

31 October 2024

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

FAO Jack Naven

Dear Jack

New Warehouse, Science and Industry Museum – Application to Discharge Condition 6 (Timber Repairs) of application ref: 138261/LO/2023 (PP-13511395)

On behalf of our client, the Science and Industry Museum ('The Museum') (on behalf of the Science Museum Group), this application seeks to discharge Condition 6 (Timber Repairs) in part pursuant to application 138102/LO/2023 which was approved on 25 January 2024.

The Description of Development as written on the Decision Notice is:

"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."

Condition 6 (Timber Repairs)

The wording of Condition 6 attached to ref. 138261/LO/2023 is set out in full below:

"Notwithstanding the details as set out in condition 2 above, prior to the commencement of each individual timber repair works associated with Phase 1, as outlined in 'Timber Condition Survey Report prepared by H+R' dated January 2023, a sample of the timber repair works shall be

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

As noted within application 138261/LO/2023, structurally significant decay caused by wet rot was detected in various locations across the New Warehouse Roof, which would require repairing in order to restore the structural integrity of the roof as a whole. Following this, further surveys have been undertaken assessing various locations and beams to gain further insight into the extent of the decay, informing location specific repair recommendation in each instance. These repairs are set out in full within the supporting documents submitted in support of this application.

Pre-application Engagement

The timber repairs were discussed with planning and conservation officers at Manchester City Council on site on the 8 October 2024. The timber repairs were presented, and officers raised no concerns with the methodologies. Officers accepted the condition would be discharged in part.

Condition 6 Application Documentation

This application to partially discharge Condition 6 has been submitted online via the Planning Portal (reference: PP-13511395). It is supported by the following documentation:

- Discharge of Conditions application form;
- 11769R – MOSI Timber Repairs – 4.6m Valley Beam Splice Calculation (Rev A) prepared by WML Consulting (Dated September 2024);
- 11769R – MOSI Timber Repairs – 4.6m Valley Beam Splice Sketch (Rev A) prepared by WML Consulting (Dated September 2024);
- New Warehouse SIM Roof Plan Update Report Gridlines M to Q Drawing Update prepared by H.H. Smith (Dated 30th September 2024);
- SIM New Warehouse Timber Repairs Key Plan Rev 1 prepared by H.H. Smith (Dated 30th September 2024); and,
- Valley & Boxed Gutter Report Gridlines M to Q Rev 1 prepared by H.H. Smith (Dated 30th September 2024).

We would be grateful for written confirmation of receipt and registration of this application. Please do not hesitate to contact Josh Wyatt-Smith (jwyattsmith@deloitte.co.uk / 0161 455 8451) if you have any questions or require any further information.

Kind regards

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