MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Listed Building Consent

Applicant

Science and Industry Museum
Liverpool Road
Manchester
M3 4FP

Agent (if used)

Katie Wray
Deloitte
The Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for the reinstatement of Power Hall roof, installation of new windows and doors and stripping of external services and removal of railway doors.

Location: Science & Industry Museum, Liverpool Road , Manchester, M3 4FP

Date of application: 25 August 2021

Application number: 131489/LO/2021

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **granted** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Received 25 August 2021:

Drawings and documents referenced:

19-BSD-337 01-01 REV B External Temporary Roof System
19-BSD-337-01-02 REV B External Temporary Roof System
19-BSD-337-01-03 REV B External Temporary Roof System
19-BSD-337-04 REVISION A-A2PORTRAIT Internal Mat To Crane Within Power Hall
19-BSD-337-05 REVISION A-A2LANDSCAPE Disabled Access Ramp
19-BSD-4 External Temporary Roof System
198D4E-1 External Temporary Roof System
19966C-1 External Temporary Roof System
19A2A4-1 External Temporary Roof System
19CEED-1 External Scaffolding To Gantry Steelwork
PH2B7B-1 Demolition Section 03
PH5B45-1 Demolition Elevations 03-04
PHF360-1 Demolition Elevations 01-02
PHFL-CG-1 Demolition Ground Floor Plan
PHFL-CG-2 Demolition Reflected Ceiling Plan
PHFL-CG-3 Demolition Sections 01-03
PHFL-CG-4 Demolition Sections 04-05
PHL-CGA-00-00-DR-A-06110_PL1 Ground Floor Plan
PHL-CGA-00-00-DR-A-06121_PL1 Reflected Ceiling Plan
PHL-CGA-00-RF-DR-A-47111_PL1 Roof Detail
PHL-CGA-RF-00-DR-A-06111_PL1 Roof Plan
PHL-CGA-00-00-DR-A-06101_PL1 Roof Plan
PHL-CGA-00-RF-DR-A-06120_PL1 Reflected Ceiling Plan
PHL-CGA-00-XX-DR-A-06200_PL1 Sections 01-03
PHL-CGA-00-XX-DR-A-06201_PL1 Sections 04-05
PHL-CGA-00-XX-DR-A-06300_PL1 Elevations 01-02
PHL-CGA-00-XX-DR-A-06500_PL1 Section 03
PHL-CGA-00-XX-DR-A-06501_PL1 Parapet And Valley Gutter Detail
PHL-CGA-00-XX-DR-A-31500-PL1 Liverpool Road W.05 (East) Detail
PHL-CGA-00-XX-DR-A-06301_PL1 Elevations 03-04
Construction Environmental Management Plan
Lighting Protection Strategy
M & E Strategy Report
High Level Services Removal - Methodology Rev B
Schedule of Works
Cornice And Copings - Repair Methodology
Gantry - Repair Methodology
Install Windows And Doors - Methodology Rev C
Platform Removal - Methodology Rev B
Power Hall Walls - Repair Methodology
Roof Installation - Methodology Rev C

Received 09 September 2021:
Drawings referenced:
PHL-CGA-00-00-DR-A-01100_PL3 Site Location Plan
PHL-CGA-00-00-DR-A-01101_PL3 Site Plan

Received 10 September 2021:
Drawings referenced:
321_1_P_00_00_PH Gate Refurbishment Plan

Received 25 October 2021:
Drawings and documents referenced:
PHL-CGA-00-00-DR-A-06210_PL2 Sections 01-03

PHL-CGA-00-00-DR-A-06211_PL2 Sections 04-05
PHL-CGA-00-00-DR-A-06310_PL2 Elevations 01-02
PHL-CGA-00-00-DR-A-06311_PL2 Elevations 03-04
PHL-CGA-00-00-DR-A-06510_PL2 Section 03
PHL-CGA-00-00-DR-A-06511_PL2 Parapet And Valley Gutter Detail
PHL-CGA-00-XX-DR-A-31505-PL1 Liverpool Road W.05 (East) Detail Demolition
PHL-CGA-00-XX-DR-A-31506-PL1 Liverpool Road W.06 (West) Detail Demolition
PHL-CGA-00-XX-DR-A-31507-PL1 Typical North Yard Detail Demolition
PHL-CGA-00-XX-DR-A-31510-PL1 Liverpool Road W.05 (East)
PHL-CGA-00-XX-DR-A-31511-PL1 Liverpool Road Window W.05 (East) Detail
PHL-CGA-00-XX-DR-A-31515-PL1 Liverpool Road W.06 (West)
PHL-CGA-00-XX-DR-A-31516-PL1 Liverpool Road Window W.06 (West) Detail
PHL-CGA-00-XX-DR-A-31525-PL1 Lower Byrom Window Elevations
PHL-CGA-00-XX-DR-A-31530-PL1 North Yard Main Entrance D.01
PHL-CGA-00-XX-DR-A-31500-PL1 Liverpool Road W.05 (East) Detail
PHL-CGA-00-XX-DR-A-31501-PL1 Liverpool Road W.06 (West) Detail
PHL-CGA-00-XX-DR-A-31502-PL1 Typical North Yard Detail
SSK410 Gutter And Roof Light
Power Hall: Drainage Engineering Note

Received on 12 November 2021
Drawings referenced:
PHL-CGA-00-XX-DR-A-31520-PL2 Typical North Yard Window
PHL-CGA-00-XX-DR-A-31521-PL2 Typical North Yard Window Detail

Received on 16 November 2021
Drawings referenced:
SSK411
SSK412
SSK413

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC4, CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

3) The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as Local Planning Authority:

(a)
-External timber: Sawn finish unsorted Siberian Larch stained with external OSMO Woodstain in 907 Quartz Grey (transparent).
-Internal timber: light sawn finish Douglas Fir stained to match the exterior with external OSMO Woodstain in 907 Quart Grey (transparent).
-Window glazing: Guardian ExtraClear SN70/37.
-Window glazing frame: Bradleys - BRAK149 or equivalent'
-Rooflight glass: Guardian Extra Clear glazing using a Vanceva "cool white" translucent interlayer.
-Brown round down conductor to be used on brick work
-Black flat down conductor tape to be used at base of gantry

(b) Notwithstanding the details as set out in part (a) condition above, prior to the complete reinstatement of the roof, final details of proposed roof slates and roof vents to be used shall be submitted and approved by the City Council as Local Planning

Authority. The development shall be implemented in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the following shall be submitted and approved in writing prior to any works to those elements commencing on site:

a) Final fixing details including locations for all new window and door installations
b)Details including methods of the making good of damaged areas following the removal of any redundant M&E equipment
c) Details including drawings of all new M&E installations including WIFI and electrics
e)Details including materials of the main gate
d)Samples of all the proposed repair types to masonry
f)Detailed conservation specification for each element of repair work to masonry

The works shall then be carried out fully and only in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN1, EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

5) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the following works to the Gantry shall be submitted and approved in writing prior to any works to those elements commencing on site:

a)Detailed conservation specification for each element of repair work to gantry
b)Proposed paint finish samples including provision of paint analysis of the existing paint condition of gantry
c)Samples of all the proposed repair types to gantry

The works shall then be carried out fully and only in accordance with the approved details.
Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN1, EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

6) If an alternative cleaning method to the gantry is required to that outlined in document referenced 'The Gantry - Repair Methodology' received by the City Council as Local Planning Authority on 25 August 2021, then this should be agreed in writing with the City Council as Local Planning Authority prior to any cleaning using any other than the approved method.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester

7) If any existing external lighting is to be retained, the locations should be agreed in writing with the City Council as Local Planning Authority prior to completion of the works hereby approved.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN1, EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Date: 19 November 2021

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with sections 20 and 21 of the Act within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.