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Planning

Growth & Development

Delegated officer report for planning application

Application no.	138260/FO/2023
Date registered valid:	6 October 2023
Proposal:	Phased refurbishment works, with Phase 1 including full replacement of the roof with new insulation, downpipes and gutters, access gantries and ladders and revised rooflight arrangement, fabric repairs and decoration works to the facades, waterproofing works to the Special Exhibitions Gallery at basement level including some excavation of the Upper Yard to allow for access, the installation of a new entrance porch on the west elevation, installation of scaffolding and hoarding during construction works, other associated works, and Phase 2 comprising the reinstatement of the Upper Yard hard landscaping following completion of the waterproofing works to the Special Exhibitions Gallery.
Address:	New Warehouse , Science And Industry Museum, Liverpool Road, Manchester, M3 4FP
Ward(s):	Deansgate Ward
Applicant:	Science and Industry Museum
Agent (if any):	Ellie Bird Deloitte LLP
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**2nd February 2024**

Application Details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 11 October 2023

Standard consultations:
Printed: 4 January 2024 Expired: 25 January 2024

Neighbour notifications
Printed: 11 October 2023 Expired: 1 November 2023

Site notice
Posted: 11 October 2023 Expired: 1 November 2023

Press advert
Published: 17 October 2023 Expired: 31 October 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 application site relates to the New Warehouse, a Grade II Listed building within the Science & Industry Museum complex.

The warehouse was constructed as a fireproof bonded (secure) warehouse in 1878-80 for the Great Western Railway Company. The building forms a three-storey (plus basement), seven-bay rectangular red and blue engineering brick warehouse, with entrances for railway lines through the wester elevation from the 1869 viaduct which ran into the warehouse using an apron extended at basement level westwards from the 1867 viaduct.

The building was converted and extended in 2001. Stair cores and entrances were introduced, and its interior was substantially remodelled.

The Lower and Upper Yards are open are open cobbled spaces which connect the historic buildings of the Science and Industry Museum.
The Upper Yard is bounded by the New Warehouse to the north and the Power Hall to the south. The historic electric gantry covers the southern half of the yard space, running along the length of the Power Hall.

The New Warehouse is a component of part of the oldest passenger/goods railway in the world. The Liverpool Road Site as a whole is of national and global significance as it is the first of its kind and a model for others that followed. Historically, the whole site, including New Warehouse is of the highest value, for its broader associations with railway pioneers and for its wider global influence on the development of railway transport. The associated communal value, both at the time of their development and today, as an educational and historical resource, is of the highest order. Liverpool Road remains the most complete surviving early railway station complex in the world and the historic buildings make a unique and highly positive contribution to the Castlefield Conservation Area and the wider city.

The New Warehouse is a significant component part of the station complex and is a good example of the evolving design of railway warehousing. Its importance is reflected by its Grade II listed status. Architecturally and aesthetically, New Warehouse embraced fire-proofing technology and represents a distinct shift from the early warehousing form (for example, at the 1830s warehouse). The engineering and form displayed in the Liverpool Road buildings went on to influence railway development around the globe.

The original structure of New Warehouse building has a high heritage significance. Numerous alterations have been made to the building, particularly in order to serve its museum function. For example, the roof covering has previously been replaced in the late Twentieth century. These changes are, for the most part, neutral in their impact, though they have negligible heritage value in themselves. Evidential values remain high despite the numerous adaptations and alterations to facilitate museum use.

Description of Development

The proposal seeks permission for phased refurbishment works, including full replacement of the roof with new insulation, downpipes and gutters, access gantries and ladders and revised rooflight arrangement, fabric repairs and decoration works to the facades, waterproofing works to the Special Exhibitions Gallery at basement level including some excavation of the Upper Yard to allow for access, the installation of a new entrance porch on the west elevation, installation of scaffolding and hoarding during construction works, other associated works, and the reinstatement of the Upper Yard hard landscaping following completion of the waterproofing works to the Special Exhibitions Gallery.

Consultations & Notification Responses

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 because of this publicity.

Historic England - In this case, they are not offering advice, which they clarify should not be interpreted as comment on the merits of the application.

Greater Manchester Archaeological Advisory Service - Are satisfied that the current application has no archaeological (below ground) implications.

Greater Manchester Ecology - Have recommended that a condition be added concerning a licence required for any works that will affect bats, pursuant to Regulation 55.

Flood Risk Management – Confirmed that the proposed scope presents no below ground drainage works and so Flood Risk Management have no comment.

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. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

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.

Under these criteria the effect of the proposal on the affected heritage assets has been considered.

Issues

Principle

It is accepted that the principle of undertaking the proposed works are considered necessary. In principle, these works are welcomed in order to repair this historically important structure.

Impact on Heritage Asset

Roofing Works

The replacement of the existing roof covering is considered necessary as the roof is now beyond its serviceable life. The replacement will be major beneficial to the asset as it will contribute to the long-term maintenance of the building, reducing the risk of issues including water ingress.

New slates have been chosen and sampled to match the existing colour as closely as possible as to reduce the visual impact of the works. The new slates will be slightly smaller in size due to availability of the appropriate choice.

The introduction of new wood-fibre installation will be a major beneficial to the building, improving thermal properties and longevity. The raised roof height will have a minor visual impact on the asset. However, the form and character of the roofscape will be maintained, and the visual significance and structural composition of the building will not be compromised. The existing elevational composition and height of the parapet allows the roof height to be raised, whilst not protruding beyond the existing copings. As a result, the works will be not obviously visible when viewing the building from ground level.

The design and interfacing of key junctions across the eaves, ridges, copings, and valleys have been carefully considered in order to be sympathetic to the original building and arrangement and reduce the disturbance of, and interaction with the historic fabric. An approach has been chosen that does not require the lifting of the existing coping, as to not cause harm to the fabric.

Overall, the proposed roofing works are considered necessary for the effective management and maintenance of the asset, in response to the existing deteriorating condition of the roof. The proposed works will result in moderate change to the asset which will have a moderate impact, which will be major beneficial in nature.

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

Roof Glazing

The rooflight arrangement, original to the building's construction, cannot be definitively identified. There is no written or drawn evidence denoting the original arrangement, with the earliest record of rooflights being attributed to the 1913 Goad Insurance Map, Figure 40. This arrangement saw rooflights orientated to match the direction of the ridge, to west roof pitches only, as can be seen in Figure 41.

Additionally, there is no physical evidence within the existing roof structure to suggest the location or form of the previous arrangement. It is therefore not considered appropriate to reinstate to an arrangement that cannot be fully evidenced.

The existing rooflight arrangement is non-original, installed in the late 1980s, and does not contribute to the understanding or significance of the asset as existing. The removal of the rooflights will not result in the loss of any original fabric and will not have a direct impact on the building's significance. Their removal will facilitate the effective temperature and lighting regulation within the internal spaces, to help the museum maximise the use and efficiency of the building.

Areas where rooflights are to be removed will be over slated to match the existing roof arrangement. Where rooflights are being reinstated over the internal atriums, new double-glazed units and lead flashings will be introduced to enhance the quality and thermal properties of the windows. These rooflights are to be reinstated to continue to provide light into the building where necessary, to facilitate the ongoing use of the building.

Overall, the proposed works are considered necessary for the effective management and maintenance of the asset, with the loss of the
existing rooflights having no direct impact on the significance of the building or the historic fabric.

The proposed works will result in moderate change to the asset which will have a moderate impact, which will be moderate beneficial in
nature.

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

Gutters

The new stepped and tapered valley gutters will address the current functional and maintenance issues associated with the existing, outdated, gutter detail. The widening of the roof gutters will increase capacity and flow rates, which in turn will improve access for routine maintenance.

The design and interfacing of key junctions across the eaves, ridges, copings and valleys have been carefully considered in order to be sympathetic to the original building and arrangement. The new stepped and tapered valley gutters and box gutters will be lined with lead, with lead mushroom vents into each lead bay.

Where Code 5 lead capping is to be introduced to the coping stones, this will have a minor visual impact on the asset. The capping detail has been introduced to respond to the existing water ingress issues. The design team have tested multiple details to achieve the most viable and effective option that will result in the least impact and intervention with the historic fabric. Other options explored required the lifting of the coping stones, with increased potential for substantial damage to occur during the process, and further logistical difficulties given the height, scale and weights of the stones. Setting the lead capping beneath the coping stone would still allow for the full saturation of the masonry. The introduction of the new capping is considered the most effective approach with regard to maintenance and conservation of the asset. The benefits of the detail will outweigh the minor visual impact of the lead capping.

Overall, the proposed works are considered necessary for the effective management and maintenance of the asset, with the loss of the existing rooflights having no direct impact on the significance of the building or the historic fabric. The proposed works will result in moderate change to the asset which will have a moderate impact, which will be moderate beneficial in nature.

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

Scaffolding

Due to the requirement for a temporary roof over the building, the associated high horizontal load, and additional site constraints, a free-standing scaffold is not possible. It has been concluded that the use of the existing building for stability will be the most practical method of construction. This will result in the use of ties to stabilise and secure the scaffold, which in turn will result in areas of intervention with the fabric of the building. A robust plan of measures and process will be implemented to mitigate any potential harm caused by the use of these ties.

The scaffolding will be erected in a logical and measured approach to ensure continuity and care is taken during the erection phase. The façades will be carefully inspected, alongside the Architect, scaffold contractor and structural engineer to highlight and advise of the most suitable location for scaffold tie fixings.

Following the removal of the scaffold, all repair and reinstatement works will take place to ensure there is no visual impact on the asset.

Overall, the proposed works are considered necessary for the effective facilitation of the scheme. The scaffold will be temporary and any damaged caused as a result of the use of ties and bracing will be repaired like-for-like. The proposed works will result in minor change to the asset which will have a slight impact, which will be moderate beneficial in nature.

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

Roof Access & Maintenance

Improved access will be greatly beneficial to the asset, allowing for more frequent maintenance checks to be carried out, necessary for the future preservation of the building. The works will also improve important health and safety measures for on-site staff.

Overall, the proposed works are considered necessary to preserve and enhance the asset and ensure that the appropriate and regular maintenance of the building can be carried out. The proposed works will result in minor change to the asset which will have a slight impact, which will be major beneficial in nature.

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

Fabric Repairs and Decoration

Replacement of existing downpipes is considered to be major beneficial. Existing downpipes are non-original and plastic fittings are considered inappropriate for a historic building, compromising maintenance, condition, and visual quality. New downpipes will be appropriate in style for a historic building and will enhance the visual appearance and authenticity of the asset.

Fabric repair works will be carried out like-for-like wherever possible and will take a minimum intervention approach, using isolated and patch repairs to address issues. Where features or elements are to be repainted or refinished, a colour sampling and selection process will be undertaken to establish the most appropriate choice.

Overall, the proposed works will enhance both the appearance and condition of the asset, and will reduce the risk of issues such as water ingress and structural damage. The proposed works will result in minor change to the asset which will have a slight impact, which will be major beneficial in nature.

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

Interior

The works to the roof result in no visible impact on the internal fabric of the building. Where existing rooflights and skylights are not proposed to be reinstated, these will be over slated, involving the installation of new timber rafters and sarking boarding to match the original arrangement internally. The omission and reduction of rooflights and skylights will offer much greater flexibility and use of space internally, as well as increased thermal and acoustic benefits, and quality of light.

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

Fabric Repairs

Fabric repairs will be localised to ensure minimal intervention. Works will be like-for-like to ensure no impact of the historic fabric. The proposed mortar mix will require careful

consideration and sampling, likely involving the completion of mortar analysis across the existing fabric. It will be advantageous to repoint any defective areas with a suitable lime-based mortar.

Overall, the proposed works are considered necessary for the effective management and maintenance of the asset. The proposed works will result in negligible change to the asset which will have a neutral/slight impact, which will be moderate beneficial in nature.

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

Waterproofing Works

Lifting of cobbled setts and tracks will have no impact on the site. The features are to be relayed like-for-like following the completion of the waterproofing works. The introduction of the waterproofing works will be beneficial in managing the long-term water ingress issues that currently exist within the SEG. This will be essential for the conservation and management of the asset. The system will be integrated into the existing construction, and following the instatement of the cobble setts, tracks, and landscaping arrangement, will not be visible.

Overall, the proposed works are considered necessary for the effective management and maintenance of the asset. The proposed works will result in minor change to the asset which will have a slight impact, which will be moderate beneficial in nature.

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

New Entrance Portal

The work to replace the entrance portal will not interface with the fabric of the original warehouse building and will only interact with the existing modern extension. The new entrance cover is necessary to prevent the ingress of driving rain into the SEG which is currently contributing to existing water ingress issues.

The portal will be clearly contemporary in design to reflect the character of the existing SEG extension. The size and extent of the entrance way has been kept as minimal as possible while still being effective in preventing the ingress of rain. The portal will have a negligible visual impact on the setting of the New Warehouse.

The proposed entrance portal will have no direct impact on the Grade II Listed New Warehouse and will cause no direct harm to the fabric.

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

Overall Assessment of Heritage Impact

In accordance with the guidance provided in paragraph 208 of section 16 (Conserving and Enhancing the Historic Environment) of the NPPF, any less than substantial harm to the significance of a designated heritage asset caused by the proposed works should be weighed against the public benefits that would be delivered by the proposal.

In assessing the public benefits, consideration has been given to paragraph 8 of the NPPF which outlines the three dimensions to achieve sustainable development: economic, social and environmental.

Overall, the works are necessary, appropriate, proportionate and well considered. The scheme responds appropriately and sensitively to the character and fabric of the Grade II listed asset with minimal visual impact to the museum estate.

There will be some low levels of less than substantial harm caused by the works.

All works that require intervention with ground surfaces will be shallow in depth, and will only involve the removal of the existing cobbles setts and small areas of made ground. Due to the nature of the proposed works and the lack of any significant ground disturbance, there will be no harm to any potential archaeological remains.

It has been clearly demonstrated through the supporting documents and analysis submitted with this application that the proposals will result in a low amount of less than substantial harm to the historical significance of the designated heritage asset but any less than substantial harm encounter would be outweighed by the numerous public benefits that will brought by ensuring the long term protection of this important heritage asset, as well as the other public benefits listed in the sections above.

Ecology

A condition has been included requesting that a license shall be issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead: or a statement in writing from the relevant licensing body to the effect that it does not consider that the specified development will require a license.

Conclusion

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 OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall be carried out in accordance with phasing plan outlined in the 'Phasing Description' document, received on 26 January 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) Phase 1 of 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 06 October 2023:

- Proposed SEG Reflect Ceiling and Fabric Repairs Plan (01) 009
- Proposed Second Floor Demolitions & Removals Reflected Ceiling Plan (01) 105
- Proposed West Elevation (02) 210
- Proposed Sections A-A, B-B & C-C Demolitions and Removals (03) 101
- Proposed Demolitions and Removals (03) 102

- Proposed Lower Ground Plan (04) 002
- Proposed Ground Floor Plan (04) 003
- Proposed First Floor Plan (04) 004
- Proposed Second Floor Plan (04) 005
- Proposed SEG Floor Plans (04) 009
- Proposed Second Floor Reflected Ceiling Plan (04) 305
- Proposed South Elevation Fabric Repairs (05) 206
- Proposed South Elevation Fabric Repairs (05) 207
- Proposed South Elevation Fabric Repairs (05) 208
- Proposed South Elevation Fabric Repairs (05) 209
- Proposed West Elevation Fabric Repairs (05) 210
- Proposed Sections G-G & H-H (06) 003
- Proposed Roof Ridge Detail (27) 101
- Proposed Roof Valley Gutter Detail (27) 102
- Proposed Roof Parapet Details (27) 103
- Proposed Roof Sump Outlets & Hopper Details (27) 104
- Proposed Roof Skylight Verge Detail (27) 105
- Proposed Stair Core C Entrance (32) 101
- Proposed Masonry Repair Elevations SIM-BHE-NW-XX--SK-S-1151
- Proposed General Arrangement SIM-BHE-NW-XX-DR-S-1102
- Proposed Masonry Repair Elevation SIM-BHE-NW-XX-DR-S-1151
- Proposed Masonry Repair Elevation SIM-BHE-NW-XX-DR-S-1152
- Proposed Masonry Repair Elevation SIM-BHE-NW-XX-DR-SK-S-1152
- Proposed Masonry Repair Elevation SIM-BHE-NW-XX-DR-SK-S-1153
- Proposed Structural General Arrangement SIM-BHE-SEG-XX-DR-S-1201
- Proposed Structural General Arrangement SIM-BHE-SEG-XX-DR-S-1202
- Proposed Sections SIM-BHE-SEG-XX-DR-S-1211
- Proposed Scaffolding SMG7446-00-01
- Proposed Scaffolding SMG7446-00-02
- Proposed Scaffolding SMG7446-00-03
- Proposed Scaffolding SMG7446-00-04
- Proposed General Notes SIM-BHE-XX-XX-DR-S-0010
- Location Plan (01) 000
- Slate Specification
- Stage 3 Structural Report, prepared by Buro Happold (Dated September 2023)
- Design and Access Statement, prepared by Buttress (Dated September 2023)
- Schedule of Works (Ref: 9488SoW-NW), prepared by Buttress (Dated September 2023)
- Ecology Statement prepared by Rachel Hacking Ecology (Dated 10/09/2023)
- Restoration Specification (Ref: 9488RS), prepared by Buttress (Dated September 2023)
- Timber Condition Survey Report prepared by H+R (Dated January 2023)

Received by the City Council as Local Planning Authority on 09 October 2023:

- Heritage Impact Assessment, prepared by Buttress (Dated October 2023)

Received by the City Council as Local Planning Authority on 08 December 2023:

- Proposed Roof Demolition and Removals Plan (01) 106
- Proposed Roof Plan (04) 006
- Proposed Detailed Roof Plan (04) 007
- Proposed North Elevation Fabric Repairs (05) 202
- Proposed North Elevation Fabric Repairs (05) 203
- Proposed North Elevation Fabric Repairs (05) 204
- Proposed Sections A-A, B-C & C-C (06) 001

- Proposed Sections D-D & E-E (06) 002

Received by the City Council as Local Planning Authority on 18 January 2023:
- Proposed Roof Access Sight Lines (06) 101

Received by the City Council as Local Planning Authority on 01 February 2024:
- Proposed Roof Access Plan (04) 008 P3
- Proposed Elevation (05) 001 P3
- Proposed North Elevation Fabric Repairs (05) 201 P3
- Proposed East Elevation Fabric Repairs (05) 205 P3

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) Phase 2 of 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 06 October 2023:

- Proposed External Yard Area Details (23) 101
- Proposed External Yard Area Details (23) 102

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.

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

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

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)
Greater Manchester Archaeological Advisory Service
National Amenity Societies

Flat G04, 11 Duke Street, Manchester, M3 4FR
Castlefield Mews, Stone Street, Manchester, M3 4NE
8 Castlefield Mews, Stone Street, Manchester, M3 4NE
14 Castlefield Mews, Stone Street, Manchester, M3 4NE
Flat 5, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
37 Culvercliff Walk, Manchester, M3 4FL
61 Rozel Square, Manchester, M3 4FQ
69 Rozel Square, Manchester, M3 4FQ
65 Rozel Square, Manchester, M3 4FQ
31 Rozel Square, Manchester, M3 4FQ
15 Culvercliff Walk, Manchester, M3 4FL
39 Rozel Square, Manchester, M3 4FQ

27 Rozel Square, Manchester, M3 4FQ
17 Rozel Square, Manchester, M3 4FQ
Flat 25, 91 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 203, 11 Duke Street, Manchester, M3 4FR
10 Castlefield Mews, Stone Street, Manchester, M3 4NE
Westpoint, Duke Street, Manchester, M3 4NF
The Ox, 71 Liverpool Road, Manchester, M3 4NQ
15 Rozel Square, Manchester, M3 4FQ
13 Rozel Square, Manchester, M3 4FQ
3 Rozel Square, Manchester, M3 4FQ
33 Culvercliff Walk, Manchester, M3 4FL
57 Rozel Square, Manchester, M3 4FQ
7 Culvercliff Walk, Manchester, M3 4FL
11 Culvercliff Walk, Manchester, M3 4FL
13 Culvercliff Walk, Manchester, M3 4FL
35 Rozel Square, Manchester, M3 4FQ
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 102, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 316, 73 - 83 Liverpool Road, Manchester, M3 4AQ
14 Rozel Square, Manchester, M3 4FQ
Flat 202, 73 - 83 Liverpool Road, Manchester, M3 4AQ
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
Flat 105, 11 Duke Street, Manchester, M3 4FR
6 Castlefield Mews, Stone Street, Manchester, M3 4NE
Flat 12, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 1, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
55 Rozel Square, Manchester, M3 4FQ
9 Rozel Square, Manchester, M3 4FQ
35 Culvercliff Walk, Manchester, M3 4FL
73 Rozel Square, Manchester, M3 4FQ

75 Rozel Square, Manchester, M3 4FQ
21 Culvercliff Walk, Manchester, M3 4FL
23 Rozel Square, Manchester, M3 4FQ
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 202, 11 Duke Street, Manchester, M3 4FR
Flat 205, 11 Duke Street, Manchester, M3 4FR
Flat 204, 11 Duke Street, Manchester, M3 4FR
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
67 Rozel Square, Manchester, M3 4FQ
43 Rozel Square, Manchester, M3 4FQ
23 Culvercliff Walk, Manchester, M3 4FL
19 Rozel Square, Manchester, M3 4FQ
Flat 6, 91 Liverpool Road, Manchester, M3 4JN
15 Atherton Street, Manchester, M3 3GS
Flat 10, 91 Liverpool Road, Manchester, M3 4JN
Flat 24, 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
Flat G02, 11 Duke Street, Manchester, M3 4FR
Ground Floor, Westpoint, 5 - 9 Duke Street, Manchester, M3 4NF
Flat 9, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
51 Rozel Square, Manchester, M3 4FQ
31 Culvercliff Walk, Manchester, M3 4FL
1 Rozel Square, Manchester, M3 4FQ
7 Rozel Square, Manchester, M3 4FQ
59 Rozel Square, Manchester, M3 4FQ
71 Rozel Square, Manchester, M3 4FQ
45 Rozel Square, Manchester, M3 4FQ
5 Culvercliff Walk, Manchester, M3 4FL
29 Rozel Square, Manchester, M3 4FQ
37 Rozel Square, Manchester, M3 4FQ
17 Culvercliff Walk, Manchester, M3 4FL
91 - 93 Liverpool Road, Manchester, M3 4JN
Flat 5, 91 Liverpool Road, Manchester, M3 4JN
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
Flat G03, 11 Duke Street, Manchester, M3 4FR
Flat 206, 11 Duke Street, Manchester, M3 4FR
12 Castlefield Mews, Stone Street, Manchester, M3 4NE
Flat 3, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat, The Ox, 71 Liverpool Road, Manchester, M3 4NQ
49 Rozel Square, Manchester, M3 4FQ
11 Rozel Square, Manchester, M3 4FQ
29 Culvercliff Walk, Manchester, M3 4FL
3 Culvercliff Walk, Manchester, M3 4FL
The Castlefield Hotel, 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
Flat 305, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Museum Of Science And Industry, Liverpool Road, Manchester, M3 4JP
24 Rozel Square, Manchester, M3 4FQ
36 Rozel Square, Manchester, M3 4FQ
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 106, 11 Duke Street, Manchester, M3 4FR
Flat 101, 11 Duke Street, Manchester, M3 4FR
Flat 7, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 4, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
25 Culvercliff Walk, Manchester, M3 4FL
39 Culvercliff Walk, Manchester, M3 4FL
79 Rozel Square, Manchester, M3 4FQ
77 Rozel Square, Manchester, M3 4FQ
1 Culvercliff Walk, Manchester, M3 4FL
25 Rozel Square, Manchester, M3 4FQ
47 Rozel Square, Manchester, M3 4FQ
Bonded Warehouse, 18 Lower Byrom Street, Manchester, M3 4AP
Castlefield Centre, 101 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 102, 11 Duke Street, Manchester, M3 4FR
Flat 104, 11 Duke Street, Manchester, M3 4FR
Flat 103, 11 Duke Street, Manchester, M3 4FR
Flat 201, 11 Duke Street, Manchester, M3 4FR
Flat 6, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 8, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
53 Rozel Square, Manchester, M3 4FQ
5 Rozel Square, Manchester, M3 4FQ
63 Rozel Square, Manchester, M3 4FQ
9 Culvercliff Walk, Manchester, M3 4FL
41 Rozel Square, Manchester, M3 4FQ
33 Rozel Square, Manchester, M3 4FQ
19 Culvercliff Walk, Manchester, M3 4FL
21 Rozel Square, Manchester, M3 4FQ
The Crystal Maze, Lower Byrom Street, Manchester, M3 4AP
Flat 4, 91 Liverpool Road, Manchester, M3 4JN
Flat 8, 91 Liverpool Road, Manchester, M3 4JN
Flat 27, 91 Liverpool Road, Manchester, M3 4JN
Flat 319, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 110, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 115, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 311, 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 G01, 11 Duke Street, Manchester, M3 4FR
Flat G06, 11 Duke Street, Manchester, M3 4FR
Flat G05, 11 Duke Street, Manchester, M3 4FR

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