

22 May 2024

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

FAO Jack Naven and Paul Mason

Dear Jack, Paul,

Planning and Listed Building Consent for re-landscaping and refurbishment works at the Science and Industry Museum, Manchester

This covering letter supports one planning application and six listed building consent applications submitted on behalf of the Science and Industry Museum ('the applicant') to Manchester City Council ('MCC'). The applications are seeking approval for phased re-landscaping and refurbishment of external areas in the Upper Yard and Station Approach, within the Science and Industry Museum estate ('the Site').

Site Context

The Museum estate is located to the northwest of central Manchester, to the east of the River Irwell and is within the Castlefield Conservation Area. The Museum is bound by Loverose Way, Bonded Warehouse and Aviva Studios to the north, Water Street to the west, Liverpool Road to the south and Lower Byrom Street to the east. The Museum estate is located on two levels due to the nature of the topography and surrounding area. The Museum estate comprises a total of six no. listed assets, curtilage listed structures, and the land in between these assets.

This application specifically relates to four external, hard landscaped areas within the Museum estate, which sit within the curtilage of the listed assets:

- 1) the Station Approach area to the west of the Museum estate;
- 2) the Upper Yard area to the east of the Museum estate;
- 3) the heart space which links the above two areas; and,
- 4) the vehicle ramp linking the lower yard to the Upper Yard.

The Applications

Description of Developments

The Proposed Descriptions of Development for the applications are outlined below:

Planning permission

“Full Planning Permission for phased refurbishment of the Upper Yard and Station Approach public realm areas (as indicated on drawing ref. 2913-PLA-XX-XX-DR-L-0024), including temporary landscaping in the Heart Space, and repairs and making good to the plant room deck and the former vehicle ramp area. Phase 1 includes works to Upper Yard areas including: new accessible routes; new planters; new fixed furniture; re-surfacing including with new materials; repair and relaying of existing cobbles; works to underground services to accommodate the scheme, building repairs and associated works. Phase 2 includes works to Station Approach areas including: new accessible routes; new planting areas; new fixed furniture; re-surfacing including with new materials; works to underground services to accommodate the scheme, building repairs and associated works. Phase 3 includes temporary re-surfacing works in the Heart space. Phase 4 includes repairs and making good works to the hard landscaping beneath and the viaduct façade adjacent to the location of the former vehicle ramp.”

Listed building consent in relation to works that interact with the Grade II listed Powerhall

“Listed Building Consent for works to the Power Hall in association with the phased refurbishment of the Upper Yard and Station Approach public realm areas (as indicated on drawing ref. 2913-PLA-XX-XX-DR-L-0024), including temporary landscaping in the Heart Space, and repairs and making good to the plant room deck and the former vehicle ramp area. Phase 1 includes works to Upper Yard areas including: new accessible routes; new planters; new fixed furniture; re-surfacing including with new materials; repair and relaying of existing cobbles; works to underground services to accommodate the scheme, building repairs and associated works. Phase 2 includes works to Station Approach areas including: new accessible routes; new planting areas; new fixed furniture; re-surfacing including with new materials; works to underground services to accommodate the scheme, building repairs and associated works. Phase 3 includes temporary re-surfacing works in the Heart space. Phase 4 includes repairs and making good works to the hard landscaping beneath and the viaduct façade adjacent to the location of the former vehicle ramp.”

Listed building consent in relation to works that interact with the Grade I listed Station Building

“Listed Building Consent for works to the Station Building in association with the phased refurbishment of the Upper Yard and Station Approach public realm areas (as indicated on drawing ref. 2913-PLA-XX-XX-DR-L-0024), including temporary landscaping in the Heart Space, and repairs and making good to the plant room deck and the former vehicle ramp area. Phase 1 includes works to Upper Yard areas including: new accessible routes; new planters; new fixed furniture; re-surfacing including with new materials; repair and relaying of existing cobbles; works to underground services to accommodate the scheme, building repairs and associated works. Phase 2 includes works to Station Approach areas including: new accessible routes; new planting areas; new fixed furniture; re-surfacing including with new materials; works to underground services to accommodate the scheme, building repairs and associated works. Phase 3 includes temporary re-surfacing works in the Heart space. Phase 4 includes

repairs and making good works to the hard landscaping beneath and the viaduct façade adjacent to the location of the former vehicle ramp.”

Listed building consent in relation to works that interact with the Grade I listed 1830s Warehouse

“Listed Building Consent for works to the 1830s Warehouse in association with the phased refurbishment of the Upper Yard and Station Approach public realm areas (as indicated on drawing ref. 2913-PLA-XX-XX-DR-L-0024), including temporary landscaping in the Heart Space, and repairs and making good to the plant room deck and the former vehicle ramp area. Phase 1 includes works to Upper Yard areas including: new accessible routes; new planters; new fixed furniture; re-surfacing including with new materials; repair and relaying of existing cobbles; works to underground services to accommodate the scheme, building repairs and associated works. Phase 2 includes works to Station Approach areas including: new accessible routes; new planting areas; new fixed furniture; re-surfacing including with new materials; works to underground services to accommodate the scheme, building repairs and associated works. Phase 3 includes temporary re-surfacing works in the Heart space. Phase 4 includes repairs and making good works to the hard landscaping beneath and the viaduct façade adjacent to the location of the former vehicle ramp.”

Listed building consent in relation to works that interact with the Grade II listed New Warehouse

“Listed Building Consent for works to the New Warehouse in association with the phased refurbishment of the Upper Yard and Station Approach public realm areas (as indicated on drawing ref. 2913-PLA-XX-XX-DR-L-0024), including temporary landscaping in the Heart Space, and repairs and making good to the plant room deck and the former vehicle ramp area. Phase 1 includes works to Upper Yard areas including: new accessible routes; new planters; new fixed furniture; re-surfacing including with new materials; repair and relaying of existing cobbles; works to underground services to accommodate the scheme, building repairs and associated works. Phase 2 includes works to Station Approach areas including: new accessible routes; new planting areas; new fixed furniture; re-surfacing including with new materials; works to underground services to accommodate the scheme, building repairs and associated works. Phase 3 includes temporary re-surfacing works in the Heart space. Phase 4 includes repairs and making good works to the hard landscaping beneath and the viaduct façade adjacent to the location of the former vehicle ramp.”

Listed building consent in relation to works that interact with the Grade II listed Railway viaduct linking bridge over Irwell to Liverpool Road Station (“1830s viaduct”)

“Listed Building Consent for works to the 1830s viaduct in association with the phased refurbishment of the Upper Yard and Station Approach public realm areas (as indicated on drawing ref. 2913-PLA-XX-XX-DR-L-0024), including temporary landscaping in the Heart Space, and repairs and making good to the plant room deck and the former vehicle ramp area. Phase 1 includes works to Upper Yard areas including: new accessible routes; new planters; new fixed furniture; re-surfacing including with new materials; repair and relaying of existing cobbles; works to underground services to accommodate the scheme, building repairs and associated works. Phase 2 includes works to Station Approach areas including: new accessible routes; new planting areas; new fixed furniture; re-surfacing including with new materials; works to underground services to accommodate the scheme, building repairs and associated works. Phase 3 includes temporary re-surfacing works in the Heart space. Phase 4 includes

repairs and making good works to the hard landscaping beneath and the viaduct façade adjacent to the location of the former vehicle ramp.”

Listed building consent in relation to works that interact with the Grade II listed 1867 Viaduct

“Listed Building Consent for works to the 1867 Viaduct in association with the phased refurbishment of the Upper Yard and Station Approach public realm areas (as indicated on drawing ref. 2913-PLA-XX-XX-DR-L-0024), including temporary landscaping in the Heart Space, and repairs and making good to the plant room deck and the former vehicle ramp area. Phase 1 includes works to Upper Yard areas including: new accessible routes; new planters; new fixed furniture; re-surfacing including with new materials; repair and relaying of existing cobbles; works to underground services to accommodate the scheme, building repairs and associated works. Phase 2 includes works to Station Approach areas including: new accessible routes; new planting areas; new fixed furniture; re-surfacing including with new materials; works to underground services to accommodate the scheme, building repairs and associated works. Phase 3 includes temporary re-surfacing works in the Heart space. Phase 4 includes repairs and making good works to the hard landscaping beneath and the viaduct façade adjacent to the location of the former vehicle ramp.”

Phasing

The description of development for the applications are phased (refer to ‘Description of Developments’ section of this letter). A phasing plan has been provided in support of the application (ref: 2913-PLA-XX-XX-DR-L-0024). The phases correspond with the four areas of the site set out above.

The proposals are phased because the implementation of the re-landscaping and refurbishment works will be contingent on the programmes of existing live construction projects at the Museum. These live projects include:

- Powerhall – internal refurbishment works, including replacement and reinstatement of flooring, internal platforms and balustrades (ref. 137397/LO/2023).
- Gantry - refurbishment, repair and decorative works to crane structure (ref. 138102/LO/2023)
- Viaduct (Station Building and 1830s Warehouse) – refurbishment works including temporary removal of hard landscaping and tracks and waterproofing works (Ref. 138401/FO/2023, 138402/LO/2023, 138403/FO/2023, 138404/LO/2023)
- New Warehouse – refurbishment works to external fabric of the building, including replacing the roof (Ref. 138260/FO/2023 and 138261/LO/2023).

Application forms

The proposals will intersect with six listed assets on the site. Consequently, the full planning application is supported by six listed building consent applications. Each listed building consent application shall consent for:

- Works that impact the listed building's special interest - the proposals as a whole, as they relate to external areas that contribute to the setting of each asset; and,
- Specifically the works that directly interact with the asset – proposed works at junctures between the re-landscaped areas and the assets built fabric.

The applications, listed building details and planning portal reference numbers are detailed below.

Table 1.1 Application Typologies and References

Application type	Listed asset, listing reference and grade	Planning portal reference number
Planning permission	N/A	PP-13007024
Listed building consent 1	Power Hall, 1291458, Grade II	PP-13014172
Listed building consent 2	Station Building, 1291477, Grade I	PP-13052069
Listed building consent 3	1830s Warehouse, 1282991, Grade I	PP-13052017
Listed building consent 4	New Warehouse, 1283016, Grade II	PP-13051756
Listed building consent 5	Railway viaduct linking bridge over Irwell to Liverpool Road Station (1830s viaduct), 1254726, Grade II	PP-13051890
Listed building consent 6	1867 Viaduct, 1200805, Grade II	PP-13052106

Application Documentation

This Covering Letter should be read in conjunction with the following documents submitted with the above applications:

Table 1.2 Application Documentation

Document	Reference	Prepared By	Date
Site Location Plan	2913-PLA-XX-XX-DR-L-0006	Planit	April 2024

Document	Reference	Prepared By	Date
General Arrangement Proposed Illustrative Plan (Photoshop Render)	2913-PLA-XX-XX-DR-L-0008	Planit	April 2024
Site Phasing Plan	2913-PLA-XX-XX-DR-L-0024	Planit	April 2024
General Arrangement Hardworks	2913-PLA-XX-XX-DR-L-1003	Planit	April 2024
General Arrangement - Site Clearance	2913-PLA-XX-XX-DR-L-1025	Planit	April 2024
General Arrangement Proposed Softworks	2913-PLA-XX-XX-DR-L-2004	Planit	April 2024
General Arrangement Proposed Levels Strategy	2913-PLA-XX-XX-DR-L-3003	Planit	April 2024
Upper Yard Existing and Proposed Sections/ Elevation	2913-PLA-XX-XX-DR-L-3004	Planit	April 2024
Station Approach Existing and Proposed Sections/ Elevation	2913-PLA-XX-XX-DR-L-3005	Planit	April 2024
General Arrangement Existing Levels	2913-PLA-XX-XX-DR-L-3006	Planit	April 2024
General Arrangement - Site Clearance	2913-PLA-XX-XX-DR-L-4003	Planit	April 2024
General Arrangement Proposed Furniture	2913-PLA-XX-XX-DR-L-4004	Planit	April 2024
General Arrangement Proposed Boundary Treatments	2913-PLA-XX-XX-DR-L-4005	Planit	April 2024
Building Interfaces 1	2913-PLA-XX-XX-DR-L-5010	Planit	April 2024
Building Interfaces 2	2913-PLA-XX-XX-DR-L-5011	Planit	April 2024

Document	Reference	Prepared By	Date
Building Interfaces 3	2913-PLA-XX-XX-DR-L-5106	Planit	April 2024
Building Interfaces 4	2913-PLA-XX-XX-DR-L-5107	Planit	April 2024
Building Interfaces 5	2913-PLA-XX-XX-DR-L-5109	Planit	April 2024
Upper Yard Furniture Details - Removable Free Standing Planters	2913-PLA-XX-XX-DR-L-7000	Planit	April 2024
Upper Yard Furniture Details - Curved bench	913-PLA-XX-XX-DR-L-7001	Planit	April 2024
Upper Yard Furniture Details - Typical Free Standing Bench	913-PLA-XX-XX-DR-L-7003	Planit	April 2024
Upper Yard Furniture Details - Bespoke Bug Hotel	913-PLA-XX-XX-DR-L-7006	Planit	April 2024
Upper Yard Furniture Details - Litter Bins	913-PLA-XX-XX-DR-L-7008	Planit	April 2024
Station Approach Furniture Details - Bespoke Two Tiered Bench F16.1	913-PLA-XX-XX-DR-L-7100	Planit	April 2024
Station Approach Furniture Details - Bespoke Two Tiered Bench F16.2	913-PLA-XX-XX-DR-L-7101	Planit	April 2024
Station Approach Furniture Details - Free Standing Bench F2	913-PLA-XX-XX-DR-L-7102	Planit	April 2024
Station Approach Furniture Details - Planter Edge	913-PLA-XX-XX-DR-L-7103	Planit	April 2024

Document	Reference	Prepared By	Date
Station Approach Furniture Details - Balustrade	913-PLA-XX-XX-DR-L-7105	Planit	April 2024
Design and Access Statement (including Framework Management Strategy and Materials Specification)	2913-ID-012-04	Planit	May 2024
Heritage Impact Assessment	N/A	Buttress Architects	May 2024
Demolition & Removals Key Plan	9488 - L (01) 007	Buttress Architects	May 2024
Demolition & Removals Plan 1	9488 - L (01) 008	Buttress Architects	May 2024
Demolition & Removals Plan 2	9488 - L (01) 009	Buttress Architects	May 2024
Typical Viaduct Section Demolition & Removals	9488 - L (03) 101	Buttress Architects	March 2024
Site Plan as Existing	9488 - VR (01) 001	Buttress Architects	February 2024
Vehicle Ramp Floor Plans as Existing	9488 - VR (01) 002	Buttress Architects	February 2024
Vehicle Ramp Demolition & Removals Plans	9488 - VR (01) 102	Buttress Architects	February 2024
Vehicle Ramp Elevations as Existing	9488 - VR (02) 001	Buttress Architects	February 2024
Vehicle Ramp Section A-A as Existing	9488 - VR (03) 001	Buttress Architects	February 2024
Vehicle Ramp Demolition & Removals Section A-A	9488 - VR (03) 101	Buttress Architects	February 2024
Vehicle Ramp Floor Plans as Proposed	9488 - VR (04) 002	Buttress Architects	February 2024

Document	Reference	Prepared By	Date
Vehicle Ramp Elevations as Proposed	9488 - VR (05) 001	Buttress Architects	February 2024
Vehicle Ramp Section A-A as Proposed	9488 - VR (06) 001	Buttress Architects	February 2024
Schedule of Works – Vehicular Ramp	9488-BUT-CP-XX-SH-A-00004 VR SOW - P1	Buttress Architects	February 2024
Vehicular Ramp Specification	9488-9488-BUT-CP-XX-SP-A-00004 - Vehicular Ramp Specification-2024-02-23	Buttress Architects	February 2024
Ecological Appraisal	N/A	Rachel Hacking Ecology	March 2024
Biodiversity Net Gain Assessment (and Statutory Metric Calculations)	N/A	Rachel Hacking Ecology	March 2024
Flood Risk Assessment	SIM-BHE-XX-XX-RP-C-0004	Buro Happold	April 2024
Drainage Strategy	SIM-BHE-XX-XX-RP-C-0003	Buro Happold	April 2024
Planning and Engagement Statement	N/A	Deloitte	May 2024

Application Fee

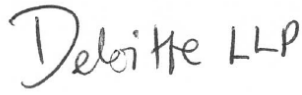
Payment of the planning application fee (inc. VAT and Planning Portal service charge) in the sum of £363.00 has been made via Planning Portal.

There is no fee associated with the listed building consent applications.

Conclusion

I look forward to written confirmation of receipt and registration of the above applications. If there are any points of clarification required, please do not hesitate to contact Eleanor Bird (020 7007 3891 / efbird@deloitte.co.uk) and Eleanor Scrafton (0161 455 8598 / escrafton@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

For Deloitte LLP
Encl.