



Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Castlefield Viaduct

Address Line 1

Between Beaufort Street and Egerton Street

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M3 4PU

Description of site location must be completed if postcode is not known:

Easting (x)

383700

Northing (y)

397600

Description

Castlefield Viaduct was constructed in 1892 and stretches north east-south west for approximately 330m between Deansgate-Castlefield Station car park and Egerton Street. It is framed by carbon steel lattice girders which are visible in the wider locality, and its cast iron piers interface with the street level. Pedestrian access is via the public stairwell and elevator off Beaufort Street and from Deansgate-Castlefield Metrolink station. Vehicle access (to the entrance only) is gained through the unnamed road and car park west of Deansgate- Castlefield station.

Applicant Details

Name/Company

Title

First name

Ellie

Surname

Nicholson

Company Name

National Trust

Address

Address line 1

National Trust

Address line 2

Epsom Court

Address line 3

White Horse Business Park

Town/City

Trowbridge

County

Wiltshire

Country

United Kingdom

Postcode

BA14 0XF

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

United Kingdom

Postcode

M2 3NX

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Use of Castlefield Viaduct Phases 1 and 2 as an urban park (Use Class F2(c)), including installation of stair and lift access to Egerton Street.

Reference number

140875/FO/2024

Date of decision (date must be pre-application submission)

04/04/2025

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 3, Condition 18(a)-(d) and Condition 32, plus an additional new condition

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

To formalise the use of concrete in remedial works, and to change pre-commencement conditions to compliance conditions following developed design information.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 3 - Refer to new plans
Condition 18(a)-(d) - Alter to compliance condition
Condition 32 - Alter to compliance condition

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

N/A

Date (must be pre-application submission)

18/12/2025

Details of the pre-application advice received

By email - To confirm we require the section 19 variation of the LBC and the section 73 variation for the FUL. In terms of a separate discharge application, this is not required to be submitted with the variations. When we determine the variation of planning permission it will grant a new decision notice for all conditions and superseded those on the original consents. You are able to essentially discharge any conditions under the variations. For example, you can include the variation of condition 32 and if you provide the requirements to satisfy the condition and we deem it acceptable then we would vary the wording to become a compliance condition. This is the same for all conditions relating to the listed building consent or full planning permission.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☐ Yes
☒ No

If No, and you cannot trace all the other owners/agricultural tenants, can you give the appropriate notice to one or more owner/agricultural tenant?

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate C

I certify/The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were:

NT Legal/property team were consulted and outcome of previous Certificate C press advert was reviewed to see if any unknown landowners had come forward.

I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

2

Suffix:

Address line 1:

Piccadilly Place

Address Line 2:

Town/City:

Manchester

Postcode:

M1 3BG

Date notice served (DD/MM/YYYY):

22/01/2026

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Great Minster House

Number:

33

Suffix:

Address line 1:

Horseferry Road

Address Line 2:

Town/City:

London

Postcode:

SW1P 4DR

Date notice served (DD/MM/YYYY):

22/01/2026

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Bridge House

Number:

1

Suffix:

Address line 1:

Walnut Tree Close

Address Line 2:

Town/City:

Guildford

Postcode:

GU1 4LZ

Date notice served (DD/MM/YYYY):

22/01/2026

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Town Hall Extension

Number:

Suffix:

Address line 1:

Albert Square

Address Line 2:

Town/City:

Manchester

Postcode:

M2 5DB

Date notice served (DD/MM/YYYY):

22/01/2026

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Waterloo General Office

Number:

Suffix:

Address line 1:

Address Line 2:

Town/City:

London

Postcode:

SE1 8SW

Date notice served (DD/MM/YYYY):

22/01/2026

Person Family Name:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Manchester Evening News

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

23/01/2026

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Marc

Surname

Zablotny

Declaration Date

22/01/2026

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Ruth Jackson

Date

22/01/2026