

Section 19 Application to
140876/LO/2024

Castlefield Viaduct

2025006

Planning Statement

January 2026



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1.0 INTRODUCTION

1.1 Application overview

- 1.1.1 This application is made by RJP town planners ('RJP') on behalf of our client, the National Trust ('the NT') with regard to the approved planning application 140876/LO/2024 for:

LISTED BUILDING CONSENT for works to Castlefield Viaduct to enable its use as an urban park, including the installation of stair and lift access to Egerton Street

- 1.1.2 Permission is sought under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to add an additional condition to the decision in order to regularise the use of concrete as part of the repair works to the viaduct's span.
- 1.1.3 In pre-application discussions with the Council, it was confirmed that the introduction of concrete arising from detailed design development constituted a material change to the approved development. It was deemed this could not be dealt with under the discharge of condition process and so a Section 19 variation application is required.
- 1.1.4 This application also seeks to vary Condition 2 to reflect updated plan references.
- 1.1.5 This application is accompanied by the following documents:
- Truss End Support Boxes – Remedial Options Appraisal, prepared by Purcell and Arup, reference: CVI-ARUP-ZZ-ZZ-RP-S-000003, dated 1st October 2025.
 - Drawing – Remedials: Transverse Beams Bearing Stiffeners, prepared by Arup, reference: CVI-ARUP-ZZ-ZZ-DR-S-4001, Rev T4, dated 22nd May 2025.

- Drawing – Remedials: Truss End Supports Concrete Infill Remedial, prepared by Arup, reference: CVI-ARUP-ZZ-ZZ-DR-S-4019, Rev T1, dated 19th September 2025.

1.2 New condition

1.2.1 Defects in the truss end support boxes were identified during surveys as part of the post-consent principal inspection and assessment undertaken between April and July 2025. They were in poor condition due to recurrent water exposure. To address this, five remedial options were explored, and these are set out in the accompanying Remedial Options Appraisal. They are as follows:

- Option 1 – Conventional Over-plating
- Option 2 – Internal Steel Frame
- Option 3 – External Concrete Block
- Option 4 – ‘Tea trays’
- Option 5 – Concrete Infill

1.2.2 Each option is accompanied by an assessment of advantages and disadvantages, along with a commentary on the potential heritage impact contributed by Purcell.

1.2.3 Section 8 of the Remedial Options Appraisal outlines that Option 5 (concrete infill) is the preferred remedial method. This is because it is the most buildable, the most structurally straightforward, likely to be the most cost effective, and is the easiest to maintain.

- 1.2.4 From a heritage perspective, the assessment finds the concrete infill to be minimally intrusive with no discernible impact on the architectural interest of the viaduct, and there is precedent in the local area from the adjacent viaduct. However, the long-term interaction between concrete poured on the historic steelwork is difficult to determine, and the works would not be easily reversible.
- 1.2.5 NPPF paragraph 215 directs decision-makers to weigh less than substantial harm against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The concrete infill would prevent further deterioration of the viaduct, enabling its ongoing use as an urban park to great public benefit.
- 1.2.6 It is proposed that:
- a) A new condition is added to 140876/LO/2024 enable the use of concrete infill, with the exact wording to be agreed between the applicant and the Council prior to a decision being made. Draft wording as a baseline is provided below:

Repairs to the viaduct which include concrete infill shall be carried out in accordance with plan CVI-ARUP-ZZ-ZZ-DR-S-4019, Rev T1, dated 19th September 2025.

1.3 Variation to Condition 2

- 1.3.1 Condition 2 should be revised to reflect the updated version of drawing CVI-ARUP-ZZ-ZZ-DR-S-4001, Rev T4 and new drawing CVI-ARUP-ZZ-ZZ-DR-S-4019, Rev T1.

1.4 Conclusion

1.4.1 In summary, this application seeks to:

- Add a new condition to words to the effect of those set out in paragraph 1.2.6 of this report in order to formalise the use of concrete infill in remedial works.
- Update Condition 2 to include the updated version of plan CVI-ARUP-ZZ-ZZ-DR-S-4001 and the new CVI-ARUP-ZZ-ZZ-DR-S-4019.

1.4.2 Please can any condition wording be reviewed and agreed by the applicant prior to a decision being made.