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

Science and Industry Museum
Liverpool Road
Manchester
M3 4FP

Agent (if used)

Ellie Bird
Deloitte LLP
Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Listed building consent for 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.

Location: New Warehouse , Science And Industry Museum, Liverpool Road, Manchester, M3 4FP

Date of application: 6 October 2023

Application number: 138261/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, 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) 5) Notwithstanding the details as set out in condition 2 above, prior to the commencement of works to make good any holes caused by the scaffolding, following the removal of the scaffolding, a sample of the making good 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.

6) Notwithstanding the details as set out in condition 2 above, prior to the commencement of each individual timber repair works associated with Phase 1, as outlined in 'Timber Condition Survey Report prepared by H+R' dated January 2023, a sample of the timber repair 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) 7) Notwithstanding the details as set out in condition 2 above, prior to the commencement of Phase 2 works that involved replacing tarmac with new cobbled setts, a sample of the cobbled setts 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 works that involved the new sarking board, a sample of the sarking board 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.

9) Notwithstanding the details as set out in condition 2 above, prior to the commencement of any works to the entrance portal, a sample of the proposed finish of

the blackened steel 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.

10) Notwithstanding the details as set out in condition 2 above, prior to the commencement of any replacement glass works, a sample of the replacement glass 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.

11) Notwithstanding the details as set out in condition 2 above, prior to the commencement of the resin timber repairs in all locations proposed, a sample of the resin timber repair 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.

12) Notwithstanding the details as set out in condition 2 above, prior to the commencement of any works that concern any UV film being applied to the windows, a sample of the UV film 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.

13) Notwithstanding the details as set out in condition 2 above, prior to the commencement of any works that concern fixed aluminium barriers, the full and final details of the fixed aluminium barriers 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.

14) Notwithstanding the details as set out in condition 2 above, prior to the commencement of any works concerning the flat roof, access platform, fall arrest systems, and barriers, the full and final details of the proposed edge protection/balustrade to the flat roof areas 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.

15) Notwithstanding the details as set out in condition 2 above, following the full survey of the roof and prior to the commencement of any roof repair works, the results of this survey and the full and final details of the proposed roof repairs 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.

16) Notwithstanding the details as set out in condition 2 above, prior to the commencement of any CCTV works, the full and final details of any new CCTV equipment proposed 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 and the existing CCTV will be removed at this stage.

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.

17) A) Notwithstanding the details as set out in condition 2 above, in any cases where the specification of works is not sufficiently details at present, or in situations where there is a proposed department 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 along the process of

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

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

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

18) Notwithstanding the details as set out in condition 2 above, prior to the commencement of any stone or brick repair works, a sample of the stone and brick repairs, along with the full and final details of the extent of the work, shall be submitted to and approved by the City Council as Local Planning Authority. The submitted details will include details concerning the extend of the removal of redundant equipment and fixings. 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.

19) Notwithstanding the details as set out in condition 2 above, prior to the commencement of any works concerning the hopper heads or any rainwater goods, the full and final details of the hopper heads and of the rain water goods installation and finish, including the modification of the fixing details, 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.

20) Notwithstanding the details as set out in condition 2 above, prior to the commencement of any works concerning the portal entrance, the full and final details of the portal details, including fabrication drawings, 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.

21) Notwithstanding the details as set out in condition 2 above, prior to the commencement of any works that concern clip in restraints, the full and final details of the clip in restraints 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.

22) Notwithstanding the details as set out in condition 2 above, prior to the commencement of any works to the loading bay doors on the South Elevation, the full and final details of the works to the South Elevation doors, including the amount of replacement timber that will be involved, 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.

23) Notwithstanding the details as set out in the following documents, 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

Prior to any works being undertaken that require the use of the scaffold, if there has been any issues with the amount of joints approved in the documents listed, and if any joints will have to use face fixings instead, then further details must be provided to and approved by the City Council as Local Planning Authority before any further works that require the use of the scaffold are undertaken.

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.

24) All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent historic work with regard to the methods used and to colour, material, texture, and profile.

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.

25) The works to the slate roof shall be carried out in accordance with the Ffestiniog Blue Grey slate as outlined in the New Warehouse Slate Specification document, dated September 2023, received by the City Council as Local Planning Authority on 06 October 2023 and reviewed as a physical sample on site on 10 January 2024.

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: 2 February 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.