MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant	Agent (if used)
Science and Industry Museum Liverpool Road Manchester M3 4JP	Deloitte LLP Hanover Building Corporation Street Manchester M4 4AH

Part 1 – Particulars of the application/development

Proposal: Phased refurbishment and waterproofing works at the Viaduct and 1830s Warehouse, Science and Industry Museum where Phase 1 works shall include temporary removal of the hard landscaping, tracks and ballast, installation of the new waterproofing solution across the viaduct, installation of new lead flashing at the juncture of the viaduct and 1830s warehouse, installation of temporary plenums to windows to the north elevation of the 1830s warehouse, and other associated works, and Phase 2 works which shall include the reinstatement of the hard landscaping, ballast and tracks following completion of the waterproofing works to the Viaduct.

Location: 1830 Warehouse , Science And Industry Museum, Liverpool Road, Manchester, M3 4JP

Date of application: 24 October 2023

Application number: 138403/FO/2023

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included pre-application meetings on site, as well as ongoing advice about the information required to be submitted to support the application. Agreement has been reached between the applicant and the City Council that the remaining outstanding elements by way of conditions.

Condition(s) attached to this decision

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 permitted shall be carried out in accordance with phasing plan outlined in the "phasing description" document dated 21 February 2024, received by the City Council as the Local Planning Authority on 27 February 2024.

Reason - The development is to be carried out on a phased basis and details must therefore be agreed in this regard to ensure that a comprehensive development provided at this site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) 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 24 October 2023:
- Proposed Demolition & Removals Key Plan 9488 - V (01) 007
- Proposed Demolition & Removals Plan 9488 - V (01) 008
- Proposed Demolition & Removals Plan 9488 - V (01) 009
- Proposed Station Building G05 Demolition 9488 - V (01) 010
- Proposed Typical Viaduct Section Demolition & Removals 9488 - V (03) 101
- Proposed Typical Long Section Demolition & Removals 9488 - V (03) 102
- Proposed Concrete Slab & Drainage Trough Layout Plan 9488 - V (04) 002
- Proposed Waterproofing Layout Plan 9488 - V (04) 003
- Proposed Key Plan 9488 - V (04) 004
- Proposed Plan 1 9488-BUT-V-XX-DR-A-(04)005
- Proposed Plan 2 9488-BUT-V-XX-DR-A-(04)006
- Proposed Typical Viaduct Section 9488 - V (06) 001
- Proposed Typical Long Section 9488 - V (06) 002
- Proposed Typical Viaduct Details Demolition & Removals 9488 - V (23) 101
- Proposed Typical Viaduct Details Demolition & Removals 9488 - V (23) 102
- Proposed North Chamber Land Drain Detail Demolition & Removals 9488 - V (23) 103
- Proposed South Chamber Land Drain Detail Demolition & Removals 9488 - V (23) 104
- Proposed South Chamber - Glass Screen Detail Demolition & Removals 9488 - V (23) 105
- Proposed Glass Door Threshold Detail Demolition & Removals 9488 - V (23) 106
- Proposed Station House External Wall Floor Junction Detail Demolition & Removals 9488 - V (23) 107
- Proposed Typical Viaduct Details 9488 - V (23) 201
- Proposed Typical Viaduct Details 9488 - V (23) 202
- Proposed North Chamber Land Drain Detail 9488 - V (23) 203
- Proposed South Chamber Land Drain Detail 9488 - V (23) 204
- Proposed South Chamber - Glass Screen Detail 9488 - V (23) 205
- Proposed Glass Door Threshold Detail 9488 - V (23) 206
- Proposed Station House External Wall Floor Junction Detail 9488 - V (23) 207
- Proposed Sections SIM-BHE-SBV-XX-DR-S-1311
- Proposed Structural Works Key Plan SIM-BHE-XX-XX-DR-S-1001
- Proposed General Notes SIM-BHE-XX-XX-DR-S-0010
- Design and Access Statement, prepared by Buttress Architects (Dated September 2023)
- Heritage Impact Assessment, prepared by Buttress Architects (Dated October 2023)
- Schedule of Works, prepared by Buttress Architects (Dated 1st September 2023)

- Ecology Statement, prepared by Rachel Hacking Ecology (Dated 10th September 2023)
- Structural Repair Report, prepared by Buro Happold (Dated 6th September 2023)
- Restoration Specification, prepared by Buttress Architects (Dated 1st September 2023)

Received by the City Council as Local Planning Authority on 11 December 2023:
- Safetrack Datasheet

Received by the City Council as Local Planning Authority on 27 February 2024:
- Location Plan 9488 - V (01) 000 P2
- Proposed Mezzanine Floor Plan Ventilation Details 9488 - V (04) 007
- 1830 Warehouse Ventilation Heritage Impact Assessment
- Phasing Description

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.

4) Prior to the commencement of any works where bats may be affected, a license shall be issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead: or a statement in writing from the relevant licensing body to the effect that it does not consider that the specified development will require a license, must be submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure wildlife habitats are not adversely affected and to be consistent with policies EN15 and DM1 of the Manchester Core Strategy.

5) The bat and bird boxes outlined as ecological enhancement measures in the 'Ecology Statement', prepared by Rachel Hacking Ecology (Dated 10th September 2023), shall be implemented as part of the development hereby approved, shall be in place within 12 months of the date of the planning permission, and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds and bats to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

6) The reinstatement of the hard landscaping, ballast, and tracks shall be carried out and completed within six months of the confirmation that the waterproofing works have fully dried out.

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.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Repairs to the existing surface water drainage system should be designed and constructed to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 & EN17 of the Core Strategy.

Date: 8 April 2024

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.