



FAO Jack Nevan
Electronic copy only

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

9488 | SIM, Combined Projects
14/04/2025

Dear Jack,

Buttress

Manchester

41 Bengal Street

Manchester

M4 6AF

T 0161 236 3303

Leeds

Clockwise

Yorkshire House

Greek Street, Leeds

LS1 5SH

T 0113 539 7965

W www.buttress.net

New Warehouse, Science and Industry Museum, Liverpool Road, Manchester, M3 4FP
– Application for discharge of Conditions 5, 11, 16 & 19 attached to Listed Building
Consent Ref: 138261/LO/2023

Please find enclosed application for full discharge of Conditions 5, 11, 16 & 19 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 5

This application seeks to fully discharge Condition 5.

5) Notwithstanding the details as set out in condition 2 above, prior to the commencement of works to make good any holes caused by the scaffolding, following the removal of the scaffolding, a sample of the making good works 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 5, two photographs of the proposed hole fill mortar repair, following removal of scaffold fixings, ref 'Photo - Scaffold fixing hole fill sample 1 & 2' has been submitted as part of this application.

The mortar fill samples were inspected by the case officer and conservation officer onsite during the site visit which took place on the 09.04.25 and was agreed as being accepted.

Condition 11

This application seeks to fully discharge Condition 11.

11) Notwithstanding the details as set out in condition 2 above, prior to the commencement of the resin timber repairs in all locations proposed, a sample of the resin timber repair works 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 11, as confirmed by the main contractor, there have been no timber resin repair works undertaken across New Warehouse and therefore, there are no samples to present. We ask that Condition 11 be approved in full, noting the above.

The timber repair works across the roof structure are dealt with separately, within Condition 6 & 15 of the same application.

Condition 16

This application seeks to fully discharge Condition 16.

16) Notwithstanding the details as set out in condition 2 above, prior to the commencement of any CCTV works, the full and final details of any new CCTV equipment proposed 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 and the existing CCTV will be removed at this stage.

To discharge Condition 16, as confirmed by the client, there will be no new CCTV works across New Warehouse within this construction project scope. All future CCTV work across the facades will be dealt with separately via the submission of separate consent applications.

Condition 19

This application seeks to fully discharge Condition 19.

19) Notwithstanding the details as set out in condition 2 above, prior to the commencement of any works concerning the hopper heads or any rainwater goods, the full and final details of the hopper heads and of the rain water goods installation and finish, including the modification of the fixing details, 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 19, two photographs of the proposed lead cloak to chute outlets, ref 'Photo - Chute lead cloak sample 1 & 2' has been submitted as part of this application.

The reason for the introduction of lead cloak flashing is to close-up the gap surrounding the newly installed lead chute / spitter, to provide a robust perimeter seal and weathering. The detail of which varies across all outlet locations to the north and south elevations, due to the detail and arrangement of existing gutters, the angle and size of outlets. Examples of this can be seen within the two photographs, ref 'Photo - Current outlet arrangement 1 & 2', provided.

The lead cloak flashing sample was inspected by the case officer and conservation officer onsite during the site visit which took place on the 09.04.25 and was agreed as being accepted.

The preference from the case and conservation officer was to finish at interface the lead cloak with the lead chute / spitter, as presented on the left-hand side of the

chute, where the lead is dressed and returned, rather than cut short. This will be the detail and arrangement which the contractor will proceed with.

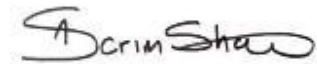
We note that this condition has previously been discharged under separate reference CDN/25/0103.

Summary

This application seeks the full discharge of conditions 5, 11, 16 & 19 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'.

Alex Scrimshaw | Associate
for **Buttress**

Enc.