

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant

Mr David Brown
Science and Industry Museum
Liverpool Road
Manchester
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: Discharge of Conditions 13 (Upper Yard Entrance), 14 (Cobbles/Setts), 15 (Concrete Slabs), and 16 (Planters) attached to Planning Permission 140203/FO/2024.

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

Date of application: 28 May 2025

Application number: CDN/25/0490

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Upper Yard Entrance

The following information has been submitted in respect of this planning condition:

- Photo - external step samples
- Photo - corten sample

Stamped as received by the City Council as Local Planning Authority on 28/05/2025.

These samples were inspected by the case officer and conservation officer from Manchester City Council onsite during a site visit which took place on the 11/02/2025.

The submitted information is acceptable in regard to a partial discharge of condition 13 only.

To fully comply with the requirements of the partial discharge of this condition, the development shall be completed in accordance with the approved details, as well as then be managed and maintained in accordance with them for the development's lifetime.

In order to fully discharge the condition, prior to the commencement of any Phase One works to the retaining walls, the balustrade, or the

steps proposed at the entrance of the Upper Yard Area, the following details shall be submitted in writing to and approved in writing by the City Council as the Local Planning Authority:

- Details confirming the finish of the Corten retaining wall
- Sample material of the retaining wall
- Sample material of the steps

Condition 13 is now partially discharged on this basis.

Cobbles/Setts

The following information has been submitted in respect of this planning condition:

- Photo - polysulphide sample 1 & 2

Stamped as received by the City Council as Local Planning Authority on 28/05/2025.

These samples were inspected by the case officer and conservation officer from Manchester City Council onsite during a site visit which took place on the 13/05/2025.

The other items included within Condition 15 have previously been partially discharged through CDN/25/0172.

The submitted information is acceptable in regard to condition 14 only. To fully comply with the requirements of the condition, the development shall be completed in accordance with the approved details above and under CDN/25/0172, as well as then be managed and maintained in accordance with them for the development's lifetime.

Condition 14 is discharged on this basis.

Concrete Slabs

The following information has been submitted in respect of this planning condition:

- Photo - Insitu conc sample 2 & 2a
- Email correspondence - insitu concrete sample - 17.04.25

Stamped as received by the City Council as Local Planning Authority on 28/05/2025.

These samples were inspected by the case officer and conservation officer from Manchester City Council onsite during a site visit which took place on the 09/04/2025.

The submitted information is acceptable in regard to condition 15 only. To fully comply with the requirements of the condition, the development shall be completed in accordance with the approved details, as well as then be managed and maintained in accordance with them for the development's lifetime.

Condition 15 is discharged on this basis.

Planters

The following information has been submitted in respect of this planning condition:

- Upper Yard Planters: SO7946-F7A1-ASSY P03, SO7946-F7A-ASSY P03, SO7946-F7CASSY P03, SO7946-F7D-ASSY P03

- Station Approach Planters: SO7946-USD-001 - F19A PLANTER 1, SO7946-USD-002 - F19A PLANTER 2, SO7946-USD-003 - F19A PLANTER 3, SO7946-USD-004 - F19A PLANTER 4
- Photo - Station Approach 27.05.25

Stamped as received by the City Council as Local Planning Authority on 28/05/2025.

These samples were inspected by the case officer and conservation officer from Manchester City Council onsite during a site visit which took place on the 13/05/2025.

The other items included within Condition 16, have previously been partially discharged through CDN/25/0172.

The submitted information is acceptable in regard to condition 16 only. To fully comply with the requirements of the condition, the development shall be completed in accordance with the approved details above and the details partially discharged through CDN/25/0172, as well as then be managed and maintained in accordance with them for the development's lifetime.

Condition 16 is discharged on this basis.

Date: 30 June 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 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) 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 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) 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-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

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.

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.