



FAO Jack Nevan
Electronic copy only

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

9488 | SIM, Combined Projects
17/10/2025

Dear Jack,

Buttress

Manchester

41 Bengal Street

Manchester

M4 6AF

T 0161 236 3303

Leeds

Clockwise

Yorkshire House

Greek Street, Leeds

LS1 5SH

T 0113 539 7965

W www.buttress.net

Plant Room, Science and Industry Museum, Liverpool Road, Manchester, M3 4FP –
Application for discharge of Condition 7 attached to Planning Permission consent Ref:
142818/FO/2025

Please find enclosed application for full discharge of Condition 7 attached to the following Planning Permission Ref: 142818/FO/2025. This Planning Permission relates to the *Proposal: Refurbishment and waterproofing works, including structural remediation, fabric repairs, installation of waterproofing solution, hard landscaping including balustrading and furniture, to the Plant Room, between the Upper and Lower Yards, interfacing with the Pineapple Line to the north and boundary wall to the south.*

The Applicant is the Science and Industry Museum (on behalf of the Science Museum Group (SMG)).

Condition 7

This application seeks to fully discharge Condition 7.

7) Notwithstanding drawing 2913-PLA-XX-XX-DR-L-0027 54 P01 received by the City Council, as Local Planning Authority, on the 28 April 2025, prior to the commencement of the landscaping scheme, details of the steel beam replacement and balustrade shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and thereafter retained and maintained.

To discharge condition 7, relating to the provision of details of steel beam replacement and balustrade, we note the following. All documentation referred to will be included within application submission.

Landscape Architect Drawings:

- 2913-PLA-XX-XX-DR-L-4050
- 2913-PLA-XX-XX-DR-L-7051

The new balustrading will be galvanised, painted with a PPC finish to RAL 9004, which matches all other newly proposed metal balustrades and gates already observed in person, onsite by MCC, including presentation of samples..

Structural Engineer Drawings:

- SIM-BHE-PR-XX-SK-S-0001_C02 - Plant room proposed structural works

The existing external steelwork is incredibly corroded with loss of material and requires replacement in full, all as detailed within the above structural engineering drawings. See photograph references below which illustrate the current condition status.

- Photo - Plant Room
- Photo - Corroded Steelwork 1
- Photo - Corroded Steelwork 2

The new steelwork will be decorated to match the current wall cladding across the external face of the Plant Room structure, so not to draw attention to the framing structure. See below photograph reference which notes the colour in which the new external steelwork is to be decorated. The green arrow shows the large ferrous beam which forms part of the Pineapple Line / Colonnade, this is not included within this application. The blue arrows denote the steelwork which will be replaced and painted in the same colour as the existing external wall cladding, identified by the red arrow, which will be a dark grey finish.

- Photo - Plant Room External Paint

The above works were discussed with the Planning and Conservation officers in person, during one of our regular monthly site meetings, held on the 14th of October 2025.

Based on the above, this application is for the full discharge of Condition 7.

Summary

This application seeks the full discharge of condition 7 attached to ref: 142818/FO/2025 as described and detailed above.

We trust this application is in order and is an accurate representation of prior discussions / correspondence and request the Local Planning Authoritys written consent that the enclosed information is sufficient to allow the full discharge of these conditions.

Yours sincerely



Alex Scrimshaw | Associate

for **Buttress**

Enc.