MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143390/LO/2025
Date registered valid:	7 July 2025
Proposal:	Listed Building Consent for the installation of soft and hard landscaping and the installation of fixed and automated bollards.
Address:	Museum Of Science And Industry, Liverpool Road, Manchester, M3 4JP
Ward(s):	Deansgate Ward
Applicant:	Mr David Brown, Science and Industry Museum
Agent (if any):	Mr Alex Scrimshaw, Buttress Architects Ltd
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 15 August 2025

Standard consultations:
Printed: 7 August 2025 Expired: 29 August 2025

Neighbour notifications
Printed: 18 July 2025 Expired: 8 August 2025

Site notice
Posted: 25 July 2025 Expired: 15 August 2025

Press advert
Published: 22 July 2025 Expired: 12 August 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Grade II

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

The Science and Industry Museum is located in the western part of Manchester city centre, on the site of the former Liverpool Road railway station.

The wider museum site is bounded to the north by a number of large warehouses including the site of the new Aviva Studios, to the south by Liverpool Road, to the east by Lower Byrom Street, and to the west by the River Irwell as well as Stephenson's Viaduct.

The Museum is spread across several historic buildings that are connected by walkways and outdoor spaces. The museum is located on the site of the former Liverpool Road Railway Station, which was the terminus of the world's first intercity passenger railway. The buildings that house the museum are all listed and include the New Warehouse, the Power Hall, the 1830 Warehouse.

Throughout the museum complex, there are a number of outdoor spaces and walkways that allow visitors to explore the historic buildings and enjoy views of the surrounding area. The museum's layout is designed to be both educational and engaging, while retaining the industrial character and general spatial layout associated with its historic use.

The museum site is located in the Castlefield Conservation Area, known for its canals, warehouses, and industrial architecture.

This application relates specifically to the Lower Byrom Street Gateway, which is located to the east of the Museum, directly outside of the main entrance to New Warehouse, extending south towards the Power Hall.

Description of Development

The application seeks Planning Permission for the installation of hard and soft landscaping and the installation of fixed and automated bollards.

The works involve the installation of fixed and automated bollards, which will provide secure and safe vehicular access into the Upper Yard through boundary gate, whilst protecting the public, the works will also include the introduction of large tree planters, a timber tiered retaining wall, alongside improved hard landscaping finishes to provide accessible routes across and into the Museum.

This project is an extension and continuation of the access and hard landscaping solution already approved across the Upper Yard, which interfaces with New Warehouse and Power Hall.

This listed building consent relates to the impact on the New Warehouse.

Related Applications

143391/LO/2025 - Listed Building Consent for the installation of soft and hard landscaping and the installation of fixed and automated bollards.
Approved in tandem with this application.

143389/FO/2025 - Installation of hard and soft landscaping and the installation of fixed and automated bollards.
Approved in tandem with this application.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Policy

Places for Everyone

- JP-Strat2 (City Centre)
- JP-P1 (Sustainable Places)
- JP-P2 (Heritage)

The Adopted Core Strategy for the City of Manchester (2012)
- SP1 (Spatial Principles)
- EN1 (Design Principles and Strategic Character Areas)
- EN3 (Heritage)
- CC9 (Design and Heritage)
- DM1 (Development Management)

The Unitary Development Plan (UDP) for the City of Manchester (1995)
- DC18.1 (Conservation Areas)

- DC19.1 (Listed Buildings)

National Planning Policy Framework (NPPF) (2024)
- Section 12 (Achieving well-designed places)
- Section 16 (Conserving and enhancing the historic environment)

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990

Issues

In determining whether the proposed works are acceptable, the main issue to consider is the impact these proposed works will have on the historic character and fabric of the listed building itself and to establish whether the public benefits, including heritage benefits, of the proposal will outweigh any harm to the significance of the heritage asset.

Principle of the development

The principle of providing bollards to improve public safety is considered to be acceptable.

Assessment of significance

The New Warehouse has high aesthetic value as a handsome late-19th century bonded warehouse with a decorative and functional use of blue engineering brick. Its grand scale, industrial aesthetic, and functional design all contribute to its architectural interest.

The building takes a prominent position within the streetscape and contributes to the character of Lower Byrom Street.

The building's original internal structure, form and layout is demonstrative of the building's original use and cutting edge fireproof construction. The entrances for railway lines through the western elevation from the 1867 Viaduct also contribute to its significance as they demonstrate the building's original use

As the last of the Liverpool Road Station buildings, it illustrates the evolution of construction techniques and goods handling technology, and provides a striking contrast to the original 1830 Warehouse.

The New Warehouse is representative of the growth, expansion and change in use of the Liverpool Road Station site. The building is of high architectural quality and its form and layout is indicative of its former industrial use.

Along with surrounding buildings, the New Warehouse contributes to the group value held by the assets on the museum site.

Overall, the architectural and artistic interest of the New Warehouse is medium and the historic interest of the New Warehouse is high.

Impact on heritage asset

The proposed works involve minor change to both the setting and fabric of the asset by upgrading existing hard landscaping in a sensitive and coherent manner.

Interventions are small scale and designed to enhance accessibility and safety without detracting from historic character of the area.

There will be minimal direct impact on the historic fabric of the heritage asset itself. Works are largely confined to the surrounding public realm and involve replacement or upgrading of surface treatments already in use on site.

Direct intervention with the fabric of the asset will only take place where new surface treatments will interface with the building.

Design development has been carefully informed by previous approvals and heritage considerations. The materials, finishes, and interface detailing replicate those consented in earlier phases, ensuring consistency across the site.

The loss of some of the existing loafed setts from the entrance area will have a minor impact the setting of the New Warehouse. As existing, the small area of loafed setts makes a positive contribution to the historic industrial character of the site as a whole.

Overall, there will be a degree of less than substantial harm caused as a result of the proposed works.

The proposed landscaping works will result in a minor change to the Castlefield Conservation Area. Key views throughout the conservation area will be maintained.

Public benefits

There are numerous public benefits to the work. There will be enhanced accessibility through the introduction of level surfaces and tactile paving.

The works will contribute to a high-quality, consistent public realm and landscaping strategy across the site using previously approved materials and detailing, which supports the industrial character of the site through appropriate material choices. This coherent strategy will ensure the long-term viable use of the listed buildings across the site is maintained for the long-term future.

The introduction of the bollards, planters and retained wall shall provide a high level of Hostile Vehicle Mitigation in this area, which currently lacks such measures for a heavily trafficked entrance.

Conclusion

In view of the above, this application is considered acceptable. The works are considered to cause less than substantial harm to the special interest and the historic character of the Grade II listed building, but this harm would be outweighed by the public benefits outlined above.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval

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 by Manchester City Council as the Local Planning Authority on 07 July 2025:

- Site location plan 2913.4-PLA-XX-XX-DR-L-0001-P01
- Proposed General Arrangement plan 2913.4-PLA-XX-XX-DR-L-0002-P01
- Proposed General Arrangement Site Clearance Paving and Surfacing 2913.4-PLA-XX-XX-DR-L-1000-P01
- Proposed General Arrangement Hardworks 2913.4-PLA-XX-XX-DR-L-1001-P01
- Proposed General Arrangement Softworks 2913.4-PLA-XX-XX-DR-L-2000-P01
- Proposed General Arrangement Levels Plan 2913.4-PLA-XX-XX-DR-L-3001-P01
- Proposed General Arrangement Section Elevations 2913.4-PLA-XX-XX-DR-L-3002-P02
- Proposed General Arrangement Site Clearance Furniture and Features 2913.4-PLA-XX-XX-DR-L-4000-P01
- Proposed General Arrangement Furniture 2913.4-PLA-XX-XX-DR-L-4001-P01
- Proposed Pavement and Jointing Plan SIM-BHE-XX-XX-DR-C-2110
- Proposed Gateway Pavement and Jointing Details SIM-BHE-XX-XX-DR-C-2720
- Proposed Vehicle Tracking Lower Byrom Street Gateway Fire Appliance SIM-BHE-XX-XX-DR-C-2755

- Proposed Vehicle Tracking Lower Byrom Street Gateway Refuse Vehicle SIM-BHE-XX-XX-DR-C-2756
- Proposed Drainage Layout Lower Byrom Street Gateway SIM-BHE-XX-XX-DR-C-3110
- Proposed Drainage Details SIM-BHE-XX-XX-DR-C-3710
- Proposed LV and Comms Layout SIM-BHE-XX-XX-DR-C-6110
- Proposed LV and Comms Layout SIM-BHE-XX-XX-DR-C-6710
- Design and Access Statement
- Heritage Impact Assessment
- Electrical Power Layout for Automatic Bollards 0054704-BHE-NW-XX-DR-E-3004 P01

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policies DC18 and DC19.

3) Notwithstanding the details as set out in condition 2 above, prior to the commencement of the installation of any bollards, a detailed design drawing and specification of both types of bollards proposed, shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority.

The approved details shall then be implemented as a part of the development.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are 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 as set out in condition 2 above, prior to the commencement of the installation of any bollards, a detailed plan showing how the cobbles will interface with the bollards and how they will be finished where they meet each other, shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority.

The approved details shall then be implemented as a part of the development.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are 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.

5) Notwithstanding the details as set out in condition 2 above, prior to the commencement of the installation of the timber tiered retaining wall, specific detailed sections through the area shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority, as the scale of submitted Proposed Section Elevation B-B has not allowed to design to be fully assessed.

The approved details shall then be implemented as a part of the development.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are 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.

6) Notwithstanding the details as set out in condition 2 above, prior to the commencement of any works, samples of all proposed materials shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority.

The approved details shall then be implemented as a part of the development.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are 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) Notwithstanding the details as set out in condition 2 above, prior to the commencement of any sandstone flag works, granite set works and tactile paving works, jointing details, final pattern details, and details of the finishes of these works shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority.

The approved details shall then be implemented as a part of the development.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are 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.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

EE PICO CELL (1592366), Communication Station Outside Museum Of Science And Industry, Liverpool Road, Manchester, M3 4FP
Unit 4, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Unit 3, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Unit 2, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Unit 1, 73 - 83 Liverpool Road, Manchester, M3 4AQ
St Mathews, Liverpool Road, Manchester, M3 4NQ
Flat 214, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 115, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 113, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 110, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 107, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 105, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 102, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 319, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 316, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 313, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 310, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 307, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 305, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 302, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 217, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat, The Ox, 71 Liverpool Road, Manchester, M3 4NQ
83 Rozel Square, Manchester, M3 4FQ
26 Rozel Square, Manchester, M3 4FQ
The Ox, 71 Liverpool Road, Manchester, M3 4NQ
Flat 318, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 317, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 315, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 314, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 109, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 108, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 106, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 104, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 103, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 101, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 312, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 311, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 309, 73 - 83 Liverpool Road, Manchester, M3 4AQ
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Flat 306, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 304, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 303, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 301, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 216, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 215, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 213, 73 - 83 Liverpool Road, Manchester, M3 4AQ
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Flat 204, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 203, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 202, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 201, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 117, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 116, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 114, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 112, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 111, 73 - 83 Liverpool Road, Manchester, M3 4AQ
36 Rozel Square, Manchester, M3 4FQ
34 Rozel Square, Manchester, M3 4FQ
32 Rozel Square, Manchester, M3 4FQ
30 Rozel Square, Manchester, M3 4FQ
28 Rozel Square, Manchester, M3 4FQ
24 Rozel Square, Manchester, M3 4FQ
22 Rozel Square, Manchester, M3 4FQ
20 Rozel Square, Manchester, M3 4FQ
18 Rozel Square, Manchester, M3 4FQ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Castlefield Conservation Area 1979
Area Team Boundary - Name: CENTRAL