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.
- 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

Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Listed Building Consent

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: 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.

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

Date of application: 24 October 2023

Application number: 138404/LO/2023

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **granted** 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 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:

- 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.
- Full details of the proposed building protection, especially for removal works around the cast iron columns, including the equipment to be used and the control of vibration directly adjacent to vulnerable items such as the cast iron columns.

- Works to the columns to ensure their protection during the works including monitoring and stop points.
- The removal work and re-instatement to the Station House, including protection / vibration monitoring.

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.

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.

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:
www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

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 Planning (Listed Buildings and Conservation Areas) 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, he may appeal to the Secretary of State in accordance with sections 20 and 21 of the Act 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/planning-inspectorate. 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 or 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 their 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.