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26 June 2026

Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

FAO Jennifer Atkinson

Dear Jennifer,

Viaduct Arches at 325 Deansgate, Manchester – Retrospective Application for Listed Building Consent

On behalf of our client, Jedi Deansgate Ltd (the 'Applicant'), please find enclosed an Retrospective Application (the "Application") for Listed Building Consent.

The proposed description of development for the Listed Building Consent is as follows:

"Retrospective temporary Listed Building Consent for internal works to the Grade II listed Castlefield Viaduct in relation to the installation of an arch lining system as part of the redevelopment of land at 325-327 Deansgate and the adjacent railway arches for a hotel."

It is proposed that LBC be granted for a period of 10 years to allow sufficient time for repairs to be undertaken by TfGM, as discussed below.

Application Documentation

The following information is provided in support of this Application:

Table 1 List of Supporting Information

Supporting Information	Prepared By:
Application Form, Notice Certificates	Deloitte LLP

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Extended Covering Letter	Deloitte LLP
Site Location Plan	Deloitte LLP
Drawings (See Appendix A for list)	Simpsonhaugh, Space Invader, Hollis
High Level Heritage Impact Assessment	Levrant
Method Statement	Levrant
Intrusive Investigation Report	CoreFIX Ltd
Arch Ingress Report	Keolis amey
Brickwork Repair Specification	AtkinsRealis
Public Areas Design Document	Space Invader

The Site and Site Context

The Site comprises a two-arch section of the Grade II Listed Castlefield Railway viaduct, which passes east-west through the site. The list entry for the structure on the statutory list is: "Castlefield Railway viaduct from G-Mex to Dawson Street, Deansgate."

The description of the viaduct is as follows:

"Railway viaduct. C. 1880. Cast iron and wrought iron (?); red brick to east of Duke Street. Runs south-west from former Central Station, then westwards, dividing into two over Castlefield and rejoining west of River Medlock. Cast iron drum piers rising to square castellated towers supporting metal lattice parapet. Castellated brick piers with stone dressings to Gothic style skew bridges over Ricer Medlock and roadways. To east of Duke Street viaduct is of brick with segmental arches and castellated brick piers. At western end a blue brick bridge over Dawson Street."

The Site is located within the Deansgate Ward in Manchester City Centre, and forms part of the 325 Deansgate aparthotel application for the 22-storey hotel complex, reference: 125805/LO/2019 and 125804/FO/2019 (as amended). 325 Deansgate is bounded by Trafford Street to the north, Century Street to the south, Whitworth Street West to the south and Deansgate to the west.

Background

On 26 June 2020 listed building consent (LBC) (ref: 125805/LO/2019) was granted for:

"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."

Concurrently, an application for Planning Permission (ref: 125804/FO/2019) was granted on the same day for the following:

"Demolition of existing buildings and structures on-site and erection of 22-storey building comprising apart-hotel (Use Class C1) with flexible commercial uses at ground floor and within existing viaduct arches (Use Class A1, A2, A3, A4, D2), access, landscaping and other associated works"

This was subsequently amended via Planning Permission ref 139059/JO/2024, and a further Section 73 Amendment, 144809/JO/2025, has been submitted, validated on 21/1/2026 and is currently pending approval following signing of the S106. To ensure consistency between the LBC and the forthcoming S73 Approval, an application under S19 of the Planning (Listed Building and Conservation Act) 1990 (as amended) has been submitted (Planning Portal ref: PP-14881445) seeking amendments to the wording of Condition 2 and 4 to listed building consent 125805/LO/2019 to provide updated drawings.

This application for retrospective temporary Listed Building Consent relates to the installation of an arch lining system, following site investigation works and ongoing discussions with the Local Planning Authority and TfGM. These discussions identified the poor condition of the historic brickwork within the arches, alongside persistent water ingress issues. The proposed arch lining system has therefore been developed as a necessary intervention to address these issues. The rationale for the system, the stakeholder engagement undertaken, and the proposed mitigation measures and future management approach are set out below.

Rationale for the Full Lining System

During works to the hotel application site, significant water ingress and related damage were identified within the arches. This was confirmed by detailed investigations, including a Water Ingress Report prepared by Keolis amey and an Intrusive Investigations report prepared by CoreFIX, which identified significant water penetration and associated deterioration within the arch structures. Repair works within the Applicant's remit have since been undertaken in accordance with the Brickwork Repair Specification report prepared by AtkinsrRealis. However, further works are required by TfGM. Until these works are completed, the condition of the fabric and the usability of the internal space as a hotel reception, dining and lobby area will remain compromised. This presents a clear constraint on bringing the arches into active and viable use.

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Optioneering Exploration and Stakeholder Engagement

In response, several options including external repair works to the arches to prevent water intrusion were explored, however TfGM, advised these works would not be able to take place within a reasonable timeframe and as of yet there is still no fixed date for the completion of these works, albeit at the last site meeting in February 2026 TfGM advised that works could take place in 2027. Therefore, in the interim, the level and nature of water ingress necessitate a comprehensive and robust solution to safeguard the integrity and functionality of the space. As such, the implementation of a full internal lining system has been identified as the only viable option currently available to prevent ongoing water penetration and enable occupation.

Extensive engagement has been undertaken with Manchester City Council planning and conservation officers to explore whether partial or complete omission of the lining system could be achieved, with a clear preference from the Applicant to retain exposed arch structures wherever possible. However, technical advice from specialist contractors and system providers confirms that partial lining would not be effective, and that full coverage is required to meet insurance, warranty, and performance requirements. This position is further reinforced by the operational requirements of the proposed hotel use, where the arches will accommodate publicly accessible spaces, including areas for food and beverage use, which must remain consistently dry and fit for purpose.

The proposed lining system, which forms part of the agreed approach with TfGM, has therefore been brought forward as a necessary temporary intervention to enable the delivery of the consented development. It will ensure that the arches can operate safely and effectively in the short term, while maintaining access for ongoing inspection and maintenance of the structure.

Mitigation

Recognising the visual impact of introducing a lining system within a historic structure, a bespoke interior design approach has been developed to mitigate its appearance. This includes the use of carefully selected finishes, artwork, planting, and furniture to soften the internal environment and reference the heritage of the arches, whilst ensuring that access requirements for monitoring and maintenance are retained. Details are provided in the Public Area Design Document prepared by Space Invader.

Future Removal

Importantly, the lining system has been designed as a temporary and fully reversible intervention. Subject to the completion of external repair works by TfGM and subsequent confirmation that water ingress has been addressed, it is anticipated that the lining can be removed in the future. This approach enables the immediate delivery and operation of the development, whilst retaining the long-term ambition to reveal and celebrate the historic

fabric of the arches once conditions allow. Assured CMS, Construction Managers, will be retained as the owner/operator and are willing and wanting to remove the arch lining.

Local Planning Authority Engagement

Details of the water ingress and damage to the arch as well as details of the Rockwell lining system intended to tackle the issue was submitted under application ref: CDN/25/1192, on 12 December 2025 to discharge condition 3 and 5 attached to 25805/LO/2019. These works were subsequently undertaken, however, following further engagement with LPA it was made clear there was a need for standalone Listed Building Application.

Discussions with the LPA on the Arch Lining were held with planning and conservation officers at Manchester City Council during various site visits, with the last one taking place on 03 February 2026. Following this engagement this listed building application and the details of the linings eventual removal have been discussed and agreed in principle.

The Arch Lining System

The arch lining system requires Listed Building Consent and the scope of the works undertaken is discussed in detail below.

Listed Building Consent

All of the physical works to the Viaduct require Listed Building Consent. These works are set out in the drawings listed in Appendix A. In summary, the works comprise the following:

- Rockwell WPC composite battens fixed into the viaduct walls.
- Batten fixings are attached primarily to the mortar joints or areas where cementitious repairs have been undertaken, and only in limited circumstances attached into the brick.
- The Rockwell arch liner system is extended around the complete surface of the viaduct brickwork wall.

Planning Assessment

Section 38(6) of the Planning and Compulsory Purchase Act (PCPA) 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states "*in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving*

the building or its setting or any features of special architectural or historic interest which it possesses."

This Section sets out the policy framework which forms the basis for the consideration of the Proposed Development.

Planning Policy Framework and Guidance

The Local Development Plan for Manchester City Council comprises:

- Manchester Core Strategy (2012) and its Addendum (2024);
- Saved Policies of the Manchester Unitary Development Plan (1995); and,
- Greater Manchester Combined Authority Places for Everyone Plan (PfE Plan) (2024).

The Draft Manchester Local Plan Regulation 18 Consultation ended in November 2025. Given its current status, it has limited weight in the determination of planning applications, however it does provide an indication of the potential direction of travel of Manchester's planning policy.

Other material considerations of relevance to the Proposed Development are as follows:

- The National Planning Policy Framework (The NPPF) (2024);
- Supplementary Planning Documents (SPDs); and,
- Planning Practice Guidance (PPG).

Consultation on a revised NPPF closed in March 2026. Given its current status and that it may be subject to changes, while it has been considered against the context of this Application, it attracts limited weight.

Relevant Planning Policies and Material Considerations

Table 2 Relevant Planning Policies and Material Considerations

Document	Policy
Manchester Core Strategy (2012) and its Addendum (2024)	Policy SP1 (Spatial Principles) Policy CC 4 (Visitors – Tourism, Culture and Leisure) Policy CC8 (Change and Renewal) Policy CC9 (Design and Heritage)

Document	Policy
	Policy EN1 (Design Principles and Strategic Character Area) Policy EN3 (Heritage) Policy DM1 (Development Management)
Saved Policies of Manchester Unitary Development Plan (1995)	Policy DC19.1 (Listed Buildings)
The Greater Manchester Combined Authority Places for Everyone Plan (2024)	Policy JP-Strat2 (City Centre) Policy JP-P2 (Heritage)
NPPF (2024)	Chapter 16 (Conserving and enhancing the historic environment)

Principle of Development

Relevant Policies / Material Considerations

- Core Strategy Policy SP1 supports development proposals which contribute to the sustainable growth of Manchester City Centre and improve the City's economic function.
- Core Strategy Policy CC8 supports proposals which contribute to the City Centre's commercial and leisure offer, subject to their impact on heritage and character.
- Core Strategy Policy EN3 requires development to complement and take advantage of the City's distinct historic environment.
- PfE Plan Policy JP-Strat2 identifies Manchester City Centre as a key economic hub and supports development that enables its continued vitality and range of uses.
- PfE Plan Policy JP-P2 emphasises the need to conserve, sustain, and enhance heritage assets and their settings.

Applicant's Response

The proposed arch lining system is a necessary and proportionate intervention to secure the viable use of the Grade II listed Castlefield Viaduct arches as part of the consented

redevelopment at 325 Deansgate. The arches are currently subject to significant water ingress, as identified through detailed technical investigations, which has compromised both their condition and usability. Without intervention, the arches cannot be brought into active use, undermining their contribution to the City Centre economy.

In this context, the proposal aligns with Core Strategy Policies SP1 and CC8 and PfE Policy JP-Strat2 by enabling the delivery and operation of a key City Centre development that contributes to Manchester's economic vitality, including the provision of hotel accommodation and associated active uses within the arches. The lining system facilitates the occupation of these spaces for publicly accessible uses, ensuring they can operate safely and effectively.

Heritage

Relevant Policies / Material Considerations

- Core Strategy Policies CC9 and EN3 put emphasis on preservation and enhancement of heritage assets in Manchester City Centre, whilst encouraging development that complements and takes advantage of the distinct historic and heritage features.
- Core Strategy Policy EN1 notes developments should duly consider the City of Manchester's heritage and continue the rich pattern of activity
- Saved Policy DC19.1 of the Manchester Unitary Development Plan seeks to secure the retention, maintenance, and continued use of listed buildings where this does not cause adverse effect on its historic character.
- PfE Plan Policy J2-P2 stresses the importance to "positively conserve, sustain and enhance our historic environment and heritage assets and their settings".
- Paragraph 210 of the NPPF (2025) directs Local Planning Authorities to consider 3no. key factors when determining planning applications concerning the historic environment:
    - The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
    - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.
    - The desirability of new development making a positive contribution to local character and distinctiveness.

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Paragraphs 212 and 215 of the NPPF (2025) states that “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”, and that ‘great weight’ should be given to the conservation of designated heritage assets.

Applicant’s Response

The proposal has been carefully considered against heritage policies, including Core Strategy Policy EN3, Saved Policy DC19.1, PfE Policy JP-P2, and the NPPF. The lining system represents a targeted internal intervention which, while altering the immediate visibility of the historic fabric, is required enable its continued use. Critically, the system has been designed as a reversible solution, ensuring that the long-term conservation of the viaduct is not compromised.

The Applicant has explored alternatives, including partial lining and exposed brickwork, through extensive engagement with Manchester City Council and specialist contractors. However, technical constraints, including the extent of water ingress and the requirements of the lining system to meet warranty and insurance standards, confirm that full coverage is necessary. In addition, the operational requirements of the proposed hotel use necessitate dry, safe, and functional internal environments, particularly where the arches will accommodate publicly accessible spaces.

The submitted Heritage Statement, prepared by Levrant concludes that the Arch Lining results in a minor adverse impact at the level of the individual arches, but an overall neutral impact on the significance of the wider Grade II listed Castlefield Viaduct as a whole.

In line with the NPPF, any potential harm to the significance of the listed structure is therefore identified to be ‘less than substantial’ and at the lower end of the scale.

In line with Paragraph 215 of the NPPF the below public benefits are derived from the Proposed Development:

- Securing the optimum viable use of a designated heritage asset;
- Enabling the active use of previously underutilised arches within Manchester City Centre;
- Supporting economic growth and the delivery of a consented development; and
- the commitment to pursue repair works to the arches, preventing further deterioration of the historic fabric through unmanaged water ingress.

It is considered that these public benefits demonstrably outweigh the less than substantial harm identified.

Conclusion

Overall, the proposed arch lining system represents a necessary and justified intervention. It enables the short-term functioning and long-term conservation of the heritage asset, while retaining the opportunity for the arches to be fully revealed once external repair works are undertaken. The conclusion of that process is that the Proposed Development is in accordance with relevant planning policies of the Local Development Plan, when taken as a whole and is supported by other material considerations. Therefore, the Proposed Development merits the support of the Local Planning Authority.

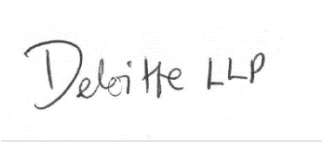
Summary

This Application is submitted via the Planning Portal under reference: PP-15016198.

A detailed assessment of the Arch Lining System has been undertaken against planning policies at all levels as set out within the body of this Letter. Alongside this, a Heritage Statement has been undertaken and is submitted in support of this Application.

We look forward to receiving your confirmation that the application has been formally registered. In the meantime, if you have any queries or require any further information, please do not hesitate to contact my colleagues Niall Alcock (0161 455 6787/ nalcock@deloitte.co.uk), Rachel Poole (0161 455 6272/ rpoole@deloitte.co.uk) or Lottie Hales (0161 455 6222/ lohales@deloitte.co.uk).

Yours sincerely



For Deloitte LLP
Encl.

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Appendix A – Full List of Drawings

Simsonhaugh:

10446-SHP-Z0-A-G252-DE-XX-040, Site Wide Internal Wall Arch Lining Details

10446-SHP-Z0-A-G252-SE-XX-001, Site Wide Internal Walls Arch Lining Sections

Space Invader:

Existing Ground Floor RCP

Existing First Floor RCP

Proposed Ground Floor RCP

Proposed First Floor RCP

Existing Arch Section

Hollis:

Arch Lining Systems

Arch Cross Section: Lining System Generic Detail

Arch Lining Detail