

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141851/JO/2025

Date registered valid: 11 February 2025

Proposal: Variation of condition 2 (Approved Drawings and Documents) attached to listed building consent application 137802/LO/2023 to create new partitions and update fire strategy.

Address: New Warehouse, Science And Industry Museum, Liverpool Road, Manchester

Ward(s): Deansgate Ward

Applicant: Catherine Rawcliffe, The Board of Trustees of the Science Museum

Agent (if any): Andrew Burns, Atelier MB

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

Recommendation: Approve

Date of recommendation: 20 March 2025

Application Details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit: 19 February 2025

Standard consultations:

Printed: 14 February 2025 Expired: 7 March 2025

Neighbour notifications

Printed: 14 February 2025 Expired: 7 March 2025

Site notice

Posted: 19 February 2025 Expired: 12 March 2025

Press advert

Published: 18 February 2025 Expired: 11 March 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 (formerly known as the Museum of Science and Industry) in Manchester, England, is a large museum devoted to the development of science, technology and industry with emphasis on the city's achievements in these fields. The museum is part of the Science Museum Group, a non-departmental public body of the Department for Culture, Media and Sport, having merged with the National Science Museum in 2012.

The site is located within the Castlefield Conservation Area the large and complex former "Liverpool Road Railway Station" site contains a significant collection of Grade I and Grade II listed buildings.

The application site relates to The New Warehouse is a Grade II Listed building within the Science & Industry Museum complex.

The warehouse was constructed as a fireproof bonded (secure) warehouse in 1878-80 for the Great Western Railway Company. The building forms a three-storey (plus basement), seven bay rectangular red and blue engineering brick warehouse, with entrances for railway lines through the wester elevation from the 1869 viaduct which ran into the warehouse using an apron extended at basement level westwards from the 1867 viaduct.

The building was converted and extended in 2001. Stair cores and entrances were introduced, and its interior was substantially remodelled.

Description of Development

The proposal seeks a variation of condition 2 (Approved Drawings and Documents) attached to listed building consent application 137802/LO/2023 to create new partitions and update fire strategy.

Related Applications

137802/LO/2023 - Listed Building Consent for fire protection remediating works in the New Warehouse including works to stud walls and fire doors.

Approved October 2023.

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.

Policy

The effect of the proposal on the affected heritage asset has been considered under the following criteria.

The Adopted Core Strategy for the City of Manchester (2012)

SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

EN1 (Design Principles and Strategic Character Areas) 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 throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre and that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

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

DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed, and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan (UDP) for the City of Manchester (1995)

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 Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 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) aims 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.

National Planning Policy Framework (NPPF) (2024)

Development decisions should, therefore, accord with the requirements of the **NPPF**, in particular to **section 16 (Conserving and enhancing the historic environment)**.

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

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.

Section 16 (Conserving and enhancing the historic environment) states the following:

Paragraph 202 advises that heritage assets should be conserved in a manner appropriate to their significance.

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 ensure that any conflict between the heritage asset's conservation and any aspect of the proposal is avoided or minimised.

Paragraph 210 advises that in determining applications, LPAs should take account of:

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

Paragraph 212 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 213 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 214 states that where a development proposal will lead to substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 215 advises that proposals of less than substantial harm to the significance of a designated heritage asset should be assessed against the wider public benefits of the proposal.

Paragraph 219 advises that local planning authorities should look for opportunities for new development within conservation areas, and within the setting of heritage assets, to enhance or better reveal their significance.

National Planning Practice Guidance (NPPG)

The National Planning Practice Guidance (NPPG) is a web-based resource which was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars. It provides guidance on many aspects of planning including plan-making and decision taking.

NPPG advises that 'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time' (Paragraph 002).

Other Legislation

Sections 16, 66 and 72 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

In determining whether the proposed works are acceptable, the main issue to consider is the impact these proposed works will have on the historic character and fabric of the listed building itself and to establish whether the public benefits, including heritage benefits, of the proposal will outweigh any harm to the significance of the heritage asset.

Principle of the Development

The works as approved under the original application were considered to be necessary, appropriate, proportionate and well considered. It was considered that they would have limited impact on the heritage assets and had been deemed necessary that they must be undertaken for fire safety reasons.

Impact on Heritage

The impact of the original proposed works is fully outlined in the delegated officer report for 137802/LO/2023.

In the original application, it was judged that the public benefits of undertaking the works in order to improve fire safety outweighed any less than substantial harm that would be caused as a result of the works undertaken.

There will be a few additional works carried out as a result of this variation of conditions application.

An additional layer of plasterboard to be fixed to the outside (gallery side) face of the existing non-original walls.

The change is necessary because it is not possible to move the MEP equipment fixed to the inside of the wall. A non-original balustrade to the gallery side will be shifted across to facilitate works.

The additional layer will be fixed to non-original fabric only and constitute a very minor alteration to the originally approved proposal. There will be a very low level of less than substantial harm cause as a result of these works.

Inside the existing plant room on the ground floor, a new dividing wall, with an entrance door, is proposed within the space. This is being taken out in order to reduce the risk of fire spread.

Original non-timber steps in this area will be replaced with a vertical access ladder.

There will be a low level of less than substantial harm cause as a result of these works. There would be public benefit from reducing fire spread.

A new store enclosure will be added to the ground floor. The partition between the store and gallery will now stop short and be fitted with double doors to the end, to match those proposed elsewhere. The new enclosure was already approved under the previous application, in it just a minor change to the layout which will better match the appearance of such divisions elsewhere

The additional stud lining that will include in the store walls will help to achieve the necessary fire safety rating.

In the basement, a seal to create fire separation is considered to be a positive compared to what was originally approved. There originally would have been a full beam enclosure which would have had a more significant impact upon heritage.

Now the intumescent seal will fill the gap between the beam and the wall which considerably less invasive and represent an improvement to the approved.

Whilst this will result in a low level of less than substantial harm, it is considered to be an improved position on what was previously improved due to further consideration about the scope of the works. There is an overriding public benefit that the building would be safe in the event of a fire.

Conclusion

In view of the above, this application is considered acceptable, as the works are considered to cause a low level of less than substantial harm to the special interest and the historic character of the Grade II listed building and the required public benefits exist to outweigh the level of harm caused in this instance.

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 in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application

Condition(s) to be attached to decision for approval

- 1) The development must be begun not later than the 02 October 2026.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Received by the City Council as Local Planning Authority on 08 August 2023:

- Location Plan Main Museum E(002)
- NW - LG Proposed Plan 1 P(100)
- NW - LG Proposed Plan 2 P(101)
- NW - G Proposed Plan 1 P(104)
- NW - 2nd Proposed Plan 1 P(108)
- NW - 2nd Proposed Plan 2 P(109)
- NW - G Strip-out Plan 1 P(804)
- NW - 2nd Strip-out Plan 1 P(808)
- Design and Access Statement prepared by Atelier MB
- Heritage Statement prepared by Atelier MB
- Method Statements prepared by Atelier MB
- Door Methodologies, New Warehouse - March 2023 (Rev B) prepared by Atelier MB
- Compartmentation Methodologies, Great Western Building Proposed Basement prepared by Atelier MB
- Compartmentation Methodologies, New Warehouse, March 2023 (Rev C) prepared by Atelier MB
- Site Wide Methodologies Supplementary Details related to Historic Fabric prepared by Atelier MB
- Historic Fabric Repair Specification prepared by Atelier MB
- Fire Protection Works Specification prepared by Atelier MB
- Proposed Basement, Fire Compartmentation Survey Report prepared by NEO
- Great Western Warehouse, Fire Door Survey Report prepared by NEO
- Great Western Warehouse, Fire Compartmentation Survey Report prepared by NEO

Received by the City Council as the Local Planning Authority on 07 January 2025:

- Door Schedule

Received by the City Council as the Local Planning Authority on 11 February 2025:

- Heritage Statement Addendum
- NW - LG Proposed Plan 3 C(102)A
- NW - LG Proposed Plan 4 C(103)A
- NW - G Proposed Plan 3 C(106)B
- NW - G. Proposed Plan 2 P(105)C

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.

3) Mortar work shall be carried out in accordance with the information submitted in the following document, received by the City Council as Local Planning Authority on 08 August 2023:

Repair Specification Rev A

Reason - In the interests of visual amenity and because the proposed works affect a building which is 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.

4) Notwithstanding the details as set out in condition 2 above, prior to repairs being carried out, samples of any repairs where the historic fabric is affected, including brickwork repairs and repointing/making good, shall be submitted to and approved by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is 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) Notwithstanding the details as set out in condition 2 above, prior to any cleanings work being carried out, samples of the cleaning shall be submitted to and approved by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is 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.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Chaos Karts, Lower Byrom Street, Manchester, M3 4AP
EE PICO CELL (1592366), Communication Station Outside Museum Of Science And Industry,
Liverpool Road, Manchester, M3 4FP
8 Goods Yard Street, Manchester, M3 3BG
15 Atherton Street, Manchester, M3 3GS
Unit 3, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Unit 2, 73 - 83 Liverpool Road, Manchester, M3 4AQ
91 - 93 Liverpool Road, Manchester, M3 4JN
St Mathews, Liverpool Road, Manchester, M3 4NQ
Ground Floor, 91 - 93 Liverpool Road, Manchester, M3 4JN
The Crystal Maze, Lower Byrom Street, Manchester, M3 4AP
Flat, The Ox, 71 Liverpool Road, Manchester, M3 4NQ
83 Rozel Square, Manchester, M3 4FQ
6 Rozel Square, Manchester, M3 4FQ
26 Rozel Square, Manchester, M3 4FQ
10 Rozel Square, Manchester, M3 4FQ
Bonded Warehouse, 18 Lower Byrom Street, Manchester, M3 4AP
The Ox, 71 Liverpool Road, Manchester, M3 4NQ
4 Rozel Square, Manchester, M3 4FQ
36 Rozel Square, Manchester, M3 4FQ
34 Rozel Square, Manchester, M3 4FQ
32 Rozel Square, Manchester, M3 4FQ
30 Rozel Square, Manchester, M3 4FQ
28 Rozel Square, Manchester, M3 4FQ
24 Rozel Square, Manchester, M3 4FQ
22 Rozel Square, Manchester, M3 4FQ
20 Rozel Square, Manchester, M3 4FQ
2 Rozel Square, Manchester, M3 4FQ
18 Rozel Square, Manchester, M3 4FQ
16 Rozel Square, Manchester, M3 4FQ
14 Rozel Square, Manchester, M3 4FQ
12 Rozel Square, Manchester, M3 4FQ
8 Rozel Square, Manchester, M3 4FQ

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL