



FAO Jack Nevan
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11/09/2025

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Lower Byrom Street Gateway / HVM, Science and Industry Museum, Liverpool Road, Manchester, M3 4FP – Application for discharge of Conditions 3, 4, 6, 7, 8 & 10 attached to Planning Permission Ref: 143389/FO/2025

Please find enclosed application for full discharge of Conditions 3, 4, 6, 7, 8 & 10 attached to this Planning Permission Ref: 143389/FO/2025. This planning permission relates to the 'Installation of hard and soft landscaping and the installation of fixed and automated bollards ...' as detailed within the decision notice.

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

Condition 3

This application seeks to fully discharge Condition 3.

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...as detailed within the decision notice.

To discharge condition 3, relating to the provision of a Construction Management Plan (CMP), we attach and submit a revised CMP developed by the main contractor:

- CMP 585 REV 6 - HVM added

This CMP has been developed and revised from previously consented CMP, which was fully discharged through application reference: 140203/FO/2024 – Condition 4.

Based on the above, this application is for the full discharge of Condition 3.

Condition 4

This application seeks to fully discharge Condition 4.

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. ...as detailed within the decision notice.

To discharge condition 4, relating to surface water drainage layout for the development site, we attach and submit the following document(s), drawing(s):

- SIM-BHE-XX-XX-RP-C-0003_DRAINAGE STRATEGY_P02
- SIM-BHE-XX-XX-DR-C-3110_Proposed Drainage_Lower Byrom Street Gateway

This condition is linked with and should be read alongside previous planning application consent reference: 140203/FO/2024.

The civil engineering team (Buro Happold) has provided the following statement / notes to support this discharge application.

1. **Flood Risk Management:** The proposed works do not change the current levels/drainage strategy, there are not significant changes in levels and given the nature of the works and project, SuDS are not practically possible.
2. **Drainage Condition**
 - **Evidence of drainage hierarchy adherence.** Refer to section 5.3 of the attached drainage strategy. Same principles are applied to the Lower Byrom entrance.
 - **Finalised surface water drainage layout including all components, levels and connectivity.** Please see second attachment. 'SIM-BHE-XX-XX-DR-C-3110_Proposed Drainage_Lower Byrom Street Gateway'
 - **Evidence of connection approval in principle.** This area will connect to the Upper Yard drainage network, as indicated in the drainage strategy drawing attached, that will ultimately discharge to the public sewer in Water Street via an existing connection. As we are not increasing the impermeable area, an increase in the current surface water flows is not envisaged.
 - **Maintenance and management plan including responsible party and a schedule of tasks/frequencies for the components. The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development**

Drainage within the application boundary is expected to remain within the ownership of SIM and therefore be the responsibility of the property owner. The drainage maintenance manual will include:

- Drainage channels: they should be checked to make sure it is free from leaves and debris every three months and more frequently during the autumn months. These items should also be checked immediately after a significant storm event. Clean and unblock with a jet washer if necessary.
 - Inspection chambers and manholes: Inspection chamber and manhole covers should be lifted and be visually inspected annually. Any debris should be removed. If any blockages are found the pipeline should be rodded or flushed out by jetting.
3. **Culvert Informative:** Buro Happold did request the data screening as part of the previous planning application. The results indicate that there is not culvert that would affect the proposed works. Details are included as Appendix B of the attached drainage strategy report.

Based on the above, this application is for the full discharge of Condition 4.

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 the installation of any bollards, a detailed design drawing and specification of both types of bollards proposed. ...as detailed within the decision notice.

To discharge condition 6, relating to bollard design drawings, we attach and submit the following drawing(s):

- 2913.4-PLA-XX-XX-DR-L-4001
- 2913.4-PLA-XX-XX-DR-L-7002

For security reasons, the below ground detail and arrangement has been removed.

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

Condition 7

This application seeks to fully discharge Condition 7.

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. ...as detailed within the decision notice.

To discharge condition 7, relating to bollard cobble interface drawings, we attach and submit the following drawing(s):

- 2913.4-PLA-XX-XX-DR-L-7002

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

Condition 8

This application seeks to fully discharge Condition 8.

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. ...as detailed within the decision notice.

To discharge condition 8, relating to tiered retaining wall drawings, we attach and submit the following drawing(s):

- 2913.4-PLA-XX-XX-DR-L-5003

Based on the above, this application is for the full discharge of Condition 8.

Condition 10

This application seeks to fully discharge Condition 10.

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. ...as detailed within the decision notice.

To discharge condition 10, relating to sandstone / granite / tactile works, jointing details, final pattern details and details of finishes drawings, we attach and submit the following drawing(s):

- 2913.4-PLA-XX-XX-DR-L-5000
- 2913.4-PLA-XX-XX-DR-L-5001
- 2913.4-PLA-XX-XX-DR-L-5002

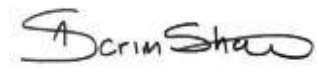
Based on the above, this application is for the full discharge of Condition 10.

Summary

This application seeks the full discharge of conditions 3, 4, 6, 7, 8 & 10 attached to ref: 143389/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 Authority's written consent that the enclosed information is sufficient to allow the full discharge of these conditions.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A Scrimshaw', with a stylized 'A' and a long, sweeping underline.

Alex Scrimshaw | Associate

for **Buttress**

Enc.