MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138404/LO/2023
Date registered valid:	24 October 2023
Proposal:	Listed Building Consent for 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.
Address:	1830 Warehouse, Science And Industry Museum, Liverpool Road, Manchester, M3 4JP
Ward(s):	Deansgate Ward
Applicant:	Science and Industry Museum
Agent (if any):	Deloitte LLP
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 08 April 2024

Application Details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 3 November 2023

Standard consultations:
Printed: 2 November 2023 Expired: 23 November 2023

Neighbour notifications
Printed: 2 November 2023 Expired: 23 November 2023

Site notice
Posted: 3 November 2023 Expired: 24 November 2023

Press advert
Published: 7 November 2023 Expired: 21 November 2023

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 proposal site relates to the 1830s Warehouse, which was erected as a railway warehouse in 1830 as part of the construction of the world's first railway station at Liverpool Road and was the first warehouse to be served by railways, in a similar way that canal warehouses had previously. In 1844 Liverpool Road station closed to passengers but remained in operation as a goods station.

Description of Development

The application seeks Listed Building Consent for 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.

Related Applications

138401/FO/2023 - 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, 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.
Approved in tandem with this application.

138402/LO/2023 - Listed Building Consent for 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, 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 at Station Building.
Approved in tandem with this application.

138403/FO/2023 - 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 at 1830s Warehouse.
Approved in tandem with this application.

Consultations & Notification Responses

Historic England (North West) - In this case, they are not offering advice.

Greater Manchester Archaeological Advisory Service - In agreement with the HS, GMAAS is satisfied that the current application has no archaeological (below ground) implications.

National Amenity Societies – No consultation response was received.

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 due to this publicity.

Policy

The main issue for consideration relates to the impact of the proposals on the identified heritage assets in regard to preserving and, where possible, enhancing identified assets. The main polices that relate to the proposal are **Section 16 (Conserving and enhancing the Historic Environment)** of the revised **National Planning Policy Framework (NPPF) (2023)**, and

Policies **DM1 (Development Management)**, **EN3 (Heritage)**, **EN1 (Design Principles and Strategic Character Areas)**, **CC9 (Design and Heritage)** and **SP1 (Spatial Principles)** of the **Adopted Core Strategy for the City of Manchester (2012)**, saved policies **DC18.1 (Conservation Areas)** and **DC19.1 (Listed Buildings)** of the **Unitary Development Plan for Manchester (1995)**, and **Policy JP-P2 (Heritage) of Places for Everyone**.

The Adopted Core Strategy for the City of Manchester

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

Policy 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.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

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

Policy 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 for the City of Manchester

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 advise 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.

National Policy

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the **NPPF** and 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.

Paragraph 195 advises that heritage assets should be conserved in a manner appropriate to their significance.

Paragraph 200 advises that Local planning authorities 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 201 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 203 advises that in determining applications, LPA's 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 205 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 206 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 207 states that where a development proposal will lead to less than 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 208 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.

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.

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.

Policy 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.

Issues

Principle of Development

The principle of the development is considered to be acceptable.

The proposals forming this application are part of a wider programme of refurbishment works across the Science and Industry Museum including works to the external fabric of the New Warehouse, the Special Exhibitions Gallery, and the Viaduct between the Station building and the 1830s Warehouse. This application specifically relates to waterproofing, and repair works to the viaduct and associated junctures with its adjoining buildings. The works shall protect and enhance an important structure on the significant Science and Industry Museum site.

The proposed repair works have been developed in response to a series of reports undertaken to study the water ingress issues, the most extensive report being completed in 2017, which details the analysis undertaken across the Viaduct to establish whether the interior spaces could be used by the Museum. However, due to the water ingress issues, these uses were located elsewhere across the Museum Estate.

These waterproofing works are considered to be necessary to ensure the long-term viability of the Science and Industry Museum and are welcomed in order to repair this historically important structure.

Summary of Proposed Works

The proposed works are for the implementation of a new waterproofing system on the viaduct to address water ingress issues. The scheme will involve the following elements:

1830 Viaduct

- The removal of all ballast, rails, sleepers, and other component parts of the tracks to be lifted to allow access to the existing concrete slab beneath.
- A new waterproofing solution is to be instated - It is likely that the waterproofing solution will be a hybrid approach using both a spray and membrane solution. It is important to note that the final solution will be dependent on what is uncovered and therefore the final solution and interfacing arrangement may differ from those presented.
- Tracks and ballast to be relayed like-for-like following the completion of the waterproofing works.

1830 Warehouse

- New interface details between the 1830 Viaduct and the 1830 Warehouse. The new detail proposes the implementation of a new Code 4 lead cover flashing taking into mortar joints, where the two structures meet.
- A new detail will also be introduced where the viaduct meets the modern structural glazing.

Impact on Heritage Asset

Interface Detail

The new lead flashing will replace the current layer of mastic that covers the joint between the viaduct and warehouse. The existing finish is defective and is not appropriate for effective

waterproofing. The new flashing will not greatly exceed the height of the existing inappropriate mastic covering, and will result in a minor visual impact on the asset.

The new flashing has been introduced to address issues with water ingress, by ensuring that rainwater that may become trapped on the tracks will not enter the masonry of the warehouse building. This will help with the long-term management and maintenance of the Warehouse and prevent any further degradation or defects.

The new detail proposed for the interface between the Viaduct and the structural glazing of the Warehouse will have no direct impact on the asset due as the glazing is entirely modern. The detail will not extend above the line of the new flashings to reduce the visual impact.

The works will result in a low level of less than substantial harm.

Waterproofing System

The proposed waterproofing system will not be visible once the tracks associated with the viaduct have been relayed and the surfaces made good.

The disturbance of the existing tracks, as a result of the waterproofing system, is not considered to be harmful as the existing tracks were relayed during the 1980s, and the original composition and fabric has been heavily disturbed. Despite this, all fabric is to be reinstated like-for-like to preserve the existing character of the viaduct.

All surfaces associated with the 1830 Warehouse are to be re-laid and made good like-for-like following the installation of the water proofing system, with new concrete slabs being replaced to improve the durability of the surface.

The waterproofing system will be highly beneficial for the maintenance and long-term care of the asset by preventing issues associated with water ingress.

The works will result in a low level of less than substantial harm.

Removal and Replacement of Tracks and Ballast

When the existing tracks and ballast are to be removed, the component parts of the tracks are to be recorded, tagged, and then listed to ensure that their location and positioning is captured. This will allow them to be reinstated like-for-like following the completion of the waterproofing works.

Where component parts may be defective or beyond their serviceable life, they will be subject to isolated repairs, or they will be replaced like-for-like. Once fully reinstated, there will be no visual impact on the existing viaduct.

The works will result in a low level of less than substantial harm.

Temporary Installation of the Plenum Boxes

To accommodate the staff and provide a comfortable working environment it is proposed to implement a temporary ventilation strategy due to the lack of existing provisions.

The project entails integrating louvres into two pre-existing window frames on the North elevation, with sealant to be applied to the external self-flanges where the plenums butt up against the window frames. The windows will remain open, with anti-bird nest spikes positioned

along the bottom of the plenum. Additionally, bird mesh will be installed in the spigot connection, and an in-line filter cassette will be included on the supply leg to prevent insect ingress. Access doors will be added to the back of the plenums to facilitate opening and closing of the windows.

The proposed installation will have no external visual impact on the asset due to the confined and small scale of the proposal. The ventilation boxes will not be readily visible from the exterior, obscured by the existing bars on the openings.

There will be some minor impact on the interior appearance of the spaces in which the ventilation will be fitted, as the existing openings will be obscured by the new Plenum Boxes. This impact will only be temporary and is not considered to pose any harm to the overall character or significance of the asset as it is currently understood.

The removal of the existing casement to allow for the installation of the box will not result in any damage to historic fabric. The existing window fitting is presumed to be a later addition and is not original to the building. Only the hinged casement will be removed, protected, and stored in a safe location for reinstatement post-removal of vent units, with the existing frame left in place throughout the process. This will result in negligible impacts on the fabric and significance of the asset.

Where sealant may be used to fix the box in place, this will be reversible and will result in no permanent damage to the fabric in the opening, in line with the approved methodology and specification used elsewhere in the warehouse.

The works will result in a low level of less than substantial harm.

Conclusion

The proposals will result in a significant enhancement to the integrity and condition of the 1830 Warehouse and Viaduct, serving to provide essential upgrades and fabric repairs, securing its future for years to come. The scheme will respond appropriately and sensitively to the character and fabric of the Viaduct and surrounding Grade I listed assets. The proposed development will provide numerous benefits to the overall museum estate, with minimal visual impact. Where negligible harm may occur, this is outweighed by the following public benefits, in accordance with Paragraph 202 of Chapter 16 of the NPPF:

- Removal of existing, unsympathetic, and inappropriate details and fittings.
- Protect and secure heritage asset for years to come.
- Building fabric repaired including structural enhancements.
- Appropriate ventilation requirements provided where necessary.
- Increased performance of surface water management system.
- Replacement of inferior / poor quality weathering’s, flashings, and coverings with more suitable and robust products.
- Leadwork installed to appropriate standards.
- Improved detailing and interfacing
- The public benefit of housing staff members in the 1830s Warehouse whilst works are ongoing in the New Warehouse (as approved under 138261/LO/2023 and 138260/FO/2023.

Various conditions have been added to ensure that any the final details of any remaining elements yet be agreed, will be submitted to the City Council as the Local Planning Authority, to ensure that these additional works that cannot be fully outlined as a part of this submission, will not cause any significant or less than significant harm to the historical significance of the designated heritage asset.

Overall, the proposals are considered to be acceptable in accordance with the policies listed above in the policies section of this document.

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 polices 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

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) to be attached to decision for approval

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 18 of the Planning (Listed Buildings and Conservation Areas) 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:

- 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:
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- 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 General Notes SIM-BHE-XX-XX-DR-S-0010
- Proposed Sections SIM-BHE-SBV-XX-DR-S-1311
- Proposed Structural Works Key Plan SIM-BHE-XX-XX-DR-S-1001
- 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) Notwithstanding the details approved in condition 3, the permission for the plenum works, as outlined in the document '1830 Warehouse Ventilation' received by the City Council as the Local Planning Authority on the 27 February 2024, is hereby granted for a limited period only, expiring on 3rd April 2026. The buildings and works comprising the plenum works for which permission is hereby granted, are required to be removed and discontinued following the expiration of this temporary permission. Confirmation of this shall be submitted to and approved in writing by the City Council as the Local Planning Authority before the expiration date.

Reason – The use hereby granted is for a temporary period only to allow for the relocation of staff members whilst the waterproofing works are being undertaken to the 1830 warehouse. The temporary use and subsequent removal of the plenum is required 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, if any original material is discovered during the removal, there shall be a hold point on the work and a review will be carried out, which shall include the recording of any discoveries as a part of a watching brief. The details of this shall then be submitted in writing to and approved by the City Council as the Local Planning Authority. If any plasterwork is disturbed as a part of this process, it should be made good on a like for like basis.

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.

6) Notwithstanding the details as set out in condition 2 above, prior to the commencement of any Phase 2 works, the full and final details of the materiality of any Phase 2 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.

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.

7) Notwithstanding the details as set out in condition 2 above, prior to the commencement of any works associated with waterproofing, below ground works, or works to the cast iron columns, the final details of all drawings and methodologies of these 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.

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.

8) Notwithstanding the details as set out in condition 2 above, prior to the commencement of any mortar works on site, mortar analysis shall be carried out, and the results of the mortar analysis shall be submitted in writing for approval by the City Council as Local Planning Authority. The submitted details shall include final details for the approach to the mortar repair works. The approved details shall then be implemented as part of the development.

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.

9) Notwithstanding the details as set out in condition 2 above, in any cases where the specification of works are not sufficiently detailed at present, or in situations where there is a proposed departure 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 throughout the process of the works being undertaken.

For the avoidance of doubt, this will include the following:
- The recording, removal, storage, and reinstatement of retained items, including the flooring.

The approved details shall then be implemented as part of the development.

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.
b) Once no further revised method statements referred to in Part A of this condition are required, this condition shall then be discharged in full to confirm that all heritage concerns regarding method statements have been fully addressed.

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.

10) a) Following the completion of the waterproofing works, updates shall be sent to the City Council as the Local Planning Authority every six months, confirming whether the state of the structures affected by the waterproofing works have adequately dried out enough in order for repair works to be carried out. For the avoidance of doubt, these works include the repairing and reinstating of damaged brickwork and timberwork, and the cleaning off staining from surfaces affected by water ingress. These reports shall be issued until part b of this condition is discharged.

b) Once it has been determined that the structures affected by the waterproofing works have dried out enough for repairs works to take place, the full and final details of any repair works that are required to be carried out, shall be submitted to and approved in writing by the City Council as the Local Planning Authority. For the avoidance of doubt, this shall include a detailed method statement that includes the details of any repairs to, or the reinstating of, any damaged brickwork or timberwork, and the cleaning off staining from surfaces affected by water ingress.

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
Historic England (North West)
Greater Manchester Archaeological Advisory Service
National Amenity Societies

Flat 12, 91 Liverpool Road, Manchester, M3 4JN
Flat 17, 91 Liverpool Road, Manchester, M3 4JN
Flat 9, 91 Liverpool Road, Manchester, M3 4JN
Flat 113, 73 - 83 Liverpool Road, Manchester, M3 4AQ
12 Rozel Square, Manchester, M3 4FQ
20 Rozel Square, Manchester, M3 4FQ
22 Rozel Square, Manchester, M3 4FQ
34 Rozel Square, Manchester, M3 4FQ
Flat 107, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 304, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 317, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 216, 73 - 83 Liverpool Road, Manchester, M3 4AQ
129B Liverpool Road, Manchester, M3 4JN
Ground Floor, Westpoint, 5 - 9 Duke Street, Manchester, M3 4NF
Flat 9, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
131C Liverpool Road, Manchester, M3 4JN
119E Liverpool Road, Manchester, M3 4JN
Flat 23, 91 Liverpool Road, Manchester, M3 4JN
Flat 7, 91 Liverpool Road, Manchester, M3 4JN
Unit 3, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 207, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 109, 73 - 83 Liverpool Road, Manchester, M3 4AQ
6 Rozel Square, Manchester, M3 4FQ
24 Rozel Square, Manchester, M3 4FQ
36 Rozel Square, Manchester, M3 4FQ
Flat 305, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 201, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 108, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 206, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 209, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 104, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 3, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat, The Ox, 71 Liverpool Road, Manchester, M3 4NQ
127B Liverpool Road, Manchester, M3 4JN
131B Liverpool Road, Manchester, M3 4JN
131E Liverpool Road, Manchester, M3 4JN
133E Liverpool Road, Manchester, M3 4JN
Castlefield Centre, 101 Liverpool Road, Manchester, M3 4JN
117F Liverpool Road, Manchester, M3 4JN
119F Liverpool Road, Manchester, M3 4JN
Flat 20, 91 Liverpool Road, Manchester, M3 4JN
Flat 11, 91 Liverpool Road, Manchester, M3 4JN
Flat 18, 91 Liverpool Road, Manchester, M3 4JN
Flat 26, 91 Liverpool Road, Manchester, M3 4JN
Flat 14, 91 Liverpool Road, Manchester, M3 4JN
Flat 13, 91 Liverpool Road, Manchester, M3 4JN
Flat 111, 73 - 83 Liverpool Road, Manchester, M3 4AQ

Flat 309, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 308, 73 - 83 Liverpool Road, Manchester, M3 4AQ
10 Rozel Square, Manchester, M3 4FQ
28 Rozel Square, Manchester, M3 4FQ
Unit 2, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 203, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 215, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 116, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 7, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 4, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
129F Liverpool Road, Manchester, M3 4JN
127C Liverpool Road, Manchester, M3 4JN
133F Liverpool Road, Manchester, M3 4JN
133B Liverpool Road, Manchester, M3 4JN
Arch 124, Woollam Place, Manchester, M3 4JN
117D Liverpool Road, Manchester, M3 4JN
119C Liverpool Road, Manchester, M3 4JN
121 - 123 Liverpool Road, Manchester, M3 4JN
Flat 4, 91 Liverpool Road, Manchester, M3 4JN
Flat 8, 91 Liverpool Road, Manchester, M3 4JN
Flat 311, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 27, 91 Liverpool Road, Manchester, M3 4JN
Flat 110, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 115, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 319, 73 - 83 Liverpool Road, Manchester, M3 4AQ
2 Rozel Square, Manchester, M3 4FQ
16 Rozel Square, Manchester, M3 4FQ
83 Rozel Square, Manchester, M3 4FQ
Flat 105, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 208, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 211, 73 - 83 Liverpool Road, Manchester, M3 4AQ
5 - 9 Duke Street, Manchester, M3 4NF
Flat 6, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 8, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
127A Liverpool Road, Manchester, M3 4JN
133C Liverpool Road, Manchester, M3 4JN
The Crystal Maze, Lower Byrom Street, Manchester, M3 4AP
Flat 25, 91 Liverpool Road, Manchester, M3 4JN
117E Liverpool Road, Manchester, M3 4JN
117A Liverpool Road, Manchester, M3 4JN
119D Liverpool Road, Manchester, M3 4JN
Flat 2, 91 Liverpool Road, Manchester, M3 4JN
Flat 19, 91 Liverpool Road, Manchester, M3 4JN
Flat 302, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 101, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 313, 73 - 83 Liverpool Road, Manchester, M3 4AQ
26 Rozel Square, Manchester, M3 4FQ
Flat 214, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 205, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 114, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 212, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 312, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 103, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 301, 73 - 83 Liverpool Road, Manchester, M3 4AQ

St Mathews, Liverpool Road, Manchester, M3 4NQ
Flat 5, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
129C Liverpool Road, Manchester, M3 4JN
127E Liverpool Road, Manchester, M3 4JN
131D Liverpool Road, Manchester, M3 4JN
133A Liverpool Road, Manchester, M3 4JN
Factory, 161 Water Street, Manchester, M3 4JQ
117 Liverpool Road, Manchester, M3 4JN
Flat 22, 91 Liverpool Road, Manchester, M3 4JN
Flat 3, 91 Liverpool Road, Manchester, M3 4JN
Flat 15, 91 Liverpool Road, Manchester, M3 4JN
Flat 1, 91 Liverpool Road, Manchester, M3 4JN
Unit 1, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 307, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 202, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 102, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 316, 73 - 83 Liverpool Road, Manchester, M3 4AQ
14 Rozel Square, Manchester, M3 4FQ
Flat 106, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 318, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 315, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 310, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 303, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 210, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Westpoint, Duke Street, Manchester, M3 4NF
The Ox, 71 Liverpool Road, Manchester, M3 4NQ
129E Liverpool Road, Manchester, M3 4JN
129D Liverpool Road, Manchester, M3 4JN
127F Liverpool Road, Manchester, M3 4JN
131F Liverpool Road, Manchester, M3 4JN
119B Liverpool Road, Manchester, M3 4JN
119A Liverpool Road, Manchester, M3 4JN
Ground Floor, 91 - 93 Liverpool Road, Manchester, M3 4JN
Flat 16, 91 Liverpool Road, Manchester, M3 4JN
Flat 21, 91 Liverpool Road, Manchester, M3 4JN
Flat 28, 91 Liverpool Road, Manchester, M3 4JN
Flat 117, 73 - 83 Liverpool Road, Manchester, M3 4AQ
18 Rozel Square, Manchester, M3 4FQ
Unit 4, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 217, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 204, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 12, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 1, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
129A Liverpool Road, Manchester, M3 4JN
127D Liverpool Road, Manchester, M3 4JN
Warehouse Rear Of 121 To 123, Liverpool Road, Manchester, M3 4JN
125 Liverpool Road, Manchester, M3 4JN
131A Liverpool Road, Manchester, M3 4JN
133D Liverpool Road, Manchester, M3 4JN
117B Liverpool Road, Manchester, M3 4JN
Flat 10, 91 Liverpool Road, Manchester, M3 4JN
Flat 24, 91 Liverpool Road, Manchester, M3 4JN
Flat 6, 91 Liverpool Road, Manchester, M3 4JN
Flat 314, 73 - 83 Liverpool Road, Manchester, M3 4AQ

Flat 213, 73 - 83 Liverpool Road, Manchester, M3 4AQ
4 Rozel Square, Manchester, M3 4FQ
8 Rozel Square, Manchester, M3 4FQ
30 Rozel Square, Manchester, M3 4FQ
32 Rozel Square, Manchester, M3 4FQ
Flat 112, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 306, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Westpoint, 5 - 9 Duke Street, Manchester, M3 4NF
Flat 2, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Part Ground Floor Unit 1, Westpoint, 5 - 9 Duke Street, Manchester, M3 4NF
Flat 11, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 10, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
117C Liverpool Road, Manchester, M3 4JN
91 - 93 Liverpool Road, Manchester, M3 4JN
Flat 5, 91 Liverpool Road, Manchester, M3 4JN

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Castlefield Conservation Area 1979
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL