Outlook

manchester 144791/FO/2025 78 Sackville Street 50-17-8-33-24 storey buildings

From [redacted]
on behalf of
Town Planning NWC [redacted]
Date Mon 24/08/2026 13:34
To Jennifer Atkinson [redacted]

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

OFFICIAL

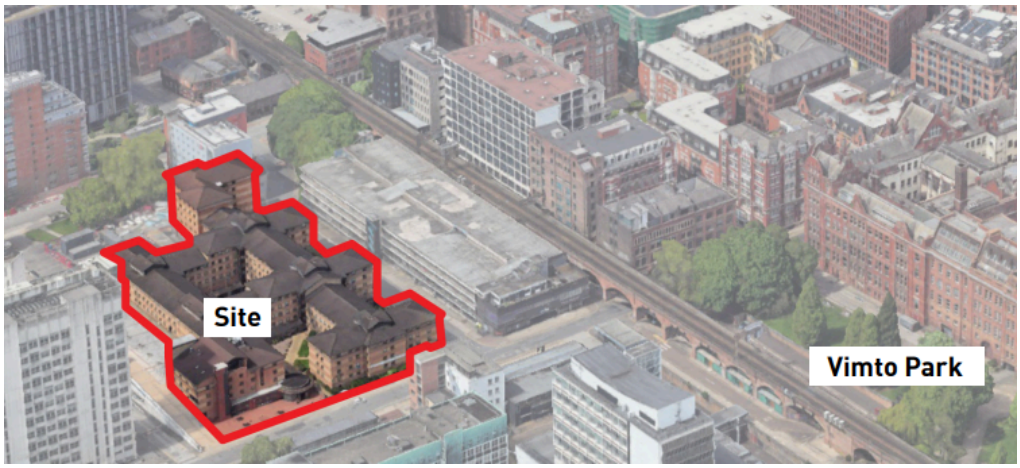
Application number: 144791/FO/2025
Description: Phased development comprising:
(a) Partial removal of existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 50 storeys and one of 17 storeys with an 8-storey link, together with associated amenity space, external landscaping, highways works, and change of use of the Pendulum Hotel to purpose-built student accommodation; and
(b) Removal of remaining existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 33 storeys and one of part-24 and part-8 storeys with a 1-storey link, together with associated amenity space, external landscaping, and highways works.
Location: Weston Student Halls And Pendulum Hotel 78 Sackville Street Manchester M1 3BB

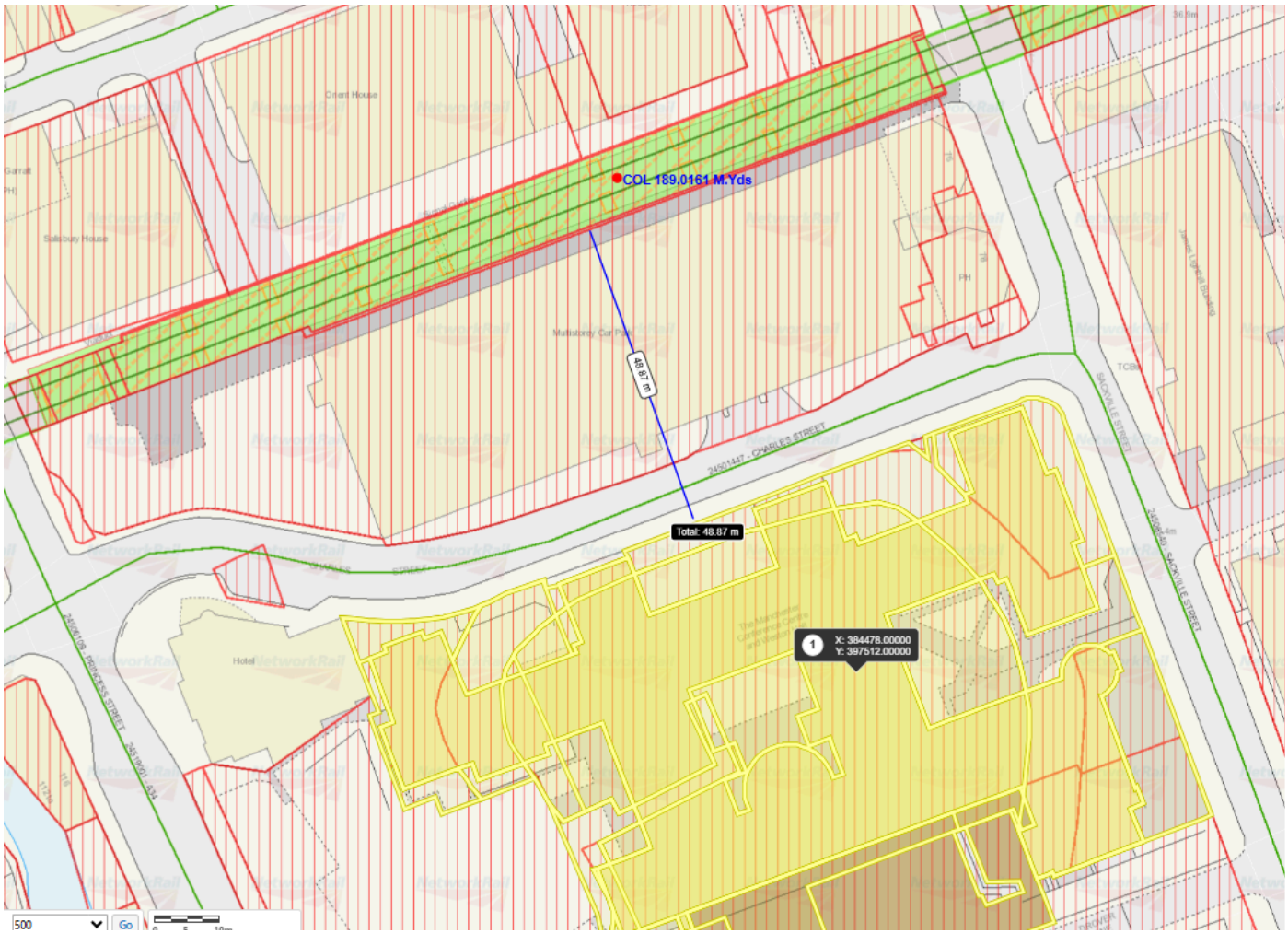
Network Rail Asset Protection has submitted the comments below to me for the attention and action of the LPA and the developer.

An enquiry would be required with ASPRO to review the proposed crane operations with respect to Requirements for Lifting Equipment Adjacent to Railways Controlled by Network Rail.

Until now, guidance in this area was split between two separate CPA publications – CPA1402 (mobile cranes) and CPA1801 (tower cranes). Both have now been superseded and combined into a single document, providing consistent requirements for all crane types operating near railways. Requirements for Lifting Equipment Adjacent to Railways Controlled by Network Rail, has been jointly produced by the Crane Interest Group (CIG) and the Tower Crane Interest Group (TCIG) in collaboration with Network Rail.

The new guidance aligns fully with Network Rail's CIV0063 (Issue 2): Piling, Drilling, Crane, MEWP and SMPT Operations Adjacent to the Railway, ensuring that both industry and the client authority work from the same technical baseline.





Notice for Developers on how to contact Network Rail (NR) Asset Protection (ASPRO)

The Network Rail Asset Protection & Optimisation team continually focus on improving interactions with their customers; to support this process they have introduced a system for submitting new enquiries and tracking existing schemes, the Asset Protection Customer Experience (ACE).

Please use this link to enter the ACE Portal and submit your enquiries. An initial submission and initial review are free of charge. Further involvement would be subject to fees.
Guidance on using the platform is in this link here: Customer portal - quick reference guide (networkrail.co.uk)

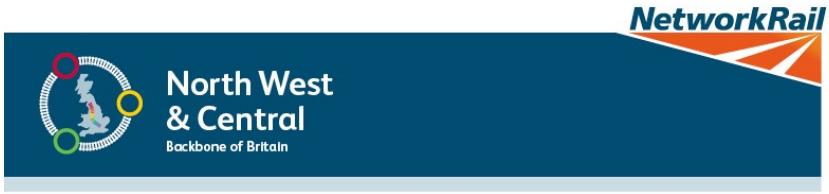
Submission of this form does not constitute acceptance nor permission by Network Rail, and the proposed works may be rejected.
NR's Asset Protection purpose is to manage the activities of outside parties who wish to carry out planned works on, adjacent to or near the railway. ASPRO are not an emergency response team and require a suitable notification period to facilitate outside party works. Examples of Asset Protection activities include, but are not limited to:

- Tree felling
- Works near Level Crossings
- Lineside developments
- Demolitions
- Use of cranes adjacent to the railway
- Construction of bridges across the railway

For emergencies that affect the safety of the line, please call 03457 11 41 41 and request to be put in touch with Control.
If your works are under the NRSWA, please provide the NRSWA Reference Number. The Safety at Street Works and Road Works Code of Practice states that, "works planned by any promoter on a road over rail, or under a rail over road bridge must be advised to Network Rail's Outside Party Engineer no later than one month in advance of serving the initial notice," (page 79).
For enquiries regarding Network Rail apparatus on / near the railway line i.e. C2 enquiry, please contact: OPBuriedServicesEnquiries@networkrail.co.uk

From

[redacted] **RTPI Tech**
Town Planning Technician NWC
Network Rail Property (NW&C)
Square One, 4 Travis Street, Manchester M1 2NY
Email address for all applications and notifications [redacted]



****

The content of this email (and any attachment) is confidential. It may also be legally privileged or otherwise protected from disclosure.

This email should not be used by anyone who is not an original intended recipient, nor may it be copied or disclosed to anyone who is not an original intended recipient.

If you have received this email by mistake, please notify us by emailing the sender, and then delete the email and any copies from your system.

Liability cannot be accepted for statements made which are clearly the sender's own and not made on behalf of Network Rail.

Network Rail Infrastructure Limited registered in England and Wales No. 2904587, registered office Network Rail, Waterloo General Office, London, SE1 8SW.

****