



FAO Jack Nevan  
Electronic copy only

Planning Department  
Manchester City Council  
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9488 | SIM, Combined Projects  
12/03/2025

Dear Jack,

# Buttress

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**New Warehouse, Science and Industry Museum, Liverpool Road, Manchester, M3 4FP  
– Application for discharge of Conditions 7, 10, 13, 14 & 17a attached to Listed  
Building Consent Ref: 138261/LO/2023**

Please find enclosed application for full discharge of Conditions 7, 10, 13 & 17a and part discharge of Condition 14 attached to this Listed Building Consent Ref:138261/LO/2023. This listed building consent relates to the '*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...*' as detailed within the decision notice.

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

## 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 Phase 2 works that involved replacing tarmac with new cobbled setts, a sample of the cobbled setts shall be submitted to and approved by the City Authority. The approved details shall then be implemented as part of the development.*

To discharge Condition 7, we note the following. We believe that this condition has now been superseded by separate consented Listed Building consent application, ref: 140087/LO/2024 and Planning Permission, ref: 140203/FO/2024 which includes separate conditions for cobble / sett samples.

Based on this, we request that this condition is fully discharged.

## 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 replacement glass works, a sample of the replacement glass*

*shall be submitted to and approved by the City Council as Local Planning Authority. The approved details shall then be implemented as part of the development.*

To discharge Condition 10, a photograph of the proposed replacement glass sample, ref 'Photo - NWH float glass sample' has been submitted as part of this application.

The glass sample was inspected by the case officer and conservation officer onsite during the site visit which took place on the 11.02.25 and was agreed as being accepted.

### **Condition 13**

This application seeks to fully discharge Condition 13.

*13) Notwithstanding the details as set out in condition 2 above, prior to the commencement of any works that concern fixed aluminium barriers, the full and final details of the fixed aluminium barriers shall be submitted to and approved by the City Council as Local Planning Authority. The approved details shall then be implemented as part of the development.*

To discharge Condition 13, several drawing(s) and photograph(s) have been submitted as part of this application, as listed below.

- Q53423 06 Fixed Handrail 1.5m Centres
- 9488 - NW (27) 105 Roof Skylight Verge Detail as Proposed rev C2
- SIM-BHE-NW-XX-SK-S-0007\_C02 - Balustrade post fixing detail
- Photo - selection of site photos

### **Condition 14**

This application seeks to partially discharge Condition 14.

*14) Notwithstanding the details as set out in condition 2 above, prior to the commencement of any works concerning the flat roof, access platform, fall arrest systems, and barriers, the full and final details of the proposed edge protection/balustrade to the flat roof areas shall be submitted to and approved by the City Council as Local Planning Authority. The approved details shall then be implemented as part of the development.*

To discharge Condition 14, several drawing(s), photograph(s) and graphic(s) have been submitted as part of this application, as listed below.

- Q53423 01 | guided fall arrest anchor point detail
- Q53423 02 | guided fall arrest GA plan
- 9488 - NW (06) 101 - Proposed Roof Access Sight Lines
- VIEWS - roof access gantry
- 17694-02 - STEPPED WALKWAY R16-R8 GA 01
- 17694-02 - STEPPED WALKWAY R16-R8 GA 02
- Photo - selection of site photos
- email correspondence - NWH roof access system

We note that sub-contractor fabrication drawings 17694-02 (01 & 02) above contain roof access gantry / walkway across roofs R8-R16 only, however the design for the remaining roof areas R1-R7 follow the same design intent, extending towards the west.

The previously detailed collapsible handrails to the east and west ends of roof access walkway have now been omitted in lieu of fixed handrails, all as previously discussed and agreed within supplementary information pack appended to this application.

The roof access elements and components have been discussed onsite with the case officer and conservation officer during site visits which took place on the 13.08.24, 12.11.24 and 10.12.24.

The case officer and conservation officer advised via email on 06.03.25 that given the information provided, MCC support the installation of the roof access walkway.

### Condition 17a

This application seeks to fully discharge Condition 17a.

*17a) Notwithstanding the details as set out in condition 2 above, in any cases where the specification of works is not sufficiently details at present, or in situations where there is a proposed department from the specification, updated contractors' method statements shall be submitted to and approved by the City Council as Local Planning Authority. These shall be discharged in parts as and when required along the process of the works being undertaken. The approved details shall then be implemented as part of the development.*

To discharge Condition 17a, multiple photograph(s) / drawing(s) / data sheet(s) have been provided, and include the following:

#### i) External Paint Decoration

- drawing ref '9488 - NW (05) 001 - Elevations as Proposed - (paint colour notes 12.03.25)' as discussed onsite on the 11.02.2025
- ref 'Photo - NWH paint sample RAL 7016' inspected onsite on the 11.03.2025

The above was discussed and inspected insitu by the case officer and conservation officer onsite during visits held across the following dates, 11.02.2025 & 11.03.2025 and was agreed as being accepted.

#### ii) Ridge Tile Mastic

- ref 'Photo - NWH ridge seal sample' inspected onsite on the 11.02.2025
- Data sheet – 'Arbo-Arbosil-1096-Technical-Data-Sheet-2'

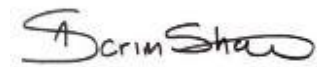
The above was discussed and inspected insitu by the case officer and conservation officer onsite during visits held across the following dates, 11.02.2025 & 11.03.2025. following request from MCC for additional commentary and data sheets to be provided from the contractor, MCC confirmed that they were satisfied that the proposed mastic seal would not cause harm and would be aesthetically subtle and therefore happy to proceed on this basis, confirmed via email on 04.03.2025.

### Summary

This application seeks the full discharge of conditions 7, 10, 13 & 17a and part discharge of condition 14 attached to ref: 138261/LO/2023 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 Authoritys 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 flourish at the end.

Alex Scrimshaw | Associate  
for **Buttress**

Enc.