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25/07/2025

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Power Hall, Science and Industry Museum, Liverpool Road, Manchester, M3 4FP –
Application for discharge of Condition 4 (e) only attached to Listed Building Consent
Ref: 131489/LO/2021

Please find enclosed application for part discharge of Condition 4, specifically item (e) only attached to this Listed Building Consent Ref:131489/LO/2021. This listed building consent relates to the *'Listed Building Consent for the reinstatement of Power Hall roof, installation of new windows and doors and stripping of external services and removal of railway doors'...as detailed within the decision notice.*

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

Please note that Buttress Architects Ltd have no other involvement with the Power Hall project / application(s) or any other associated conditions, other than those listed below.

Condition 4 (e)

This application seeks partial discharge Condition 4 only.

4) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the following shall be submitted and approved in writing prior to any works to those elements commencing on site:

- ~~a) Final fixing details including locations for all new window and door installations~~
- ~~b) Details including methods of the making good of damaged areas following the removal of any redundant M&E equipment~~
- ~~c) Details including drawings of all new M&E installations including WIFI and electrics~~
- e) Details including materials of the main gate
- ~~d) Samples of all the proposed repair types to masonry~~
- ~~f) Detailed conservation specification for each element of repair work to masonry~~

To discharge Condition 4 (e) only, multiple photograph(s) / drawing(s) / email correspondence have been provided, and include the following:

The main entrance gate colour was discussed onsite with the case & conservation officer on 10.06.25, advising that the gate will be decorated 'black'. MCC were satisfied with the proposals and expressed no objections. See below extract from email correspondence, specifically item 1.

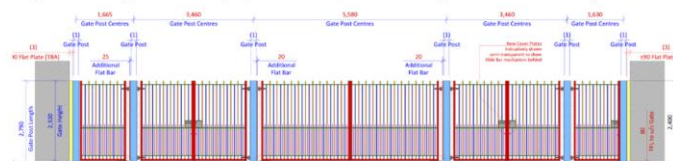
1. Proposed Front Gate Finish / Colour Sample

- It was discussed on site that the proposed front gate, leading onto the site from Lower Byrom Street, will be finished in a black colour (RAL 9004) in a satin finish, to match existing metalwork on site.
- Jack (MCC) was satisfied with this proposed finish and colour, and expressed no objection.

The main gate proposals were further discussed onsite with the case & conservation officer on 01.07.25 to highlight the most current design intent. A small gate sample panel was also presented to the officers. MCC were happy to 'sign off;' based upon this discussion and presentation of gate proposals. See below extracts from email correspondence, specifically items 1 & 4 and photo reference for gate sample below.

1. Upper Yard Main Vehicular Gate (Power Hall app 131489/LO/2021, Condition 4e)

1. Anna (Planit) discussed the revisions made the previous gate proposal, advising that the central gate had been widened, to allow for future large vehicle moves from the Power Hall. The design intent matches the ethos and arrangement as previously discussed across several MCC site visits.
2. A copy of the revised main gate fabrication drawing was presented to MCC via pdf on mobile. For clarity, please find attached revised main gate fabrication drawing as discussed onsite, ref HMS-886-EG-01 (P5).



1. Anna is still undertaking a review of the attached fabrication drawing, following any Planit comments, HHS will revise fabrication drawings and issue a final set of fabrication drawings. **'PLANIT/HHS ACTION'**
2. The final set of fabrication drawings will be issued to MCC, included within a discharge application, against Power Hall application, specifically Condition 4e.
3. MCC were happy to provide 'sign off' based on the attached fabrication drawing, allowing for the fabrication of the main gates to proceed, ahead of formal discharge being submitted and concluded.

4. Typical Balustrade Sample for Station Approach (intent matches that proposed for main vehicular gate)

1. Anna (Planit) presented sample of balustrade panel, to be installed across 3 locations of the Station Approach. Each have differing head fixing arrangements due to existing detail.



1. MCC were happy with the sample proposal and can be considered as 'signed off'.
2. Alex advised HHS that Anna had requested that the balustrades over the 'fall from height' locations across the Station Approach, be passed onto the approved inspector for comment, prior to wholesale fabrication. **'HHS ACTION'**

- Photo - Main gate small sample intent

Following receipt of full preliminary fabrication drawings from the contractor, these were forwarded onto the case & conservation officers via email to provide a status update. See below email correspondence reference in relation to the above.

- email correspondence - Power Hall - Main Gate Update

Lastly, following some minor changes, the contractor has since provided a full set of 'construction status' fabrication drawings, which are included within this submission. See drawing references below.

Main Gate Fabrication Drawings:

- HMS-886-EG-01 (C1) - Ext. Elevation & Plan
- HMS-886-EG-02 (C1) - (5) Vehicular Double Gate
- HMS-886-EG-03 (C1) - (4) Pedestrian Double Gate
- HMS-886-EG-04 (C1) - (6A) & (6B) Pedestrian Single Gates

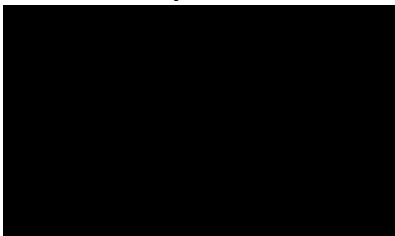
We hope that the above is representative of our collective previous discussions and allows for discharge of Condition 4, specifically item (e).

Summary

This application seeks the part discharge of condition 4, specifically item (e) only attached to ref: 131489/LO/2021 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 Authority's written consent that the enclosed information is sufficient to allow the full discharge of these conditions.

Yours sincerely



Enc.