

29 January 2024

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

FAO: Jack Naven

Dear Jack

Power Hall, Science and Industry Museum – Section 19 Application to Listed Building Ref. 137397/LO/2023

Variation of Condition Application – Revised Plantroom Layout

Please find enclosed an application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) for a Variation of Condition Application to Listed Building Consent Ref. 137397/LO/2023, as approved on 19 October 2023. This Listed Building Consent ('LBC') relates to the Grade II Listed Power Hall. The Applicant is the Science and Industry Museum (on behalf of the Science Museum Group).

For clarity, the Description of Development as written on the Decision notice is as follows:

“Listed Building Consent for internal gallery refurbishment at the Power Hall including works to remove, replace and reinstate flooring, remove and replace internal platforms, balustrades and installation of services and associated works.”

This application seeks amendments to the wording of Condition 2 on the Decision Notice to reflect updated drawings to be added to the approved list of documents.

The amendments relate to a revised plantroom layout to that which was originally approved. The changes are summarised within Section 2 of this cover letter.

1. Background and Planning History

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The Power Hall is a Grade II Listed Building within the Science and Industry Museum complex. The Science and Industry Museum is located to the north-west of central Manchester, to the east of the River Irwell and within the Castlefield Conservation Area.

In December 2020, £4.3 million of funding from the Government's Public Sector Decarbonisation Scheme was awarded to the Power Hall and the wider Science and Industry Museum (SIM) site to substantially improve energy efficiency and lower carbon emissions across this globally significant site. This grant will ensure the museum's environmental sustainability and support Greater Manchester's goal to become carbon neutral by 2038 – 12 years ahead of the national target.

Although being delivered as one project the required Planning and Listed Building Consent applications have been split into several separate applications due to the different Listings of the buildings located on Site and the deadlines for the government's public sector decarbonisation scheme funding.

The first four packages of works have now been consented and are either complete or works have commenced.

Most recently, on 19 October 2023 LBC Ref. 137397/LO/2023 was approved which related to the internal gallery refurbishment and included the construction of a new plant enclosure to the southwest of the Power Hall.

2. Proposed Amendments

It is now proposed to extend the approved south plant enclosure by 2000mm in order to house a data cabinet. Several options were explored however due to a requirement that the data cabinet has a free area of 800mm to its front and sides, it is unable to fit within the existing enclosure and therefore an extension is proposed.

The extended enclosure is located in a background location to the rear of the locomotive 'Beyer Garratt'. Please refer to drawing 'PHL-CGA-00-XX-DR-A-20531' prepared by Carmody Groarke and submitted as part of this application.

During a site visit with the Case Officer and Conservation Officer from Manchester City Council (MCC) on 11 January 2024, the below amendments were discussed and it was agreed that they should be progressed via the submission of a Section 19 amendment.

3. Proposed Amended Condition Drawing References

Condition 2 – Approved Drawings

The table below outlines the amended drawing submitted as part of this application which supersedes the originally approved drawing. We request that Condition 2 of the new Decision Notice is revised to reflect this change.

Drawing Name	Approved Drawing Reference (Ref. 137397/LO/2023)	New Drawing Reference
South Plant Enclosure Extension	PHL-CGA-00-XX-DR-A-20530	PHL-CGA-00-XX-DR-A-20531

4. Planning Policy

The latest National Planning Policy Framework (NPPF), updated in December 2023, is a key material consideration in regard to this application. The NPPF addresses the importance of design quality in new developments. Paragraph 140 of the NPPF states that: *“local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme.”*

Paragraph 196 of the NPPF also states that “in determining applications, local planning authorities 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; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.”*

Paragraph 207 of the NPPF place great weight on the conservation of designated heritage assets, emphasising the need to avoid “substantial harm” in terms of demolition, significant alteration, or compromise the setting unless that harm is clearly justified (via four specific tests) or there are substantial public benefits that outweigh that harm. 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.

The changes proposed as part of this Section 19 application are considered to be minor. Essentially, the extension of the plantroom enclosure allows enough space so as not to create a pinch point in the area which would be too narrow to carry furniture through.

When viewed holistically with the works consented under LBC Ref. 137397/LO/2023, it is concluded that the proposals pose no harm to the listed asset. The gallery refurbishment as a whole has sought to create a simpler visitor experience which seeks to be more participative, engaging and better interprets the displays which are on show. These benefits therefore greatly enhance the visitor experience within the Power Hall and provide significant benefit to the general public in terms of both education and enjoyment.

Based upon this, it is considered that the proposals will maintain the same level of harm as the existing consent which is considered to be 'less than substantial', and is significantly outweighed by the public benefits arising from the works.

Taking this into account, the proposals are in accordance with Paragraph 207 of the NPPF in that the public benefits outweigh any harm associated with the Proposed Development.

The key Development Plan documents remain the 2012 Manchester Core Strategy and Saved Policies of the Manchester Unitary Development Plan (UDP). Policy EN3 of the Core Strategy notes MCC *"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 states *"proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset"*. Core Strategy Policy CC9 also highlights that proposals should protect or enhance the heritage assets that have been identified, including listed buildings.

The proposals are in line with Policy CC9 Design and Heritage within the adopted Manchester Core Strategy (2012). The policy supports the need to ensure buildings are of the highest standard in terms of appearance and function.

Saved UDP Policy DC18.1 states that the Council give particularly careful consideration to development within Conservation Areas and will seek to preserve and enhance the character of these designated areas, while saved UDP Policy DC19.1 states that applications for listed building consent involving or having an impact on buildings of Special Architectural or Historic Interest will have regard to securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.

The works proposed are to facilitate an efficient use, future reuse, and conservation of the Power Hall. They will enable the significance of the building to be preserved and therefore its contribution to the character and appearance of the conservation area being enhanced.

5. Application Documentation

The following documents are submitted in support of this application:

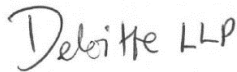
- Variation of a Condition application form;
- Drawing: South Plant Enclosure Extension (Approved) – ‘PHL-CGA-00-XX-DR-A-20530’ prepared by Carmody Groarke
- Drawing: South Plant Enclosure Extension (Amended) – ‘PHL-CGA-00-XX-DR-A-20531’ prepared by Carmody Groarke

The Application has the Planning Portal reference: PP-12733481 and the application fee will be paid online.

On the basis of the information submitted, we seek your agreement that the proposed amendments are acceptable and can be dealt with via a Section 19 application.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact Joe McElhone (joemcelhone@deloitte.co.uk / 0161 455 6994) or Josh Wyatt-Smith (jwyattsmith@deloitte.co.uk / 0161 455 8451) if you have any questions or require any further information.

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP

Enc.