



Planning

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Mr Alex Scrimshaw
Buttress Architects Ltd
41 Bengal Street
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Date: 22 September 2025

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 143978/NMC/2025

Description: Non-material amendment to planning permission 143389/FO/2025 to modify the wording of Condition 5 (Highway Works) to clarify the extend of highway works.

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

I refer to your application for a non-material amendment to planning permission reference 143389/FO/2025.

The proposal seeks to amend Planning Permission 143389/FO/2025 to modify the wording of Condition 5 (Highway Works) to clarify the extend of highway works.

Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority.

The majority of the approved works will take place within land off the adopted highway. The applicant wishes to begin work elements that are not on the adopted highway soon and the current wording of the condition states that no works can begin on site until the Section 278 is agreed. The change in wording will allow for works not on the adopted highway to begin before the Section 278 has been agreed. This approach has been deemed acceptable by Manchester City Council's Highway Services.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 143389/FO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 143389/FO/2025 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

5) Prior to the commencement of any works to the adopted highway 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).

Should you wish to discuss the matter further, please contact Jack Naven using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing