

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142818/FO/2025

Date registered valid: 28 April 2025

Proposal: Refurbishment and waterproofing works, including structural remediation, fabric repairs, installation of waterproofing solution, hard landscaping including balustrading and furniture, to the Plant Room, between the Upper and Lower Yards, interfacing with the Pineapple Line to the north and boundary wall to the south.

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

Ward(s): Deansgate Ward

Applicant: Mr David Brown, Science and Industry Museum

Agent (if any): Mr Alex Scrimshaw, Buttress Architects Ltd

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18 June 2025

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 14 May 2025

Standard consultations:

Printed: 8 May 2025 Expired: 30 May 2025

Neighbour notifications

Printed: 8 May 2025 Expired: 30 May 2025

Site notice

Posted: 14 May 2025 Expired: 5 June 2025 Posted: 14 May 2025 Expired: 5 June 2025

Press advert

Published: 13 May 2025 Expired: 4 June 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Grade II

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

The Science and Industry Museum is located in the western part of Manchester city centre, on the site of the former Liverpool Road railway station.

The wider museum site is bounded to the north by a number of large warehouses including the site of the new Aviva Studios, to the south by Liverpool Road, to the east by Lower Byrom Street, and to the west by the River Irwell as well as Stephenson's Viaduct.

The Museum is spread across several historic buildings that are connected by walkways and outdoor spaces. The museum is located on the site of the former Liverpool Road Railway Station, which was the terminus of the world's first intercity passenger railway. The buildings that house the museum are all listed and include the New Warehouse, the Power Hall, the 1830 Warehouse.

Throughout the museum complex, there are a number of outdoor spaces and walkways that allow visitors to explore the historic buildings and enjoy views of the surrounding area. The museum's layout is designed to be both educational and engaging, while retaining the industrial character and general spatial layout associated with its historic use.

The museum site is located in the Castlefield Conservation Area, known for its canals, warehouses, and industrial architecture.

This planning permission relates specifically to the plant room and associated landscaping only.

The area referred to as the 'Plant Room' is located within the former vehicular ramp landing area, which interfaces with the Upper Yard, Pineapple Line and boundary wall to the south. The original vehicular ramp, which once abutted the masonry retaining wall, has been removed due to its severely deteriorated condition. The only remaining feature is the former ramp landing, which now serves as a 'roof' over the plant room area.

Access to the plant room is provided from the Lower Yard. Within the building, the plant rooms themselves are housed in separate, internally waterproofed enclosures.

Description of Development

The application seeks planning permission for refurbishment and waterproofing works, including structural remediation, fabric repairs, installation of waterproofing solution, hard landscaping including balustrading and furniture, to the Plant Room, between the Upper and Lower Yards, interfacing with the Pineapple Line to the north and boundary wall to the south.

Related Applications

142819/LO/2025 - Listed building consent for refurbishment and waterproofing works, including structural remediation, fabric repairs, installation of waterproofing solution, hard landscaping including balustrading and furniture, to the Plant Room, between the Upper and Lower Yards, interfacing with the Pineapple Line to the north and boundary wall to the south.

To be approved in tandem with this application.

140203/FO/2024 - Phased refurbishment of the Upper Yard and Station Approach public realm areas, including temporary landscaping in the Heart Space, and repairs and making good to the plant room deck and the former vehicle ramp area. Phase 1 includes works to Upper Yard areas including: new accessible routes; new planters; new fixed furniture; re-surfacing including with new materials; repair and relaying of existing cobbles; works to underground services to accommodate the scheme, building repairs and associated works. Phase 2 includes works to Station Approach areas including: new accessible routes; new planting areas; new fixed furniture; re-surfacing including with new materials; works to underground services to accommodate the scheme, building repairs and associated works. Phase 3 includes temporary re-surfacing works in the Heart space. Phase 4 includes repairs and making good works to the hard landscaping beneath and the viaduct facade adjacent to the location of the former vehicle ramp.

Approved July 2024.

140089/LO/2024 - Listed Building Consent for works to the 1830s Viaduct in association with the phased refurbishment of the Upper Yard and Station Approach public realm areas, including temporary landscaping in the Heart Space, and repairs and making good to the plant room deck and the former vehicle ramp area. Phase 1 includes works to Upper Yard areas including: new accessible routes; new planters; new fixed furniture; re-surfacing including with new materials; repair and relaying of existing cobbles; works to underground services to accommodate the scheme, building repairs and associated works. Phase 2 includes works to Station Approach areas including: new accessible routes; new planting areas; new fixed furniture; re-surfacing including with new materials; works to underground services to accommodate the scheme, building repairs and associated works. Phase 3 includes temporary re-surfacing works in the Heart space. Phase 4 includes repairs and making good works to the hard landscaping beneath and the viaduct facade adjacent to the location of the former vehicle ramp.

Approved July 2024.

140087/LO/2024 - Listed Building Consent for works to the New Warehouse in association with the phased refurbishment of the Upper Yard and Station Approach public realm areas including temporary landscaping in the Heart Space, and repairs and making good to the plant room deck and the former vehicle ramp area. Phase 1 includes works to Upper Yard areas including: new accessible routes; new planters; new fixed furniture; re-surfacing including with new materials; repair and relaying of existing cobbles; works to underground services to accommodate the scheme, building repairs and associated works. Phase 2 includes works to Station Approach areas including: new accessible routes; new planting areas; new fixed furniture; re-surfacing including with new materials; works to underground services to accommodate the scheme, building repairs and associated works. Phase 3 includes temporary re-surfacing works in the Heart space. Phase 4 includes repairs and making good works to the hard landscaping beneath and the viaduct facade adjacent to the location of the former vehicle ramp.

Approved July 2024.

138261/LO/2023 - Listed building consent for Phased refurbishment works, with Phase 1 including full replacement of the roof with new insulation, downpipes and gutters, access gantries and ladders and revised rooflight arrangement, fabric repairs and decoration works to the facades, waterproofing works to the Special Exhibitions Gallery at basement level including some excavation of the Upper Yard to allow for access, the installation of a new entrance porch on the west elevation, installation of scaffolding and hoarding during construction works, other associated works, and Phase 2 comprising the reinstatement of the Upper Yard hard landscaping following completion of the waterproofing works to the Special Exhibitions Gallery.

Approved February 2024.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Flood Risk Management Team - Confirmed that the proposal can be approved with no further comment.

Greater Manchester Archaeological Advisory Service (GMASS) - Are satisfied that the proposed development does not threaten the known or suspected archaeological heritage and on this basis, are satisfied that there is no reason to seek to impose any archaeological requirements upon the applicant.

Policy

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the ten boroughs which make up Greater Manchester.

JP-Strat2 (City Centre) states that the role of the City Centre as the most significant economic location in the country outside London will be strengthened considerably. The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester, but the increasingly important residential role of the City Centre will be expanded. It will be a priority for investment in development and infrastructure. This will include addressing current network capacity issues in the City Centre which will enable the future expansion of the rapid transit public transport network across Greater Manchester. Improvements in the public realm, walking and cycling facilities, and green infrastructure will help to enhance the local character and environmental quality of the City Centre so that it can

rival city centres across the globe, enabling it to compete effectively at the international level for investment, businesses, skilled workers, residents and tourists. A broad range of commercial accommodation will be delivered, helping the City Centre to capture growth across key economic sectors. The new functions within the City Centre will be delivered in a way that complement, rather than displace the area's non-residential functions and will seek to protect and enhance the city centre's historic environment and assets.

JP-P1 (Sustainable Places) states an aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

JP-P2 (Heritage) states an aim to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

The Adopted Core Strategy for the City of Manchester

Adopted on 11th July 2012 and the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

SP1 (Spatial Principles) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety, and well-being of residents, consider the needs of all members of the community, and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

EN1 (Design Principles and Strategic Character Areas) advises that development provide opportunities for good design to enhance the overall image of the City should be fully realised and both reinforce and enhances the local character. It also advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

DM1 (Development Management) states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:

- Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

The Unitary Development Plan (UDP) for the City of Manchester

DC18.1 (Conservation Areas) states that the Council will give particularly careful consideration to development proposals within Conservation Area. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering; the relationship of new structures to neighbouring buildings and spaces; and the effect of major changes to the appearance of existing buildings.

DC19.1 (Listed Buildings) states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general settings by; not permitting any external or internal alterations or addition to a listed building where, in its opinion, there would be an adverse effect on its architectural or historic character; and seek to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

Places for Everyone

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

This document provides guidance to help develop and enhance Manchester. In particular, the SPD seeks appropriate design, quality of public realm, facilities for disabled people (in accordance with Design for Access 2), pedestrians and cyclists. It also promotes a safer environment through Secured by Design principles, appropriate waste management measures, and environmental sustainability.

National Planning Policy Framework (NPPF) (2024)

Decisions should accord with the requirements of the National Planning Policy Framework (NPPF) (2024), which sets out the Government's Planning Policies for England and how these are expected to be applied.

The following sections are of relevance to this application:

Section 12 (Achieving well-designed places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable

development, is indivisible from good planning, and should contribute positively to making places better for people.

It specifically states that:

"Development that is not well designed should be refused, specifically where it fails to reflect local design policies and government guidance on design. Developments should help to raise the standard of design more generally in an area and fit in with the overall form and layout of their surroundings" (**paragraph 139**).

At the heart of the Framework is a presumption in favour of sustainable development in terms, *"For plan-making"* and *"For decision-taking"*, (**paragraph 11**).

This is further explored in **paragraph 8**, which confirms that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

Section 16 (Conserving and Enhancing the Historic Environment) addresses how proposals that affect heritage assets should be considered.

Paragraph 207 advises that Local Planning Authorities (LPAs) should require an applicant to describe the significance of any heritage assets affected. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Paragraph 208 advises that LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 210 advises that in determining applications, local planning authorities should take account of:

1. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
2. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
3. the desirability of new development making a positive contribution to local character and distinctiveness.

The National Design Guide (January 2021)

Illustrates how well-designed places that are beautiful, enduring, and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

There are 10 characteristics of well-designed places within the National Design Guide which are listed below:

- Context - enhances the surroundings
- Identity - attractive and distinctive
- Built form - a coherent pattern of development
- Movement - accessible and easy to move around
- Nature - enhanced and optimised
- Public Spaces - safe, social, and inclusive
- Uses - mixed and integrated
- Homes and buildings - functional, healthy, and sustainable
- Resources - efficient and resilient
- Lifespan - made to last

Other Legislation

Sections 16, 66, and 74 of the Listed Buildings and Conservation Areas Act 1990 require that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas.

Issues

Principle of the Development

The vehicular ramp, which was originally constructed circa 1992-1993, was removed in February 2024 due to its extremely poor condition and the significant health and safety risk it posed.

While the area housing the plant room was retained, it remains in very poor condition and continues to suffer from ongoing water ingress through the former vehicular capping. The structure is steadily deteriorating, with visible corrosion and degradation.

Substantial repairs and replacements to the steelwork are required, to be delivered in coordination with the already approved Upper Yard landscaping scheme.

In principle, the works are supported on this basis.

Impact on Heritage

Assessment of Significance

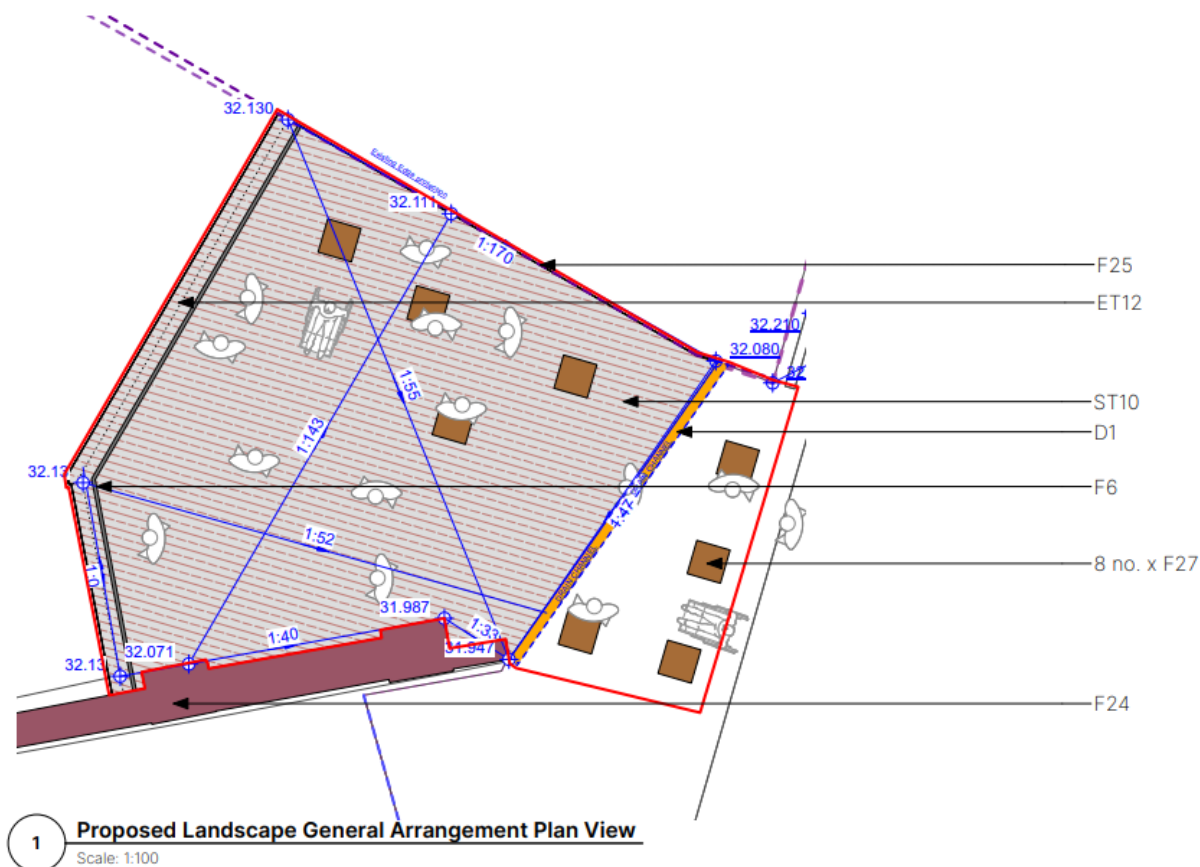
The "Plant Room" area is considered to have highly significant in and of itself.

The ramp and associated landing area were originally constructed circa 1992-1993 and so are not original features.

Impact on Heritage Asset

The interior of the Plant Room area is prone to ongoing water ingress issues, which puts the museum's plant room systems at considerable risk.

Due to the unique interfacing arrangement with the Pineapple Line to the north, it will not be possible to fully waterproof this junction, and it is therefore accepted that some water ingress may likely persist within this location, which will have to be managed and monitored internally. The water ingress will be significantly improved though by these waterproofing works.



Proposed landscape general arrangement plan

This proposal will allow for the repair and remediation of the structure, the asset will be suitably waterproofed, the waterproofing system and former remnants of vehicular ramp will be concealed and hidden by hard landscaping to match that already consented within the Upper Yard, this location will be utilised as an observation point, offering views of the Lower Yard, 1830 Warehouse beyond with the introduction of permanent balustrading.

There is already a consented landscape scheme taking place across the Upper Yard which directly interfaces with this location. This brings with it an opportunity to extend the hard landscaping atop of the plant room, alongside introducing a waterproofing layer, to offer some protection to the interior from water ingress. This will result in a more consistent visual cohesion across the site, which is located within the setting of various listed buildings.

The unsightly remnants left post ramp removal at the western interface will be repaired and decorated, which will bring a benefit to the historic wall.

The works will not result in any direct loss of historic fabric or result in the loss or alteration of any historic design elements which are intrinsic to the asset's significance. The proposed upstand detailing for the waterproofing system will not be visible at surface level and will result in no visual change to the asset itself.

Proposed surface finishes are high-quality and in keeping with the industrial character and appearance of the site and will have result in no harm to the character, appearance or setting of the surrounding listed assets. They will be in line with the finishes approved as a part of the wider landscaping scheme on site.

There will be a very low degree of less than substantial harm cause by some of the works to install the waterproofing system.

Public Benefits

Overall the proposals will alleviate the current water ingress issues within the Plant Room, by improving the waterproofing details, which will help to preserve this heritage asset long term for appreciation by the public, it will enhance public safety on site, and also enhance the public realm of the space above this which will provide a viewing point for members of the public to appreciate the historic buildings within the wider site.

Visual Amenity

The proposals represent a small extension to the already consented wider landscaping scheme on site. The proposal will blend in visually with the wider landscaping scheme and is therefore considered to be a positive impact on visual amenity as it will help to achieve wider visual cohesion across the site.

Accessibility

The proposal will include sett paving that will be accessible, therefore providing an improvement compared to what is currently in situ.

Residential Amenity

The proposals concern a scheme for landscaping and will have no impact upon residential amenity. The construction will be carried out in accordance with an already approved Construction Management Plan.

Public Safety

There are no elements of the proposals that would bring rise to any public safety concerns

Archaeology

Greater Manchester Archaeological Advisory Service (GMAS) are satisfied that the proposed development does not threaten the known or suspected archaeological heritage and on this basis, there is no reason to seek to impose any archaeological requirements upon the applicant.

Flood Risk and Drainage

Flood Risk Management team are satisfied that the proposals will have no impact to drainage on site. A wider drainage system has already been approved as a part of previous consents.

Ecology

This application is a small extension of a previously (recent) consented scheme [140203/FO/2024] which is currently live, this small additional increase in hard landscaped area does not have any planting proposed. BNG conditions have been applied to the Planning Permission consent noted and are currently being worked through, to discharge associated BNG conditions.

Conclusion

Overall, the works will be beneficial to the long-term care and maintenance of the site and its fabric. Whilst there will be a very low level of less than substantial harm caused by the works, the public benefits and the overall improvement to historic assets outweigh any less than substantial harm caused.

Visually, the proposals will tie in with the already approved wider landscaping scheme on site.

Therefore, the proposals are considered to be acceptable in accordance with the policies listed above in the policies section of this document.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

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) to be attached to decision for approval

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 28 April 2024:

- 9488 - PR (01) 000 - Location Plan (P1)
- 9488 - PR (01) 003 - Plant Room Demolition & Extent of Waterproofing Plans as Proposed (P1)- 9488 - PR (03) 003 - Plant Room Demolition Sections & Elevations (P1)
- 9488 - PR (03) 004 - Plant Room Demolition Section Details (P1)
- 9488 - PR (04) 001 - Plant Room Floor Plans as Proposed (P1)- 9488 - PR (06) 001 - Plant Room Sections & Elevations as Proposed (P1)
- 9488 - PR (06) 002 - Plant Room Section Details as Proposed (P1)
- Plant Room General Arrangement Landscape Proposals 2913-PLA-XX-XX-DR-L-0027 P01
- Plant Room Elevations 2913-PLA-XX-XX-DR-L-3012 P02
- Plant Room Waterproofing Design and Access + Heritage Statement, dated April 2025

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) The development shall be carried out in accordance with the Construction Management Plan for the wider site, approved under CDN/25/0296 in May 2025.

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

4) The proving sett paving ST10, as marked on Plant Room General Arrangement Landscape Proposals 2913-PLA-XX-XX-DR-L-0027, shall be carried out in accordance with the details approved under application CDN/25/0172, approved in May 2025.

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.

5) The development shall be carried out in accordance with the provisions outlined in the Landscape and Ecological Management Plan 2913.1-PLA-XX-XX-RP-L-0001 for the wider site, approved under CDN/25/0438 in June 2025.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

6) The landscaping scheme shall be carried out in accordance with drawing 2913-PLA-XX-XX-DR-L-0027 54 P01 received by the City Council, as Local Planning Authority, on the 28 April 2025. The approved details shall be implemented in full prior to the first use of the approved landscaping area.

Reason – In the interest of implementing the landscaping scheme pursuant to policies EN1, EN3 and DM1 of the Manchester Core Strategy (2012).

7) Notwithstanding drawing 2913-PLA-XX-XX-DR-L-0027 54 P01 received by the City Council, as Local Planning Authority, on the 28 April 2025, prior to the commencement of the landscaping scheme, details of the steel beam replacement and balustrade shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and thereafter retained and maintained.

Reason – In the interest of visual amenity pursuant to policies EN1, EN3 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
Heritage & Urban Design
Greater Manchester Archaeological Advisory Service

Chaos Karts, Lower Byrom Street, Manchester, M3 4AP
15 Atherton Street, Manchester, M3 3GS
The Crystal Maze, Lower Byrom Street, Manchester, M3 4AP
Bonded Warehouse, 18 Lower Byrom Street, Manchester, M3 4AP

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Castlefield Conservation Area 1979
Area Team Boundary - Name: CENTRAL