MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Approval of Details Reserved by Condition

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)

383191

Northing (y)

397636

Description

Castlefield Viaduct is a Grade II listed (1892) viaduct that starts at the car park of Deansgate Metrolink Station in the east and runs alongside the Metrolink line towards Cornbrook. The other end of the site and entrance to the second phase will be accessed from Egerton Street. The viaduct is supported on a series of cast iron columns that both sit within the canal and around it. The area has a variety of uses, including offices, residential and leisure.

Applicant Details

Name/Company

Title

First name

Nichola

Surname

Jacques

Company Name

National Trust

Address

Address line 1

Epsom Court

Address line 2

White Horse Business Park

Address line 3

Trowbridge

Town/City

Wiltshire

County

Country

Postcode

BA14 0XF

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Marc

Surname

Zablotny

Company Name

Iceni Projects

Address

Address line 1

WeWork

Address line 2

Dalton Place

Address line 3

29 John Dalton Street

Town/City

Manchester

County

Country

GB

Postcode

M2 6DS

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

145024/JO/2026

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

23/01/2026

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

Condition number(s)

4, 14, 27 and 28

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 4 (Construction Management Plan); this is the last condition required to be discharged prior to commencement of Phase 1.

Condition 14 (waste tank); drainage details of the tank shown on approved drawing 12.2413 (PL)100E.

Condition 27 (welfare centre); final details of all external materials, product specifications and samples of the welfare centre shown on approved drawing 12.2413 (PL)301D.

Condition 28 (waste tank fencing); details of the fencing that screens the drainage tank referenced in Condition 14 and approved drawing 12.2413 (PL)100E.

Site Visit

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

- [x] Yes
- [ ] No

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

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

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

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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.

- [x] I / We agree to the outlined declaration

Signed

Marc Zablotny

Date

09/10/2026