections: 12.2413 (PL)303A
- o Proposed Boardwalk Sections: 12.2413 (PL)304A
- o Proposed Egerton Egress Stair-Lift: 12.2413 (PL)305A
- o Water Aid Cross Section: 12.2413 (PL)306A
- o Proposed Context Elevations: 12.2413 (PL)400
- o Planting Schedule: CVI-BDP-ZZ-ZZ-SH-L-0001_P01

Structural

- o Deck Plate: CVI-ARUP-ZZ-ZZ-DR-S-4025 Rev T2
- o Stair + Lift - Viaduct Level - Sheet 1: CVI-ARUP-ZZ-ZZ-DR-S-2051 T2
- o Stair + Lift - Viaduct Level - Sheet 2: CVI-ARUP-ZZ-ZZ-DR-S-2052 T2
- o Stair + Lift - Viaduct Underslung Beams: CVI-ARUP-ZZ-ZZ-DR-S-2053 T2
- o Stair + Lift - Global Sections 1: CVI-ARUP-ZZ-ZZ-DR-S-2061 T2
- o Stair + Lift - Global Sections 2: CVI-ARUP-ZZ-ZZ-DR-S-2062 T2
- o Stair + Lift Constraints Plan: No. CVI-ARUP-ZZ-ZZ-DR-S-2031 T3

Received by the City Council on 15 January 2025:

- o Landscape Masterplan: CVI-BDP-ZZ-ZZ-DR-L-0001_P03
- o Landscape Site Wide Plan: CVI-BDP-ZZ-ZZ-DR-L-0002_P01
- o Landscape Zonal Plan: CVI-BDP-ZZ-ZZ-DR-L-1001_P03
- o Substrate Design Plan: CVI-BDP-ZZ-ZZ-DR-L-1003_P02
- o Planning Planting Strategy Report: CVI-BDP-ZZ-ZZ-RP-L-0001_P02
- o Planting Detail Plan Zone 1: CVI-BDP-ZZ-ZZ-DR-L-2001_P02
- o Planting Detail Plan Zone 2: CVI-BDP-ZZ-ZZ-DR-L-2002_P02
- o Planting Detail Plan Zone 3: CVI-BDP-ZZ-ZZ-DR-L-2003_P01

Received by the City Council on 23 January 2025:

- o Engagement Centre: 12.2413 (PL)700B
- o Proposed Colour Scheme: 12.2413 (PL)900A

Received by the City Council on 6 February 2025:

- o Proposed Gates: 12.2413(31)703
- o Landscaping Sections: CVI-BDP-ZZ-ZZ-DR-L-4001_P01
- o Converted Shipping Container Elevations
- o Ballast Removal: 12.2413 (PL)011A
- o Access Plan: 12.2413 (PL)012A
- o Staff Welfare External Appearance: 'Converted shipping container'
- o Entrance Area, New Staff Facility: CVI-ARUP-ZZ-ZZ-DR-S-2091 T2

Received by the City Council on 27 February 2025:

- o Proposed Masterplan: 12.2413 (PL)100E
- o Proposed Egerton Egress Viaduct Level: 12.2413 (PL)110B
- o Proposed Egerton Egress - Egerton Street Level: 12.2413 (PL)111C
- o Proposed Entrance Area Section: 12.2413 (PL)301D
- o Proposed Masterplan (Phases): 12.2413 (PL)002A

Received by the City Council on 22 January 2026:

- o Remedials, Traverse Beams Bearing Stiffeners: CVI-ARUP-ZZ-ZZ-DR-S-4001 T1
- o Truss Ends Support Boxes - Remedial Options Appraisal (Option 5): CVI-ARUP-ZZ-ZZ RP-S-000003

Received by the City Council on 18 March 2026:

- o Concrete Infill Remedial: CVI-ARUP-ZZ-ZZ-DR-S-4019 T2

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, CC9, EN3 and DM1 of the Core Strategy, and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

3) Prior to the installation of new external MEP services, full and final details of any MEP services shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include specifications and details such as scaled cross sections, plans and elevations of the location and the method of installation/fixings. The approved details shall be implemented as part of the development and completed prior to first occupation of Phase 2 of the development.

Reason - To ensure that the works is done in a manner which does not harm the fabric of the listed structure, and the new interventions are appropriate to the listed structure pursuant to policy CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

4) Prior to the installation of new signage, full and final details of new signage shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include product specifications and details such as scaled cross sections, plans and elevations to show the exact location, design, size, finish, material and method of installation/fixing. The approved details shall be implemented in accordance with these details.

Reason - To ensure that the works is done in a manner which does not harm the fabric of the listed structure, and the new interventions are appropriate to the Listed structure pursuant to policy CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework

5) Repairs to the viaduct hereby approved shall be implemented in accordance with the details shown on Drawing No.CVI-ARUP-ZZ-ZZ-DR-S-4001 T4 (Remedials Transverse

Beams Bearing Stiffeners) and CVI-ARUP-ZZ-ZZ-DR-S-4019 T2 (Concrete Infill Remedial). The repairs shall be carried out prior to the first occupation of Phase 2.

Reason - To ensure that the necessary remedial works are carried out and the interventions are appropriate to the Listed structure pursuant to policy CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: <https://www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering>

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

Date: 18 March 2026

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision . The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.