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

Viaduct – 1830 Warehouse, Science and Industry Museum, Liverpool Road, Manchester, M3 4FP – Application for discharge of Conditions 6 & 9 attached to Listed Building consent Ref: 138404/LO/2023

Please find enclosed application for full discharge of Conditions 6 & 9 attached to the following Listed Building Consent Ref: 138404/LO/2023. This listed building consent relates to the *Proposal: Listed Building Consent for phased refurbishment and waterproofing works at the Viaduct and 1830s Warehouse, Science and Industry Museum where Phase 1 works shall include temporary removal of the hard landscaping, tracks and ballast, installation of the new waterproofing solution across the viaduct, installation of new lead flashing at the juncture of the viaduct and 1830s Warehouse, and other associated works, and Phase 2 works which shall include the reinstatement of the hard landscaping, ballast and tracks following completion of the waterproofing works to the Viaduct.'*

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

Condition 6

This application seeks to fully discharge Condition 6.

6) Notwithstanding the details as set out in condition 2 above, prior to the commencement of any Phase 2 works, the full and final details of the materiality of any Phase 2 works shall be submitted to and approved by the City Council as Local Planning Authority. The approved details shall then be implemented as part of the development.

To discharge condition 6, relating to the provision of the full and final details of Phase 2 works, we note the following.

This condition has been overridden by separate approvals for the hard and soft landscaping works across the Viaduct area. See separate planning and listed building consent application references listed below, for further information.

- 140203/FO/2024
- 140089/LO/2024

- 140090/LO/2024
- 140091/LO/2024

Based on the above, this application is for the full discharge of Condition 6.

Condition 9

This application seeks to fully discharge Condition 9.

9) Notwithstanding the details as set out in condition 2 above, in any cases where the specification of works are not sufficiently detailed at present, or in situations where there is a proposed departure from the specification, updated contractors method statements shall be submitted to and approved by the City Council as Local Planning Authority. These shall be discharged in parts as and when required throughout the process of the works being undertaken.

To discharge condition 9, we have included the following photographs, drawings and supporting documents.

There is an additional fabric repair package which has been identified which includes the north elevation of the ticketing hall and interior of the covered platform, the work items can be summarised as follows:

- Rake out and repoint with a suitable lime mortar.
- Cut out spalled bricks and indent new bricks to match existing.
- Stone repairs, replacement of failed stone, redressing.
- Replacement of rotten timber panelled doors.
- Timber repairs / replacement across joinery items.

These work items are illustrated across a set of marked up drawings and schedule of works document, references provided below.

- 9488 - GOY (02) 010 - 1830 Warehouse Elevation (Bay 1 & 2) as Proposed Fabric Repair Works
- 9488 - GOY (02) 011 - 1830 Warehouse Elevation (Bay 3 & 4) as Proposed Fabric Repair Works
- 9488 - GOY (02) 012 - 1830 Warehouse Elevation (Bay 5) as Proposed Fabric Repair Works
- 9488-BUT-CP-XX-SH-A-00102 1830W SOW

These works were discussed in-person with the planning and conservation officer onsite on the 14th of October 2025 and were agreed as being acceptable, like-for-like fabric repair works, critical to maintaining the building fabric.

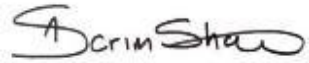
Based on the above, this application is for the full discharge of Condition 9.

Summary

This application seeks the full discharge of conditions 6 & 9 attached to ref: 138404/LO/2023 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.