

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr David Brown
Science and Industry Museum
Liverpool Road
Manchester
M3 4JP

Agent (if used)

Mr Alex Scrimshaw
Buttress Architects Ltd
41 Bengal Street
Manchester
M4 6AF

Part 1 – Particulars of the application/development

Proposal: Installation of hard and soft landscaping and the installation of fixed and automated bollards

Location: Museum Of Science And Industry, Liverpool Road, Manchester, M3 4JP

Date of application: 7 July 2025

Application number: 143389/FO/2025

Part 2 – Particulars of decision

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

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) 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 91 of the Town and Country Planning 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) Prior to the commencement of development, a Construction Management Plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority. This shall include as a minimum:

- Measures to control noise and vibration
- Dust suppression measures;
- Compound locations where relevant;
- Details of an emergency contact telephone number;
- A community consultation plan; and
- Sheeting of construction vehicles. The development shall only be carried out in accordance with the approved management plan.
- Detail of phasing and quantification / classification of vehicular activity associated with planned construction. This should include commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway.
- Traffic management plans should include any effects on the surrounding roads.
- The document should also consider ongoing construction works and contractor parking in the locality.
- The duration/phasing of construction works and associated vehicle trips;
- Routing of construction traffic and associated swept-path assessment;
- Details of the location and arrangements for contractor parking;
- The identification of the vehicular access points into the site;
- Site set up plan highlighting location of welfare facilities, material and plant storage, waste storage and loading/unloading areas.
- Traffic Management measures for vehicles, pedestrians and cyclists;

- Manage and coordinate construction activities with reference to ongoing/imminent construction works in the locality;
- Identify measures to control dust and mud including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location; and
- Highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy

4) Prior to the commencement of the development hereby approved, a surface water drainage layout for the development site shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:

- Evidence of drainage hierarchy adherence.
- Finalised surface water drainage layout including all components, levels and connectivity.
- Evidence of connection approval in principle.
- Maintenance and management plan including responsible party and a schedule of tasks/frequencies for the components.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 & EN17 of the Core Strategy.

5) Prior to the commencement of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing to the City Council as the Local Planning Authority.

For the avoidance of doubt, this will include:

- Confirmation that a Section 278 agreement has been agreed
- Updated plans showing any further changes to the work undertake on the public highway
- For the materials, if any alternatives of a higher standard, that are not within the City Council's standard palette of materials for footway and carriageway construction, confirmation of the commuted sum (for non-standard highway material and its maintenance) that has been agreed between the City Council and the applicant.
- Any required changes to the Traffic Regulation Orders (TROs)
- It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged.

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

6) 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.

7) 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.

8) 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.

9) 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.

10) 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.

11) Within one month of the completion of the works, final 'as built' plans shall be submitted to Manchester City Council's Contracts Team, to ensure that if any repairs to that section are required that they are aware of where the induction loops are located. Evidence of this shall be submitted to in writing to the City Council as the Local Planning Authority.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

12) The 9-no. cycle stands, which are currently in place on Lower Byrom Street, shall be reinstated before the development is completed. Prior to the completion of the development, confirmation that the cycle stands have been reinstated shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority.

The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use is in operation.

Reason - In the interests of public health and residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

13) Within two months of the completion of the works, a scheme confirming how the applicant will carry out the onward maintenance of the pavement that is not on the adopted Highway shall be submitted to in writing to the City Council as the Local Planning Authority.

Reason - To ensure that a satisfactory paving maintenance scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN1 and DM1 of the Core Strategy.

14) Within two months of the completion of the works, a scheme confirming how the applicant will carry out the onward maintenance of the softworks and hardworks elements that are not on the adopted Highway shall be submitted to in writing to the City Council as the Local Planning Authority.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

Reason - To ensure that a satisfactory landscaping maintenance scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN1 and DM1 of the Core Strategy.

15) The maintenance of the induction loops for the automatic bollard system shall not be carried out by Manchester City Council and must instead be carried out by the applicant.

Reason - In order to ensure that adequate provision is made within the development for the maintenance of the induction loops in accordance with policy DM1 of the Core Strategy for the City of Manchester.

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

MCC records highlight that the underground Canal Tunnel (River Irwell) is located within close proximity to the site (approximately 70 m to the north of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted

immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link:
<https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage>

The applicant should refer to our noise from building sites webpage for further information/guidance and also IAQM/EPUK Construction Guidance

Counter Terrorism Security Advisors (CTSAs) have advised the site that the measures installed should be rated to ISO 22343-1 and installed in accordance to ISO 22343-2.

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Any required changes to the TROs will be at the applicant's expense and subject to a S278 agreement -
https://www.manchester.gov.uk/directory_record/451887/permission_to_work_on_the_highways_-_section_278_agreements

Date: 1 September 2025

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 Town and Country Planning 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, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 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/appeal-planning-decision 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 his 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.