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.
- A fee is payable for each request to discharge conditions.
- 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)

Conservation Area Consent

Applicant

Ms Deborah Kell
Museum of Science and Industry
The Museum Of Science & Industry In Manchester
Liverpool Road
Castlefield
Manchester
M3 4FP

Agent (if used)

Mr John Walker
Walker Simpson Architects
33 Piccadilly
Manchester
M1 1LQ

Part 1 – Particulars of the application/development

Proposal: CONSERVATION AREA CONSENT Demolition of 2 storey visitor services block immediately adjacent to the power hall. Removal of metal stairs and landing to Great Western Warehouse. Removal of steps, balustrade and retaining wall to paved area in front of gates on Lower Byrom Street.

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

Date of application: 27 August 2013

Application number: 103466/CC/2013/C1

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 31 Declaration

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. There were no such issues that needed to be dealt with in respect of this application.

Condition(s) attached to this decision

1) The works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this consent.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as applied and modified in relation to buildings in conservation areas.

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

Drawing ref WSA.0302.P01, date stamped by the City Council as local planning authority on 27th August 2013.

Drawing ref WSA.0302.P02, date stamped by the City Council as local planning authority on 27th August 2013.

Drawing ref WSA.0302.P05, date stamped by the City Council as local planning authority on 27th August 2013.

Drawing ref WSA.0302.P07, date stamped by the City Council as local planning authority on 27th August 2013.

Drawing ref WSA.0302.P16, date stamped by the City Council as local planning authority on 27th August 2013.

Drawing ref WSA.0302.P17, date stamped by the City Council as local planning authority on 27th August 2013.

Drawing ref WSA.0302.P18, date stamped by the City Council as local planning authority on 27th August 2013.

Drawing ref WSA.0302.P19, date stamped by the City Council as local planning authority on 27th August 2013.

Drawing ref WSA.0302.P20, date stamped by the City Council as local planning authority on 27th August 2013.

Drawing ref WSA.0302.P21, date stamped by the City Council as local planning authority on 27th August 2013.

Drawing ref WSA.0302.P22, date stamped by the City Council as local planning authority on 27th August 2013.

Drawing ref WSA.0302.P23, date stamped by the City Council as local planning authority on 27th August 2013.

Drawing ref WSA.0302.P24, date stamped by the City Council as local planning authority on 27th August 2013.

Drawing ref WSA.0302.P25, date stamped by the City Council as local planning authority on 27th August 2013.

Drawing ref WSA.0302.P27, date stamped by the City Council as local planning authority on 27th August 2013.

Drawing ref WSA.0302.P28, date stamped by the City Council as local planning authority on 27th August 2013.

Drawing ref WSA.0302.P29, date stamped by the City Council as local planning authority on 27th August 2013.

Drawing ref WSA.0302.P30, date stamped by the City Council as local planning authority on 27th August 2013.

Drawing ref WSA.0302.P31, date stamped by the City Council as local planning authority on 27th August 2013.

Drawing ref WSA.0302.P32, date stamped by the City Council as local planning authority on 27th August 2013.

Drawing ref WSA.0302.P33, date stamped by the City Council as local planning authority on 27th August 2013.

Drawing ref WSA.0302.P34, date stamped by the City Council as local planning authority on 27th August 2013.

Drawing ref WSA.0302.P35, date stamped by the City Council as local planning authority on 27th August 2013.

Drawing ref WSA.0302.P36, date stamped by the City Council as local planning authority on 27th August 2013.

Drawing ref WSA.0302.P37, date stamped by the City Council as local planning authority on 27th August 2013.

Design and Access Statement, date stamped by the City Council as local planning authority on 27th August 2013.

MOSI Heritage Statement Overview of Significance, date stamped by the City Council as local planning authority on 27th August 2013.

MOSI Building 4: Power Hall Heritage Asset, date stamped by the City Council as local planning authority on 27th August 2013.

MOSI Building 8: Visitor Services Building Heritage Asset, date stamped by the City Council as local planning authority on 27th August 2013.

3) The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site approved under planning permission 103465/FO/2013/C1 has been made, and evidence of that contract has been supplied to the City Council as local planning authority.

Reason - To ensure the satisfactory development of the site, pursuant to policies DM1 and SP1 of the Core Strategy.

4) Prior to any demolition or development excavations commencing the applicant or their agents or their successors in title shall secure the implementation and submission of a report on a programme of archaeological works. That programme of archaeological works should be undertaken in accordance with a Written Scheme of Investigation

(WSI) which submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

1. A phased programme and methodology of site investigation and recording to include:
- an archaeological watching brief
- (where merited by the watching brief) targeted open area excavation
2. A programme for post investigation assessment to include:
- analysis of the site investigation records and finds
- production of a final report on the significance of the archaeological, historical and architectural interest represented.
3. Provision for publication and dissemination of the analysis and report on the site investigation.
4. Provision for archive deposition of the report, finds and records of the site investigation.
5. Nomination of a competent person or persons/ organisation to undertake the works set out within the approved WSI.

Reason: In accordance with NPPF Policy 12, paragraphs 128, 129, 135, and particularly 141 - "to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part)" and "to make this evidence (and any archive generated) publicly accessible".

5) No demolition of the Visitor Services Centre shall take place unless and until a detailed Ecology Report, including reference to protected species, has been submitted to the City Council as local planning authority, and all recommendations approved by the City Council as local planning authority shall be carried out prior to the commencement of development.

Reason.

In order to ensure that the details of the development do not adversely affect the natural wildlife and ecology of the area, pursuant to Manchester Core Strategy policies DM1 (Development Management) and EN 15 (Biodiversity and Geological Conservation).

6)) Further to the demolition of the Visitor Services Centre, a scheme shall be submitted to, and approved in writing, by the City Council, as local planning authority, which shows all repair and remediation works, to the Power Hall, which are required, further to the demolition. The approved scheme shall thereafter be implemented in accordance with a timescale to be agreed with the City Council, as local planning authority.

Reason - To ensure that the details are satisfactory in terms of visual amenity, pursuant to saved policy DC18.1 (Conservation Areas) contained with the Unitary Development Plan for the City of Manchester, Policy DM1 (Development Management) of the Manchester Core Strategy and section 12 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework.

7) Further to the demolition of the Visitor Services Centre, a scheme shall be submitted to, and approved in writing, by the City Council, as local planning authority, which shows

all reinstatement works to the footprint of the building, which are required, further to the demolition. The approved scheme shall thereafter be implemented in accordance with a timescale to be agreed with the City Council, as local planning authority.

Reason - To ensure that the details are satisfactory in terms of visual amenity, pursuant to saved policy DC18.1 (Conservation Areas) contained with the Unitary Development Plan for the City of Manchester, Policy DM1 (Development Management) of the Manchester Core Strategy and section 12 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework.

Informatives

This permission does not grant approval under Building Regulations.

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: 22 October 2013

Signed: 

Julie Roscoe
Head of Planning, Building Control & Licensing

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

Notes

1. This consent 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 consent or approval for the proposed development, or to grant consent or approval subject to conditions, he may appeal to the First 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 Appeals area of the Planning Portal – www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal).

4. If consent is refused or granted subject to conditions, whether by the local planning authority or by the First Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of section 27 of the Act.

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where consent is refused or granted subject to conditions by the First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Act.

Appendix A – Standing Advice Regarding Coalfield Area

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards include:

- Collapse of shallow coal mine workings.
- Collapse of, or risk of entry into, mine entries (shafts and adits).
- Gas emissions from coal mines including methane and carbon dioxide.
- Spontaneous combustion or ignition of coal which may lead to underground heatings and production of carbon monoxide.
- Transmission of gases into adjacent properties from underground sources through ground fractures.
- Coal mining subsidence.
- Water emissions from coal mine workings.

Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.

Potential hazards or impacts may not necessarily be confined to the development site, and Applicants must take advice and introduce appropriate measures to address risks both within and beyond the development site. As an example the stabilisation of shallow coal workings by grouting may affect, block or divert underground pathways for water or gas.

In coal mining areas there is the potential for existing property and new development to be affected by mine gases, and this must be considered by each developer. Gas prevention measures must be adopted during construction where there is such a risk. The investigation of sites through drilling alone has the potential to displace underground gases or in certain situations may create carbon monoxide where air flush drilling is adopted.

Any intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.
Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.

The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past, current and proposed surface and underground coal mining activity, and other ground stability information in order to make an assessment of the risks. This can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com