

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138102/LO/2023

Date registered valid: 18 September 2023

Proposal: Listed Building Consent for the refurbishment, repair and redecoration of the Gantry crane structure at the Power Hall, Science and Industry Museum where works shall include the stripping of paint, introduction of new waterproofing measures including at its juncture with the adjacent Power Hall, introduction of bird protection measures, carrying out of structural repairs and repainting, and other associated works

Address: The Gantry, 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
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Recommendation: Approve

Date of recommendation: **24 January 2024**

Application Details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 20 September 2023

Standard consultations:

Printed: 20 September 2023 Expired: 11 October 2023

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 20 September 2023 Expired: 11 October 2023

Press advert

Published: 26 September 2023 Expired: 10 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 application site relates to The Gantry, which is located at the eastern end of the Science and Industry Museum site, directly adjacent to the Power Hall. It is understood that The Gantry was built during the 1880s and was used to facilitate the unloading of goods from train wagons.

The Gantry is a steel structure that consists of two rows of nine columns with longitudinal beams running between the column heads. These beams support two paired crane beams which previously were able to track along the length of the Gantry. Secondary structures are also present which house lifting gear, and form balustrading and access gantries. The Gantry is currently painted with a black oil paint cover with a grey undercoat.

Description of Development

The proposal seeks Listed Building Consent for the refurbishment, repair, and redecoration of The Gantry crane structure. Works shall include the stripping of paint, introduction of new

waterproofing measures, including at its juncture with the adjacent Power Hall, the introduction of bird protection measures, carrying out of structural repairs and repainting, and other associated works.

Consultations & Notification Responses

Heritage & Urban Design - Are supportive of the works. They have recommended various conditions to be included on the application.

Historic England - Have no comments on the proposal.

National Amenities - We received no response from the consultation sent out.

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.

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 policies 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 adverse 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 works for the refurbishment, repair, and redecoration of The Gantry crane structure are considered necessary. It has been clearly outlined that comprehensive repairs are needed due to failure in the paint system and the

corrosion and defects in elements of fabric. In principle, these works are welcomed in order to repair this historically important structure.

The proposed works include the stripping of paint, introduction of new waterproofing measures, including at its juncture with the adjacent Power Hall, the introduction of bird protection measures, carrying out of structural repairs and repainting, and other associated works.

Impact on Heritage Asset

Re-painting

The removal of the existing paint seems to be justified on the basis that the paint has failed, and repainting is overdue. A properly installed, appropriately specified paint finish is important to defend against corrosion and future decay. It is understood that the last re-painting of the Gantry took place in the 1980's. Furthermore, paint sampling carried out for the Gantry shows that the 1980's finish was also applied directly over the top of the previous paint layers, which was detrimental to its longevity.

To achieve the maximum design life and reduce the risk of failures, it is proposed that a new paint coating is applied onto the prepared bare metal of The Gantry, rather than over existing coatings. It has been clearly demonstrated in the supporting documents, that it is important to properly prepare the surface, as failure to do so is likely to have a detrimental effect on the life cycle of the applied coating, and it is unlikely that an adequate warranty could be provided for coatings applied over existing paint finishes.

The City Council also agrees that it is necessary to remove all the paint in order to fully inspect the condition of the structure, as the paint may be concealing defects and may also be offering little protection to the fabric below.

Analysis that shows in recent phases of schemes, The Gantry has been painted with a grey oil paint, with earlier decorations differing slightly with red and brown lead oil paints. It is therefore concluded that the current grey oil finish has no historic precedent for the original and earlier periods of the structure.

A condition has been added to ensure that further paint sampling is undertaken and that a final colour for the repainting is agreed upon following the undertaking of this further sampling.

The City Council also agrees that heavy cleaning is necessary in multiple areas across The Gantry due to the extensive nature of the corrosion, and that if existing paint finishes were to be left in place away from areas of corrosion, a mix of backgrounds for the new paint finish would be created, which would lead to issues related to the consistency of the finish.

A condition has been added to ensure that the details of the chosen blast medium is submitted to the City Council as the Local Planning Authority to approve, to ensure that blasting medium chosen will minimise damage to the underlying structural fabric, except for where corroded material is to be removed. A sample will also be required to be submitted as a part of this condition.

Repairs

It is proposed that previous repairs are to remain in place and will not be modified as there is no sign that these repairs are failing, meaning there is no structural reason for their alteration.

Where repair works are judged to be required in order to safeguard the structural capacity and safety of The Gantry, these will be carried out to be visually unobtrusive and achieve a seamless repair which is not visible in the finished, painted structure.

The repair works will include:

- The removal heavily corroded metalwork back to competent material.
- Fabricate infill section of metalwork, with material to match existing as closely as possible.
- Weld replacement metal section to the existing to achieve full structural continuity.
- Grind/polish weld flush

Alternative approaches to these repair works have been considered, but they have ultimately been judged to be less appropriate. A key reason for this is that most alternative methods are better suited to tying linear cracks through metalwork, whereas the primary corrosion issues present on The Gantry include patches of corrosion, which alternative methods are less effective at dealing with. In addition, certain alternatives were discounted due to the potential to negatively impact the character and construction of the existing structure.

In cases where it has been acknowledged in the accompanying approved documents that the full extent of repairs is currently unknown, and therefore a detailed methodology of how such repair will be undertaken is also currently unknown, a condition has been included to ensure that a full detailed scope of works, captured in the form of a detailed report, which will include a record of works undertaken and the methodology of how these works were undertaken, as well as drawings showing all the areas of 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.

Various elements of the structure will also be required to be dismantled and removed to either inspect or repair, some of these will be required to be taken off site. A condition has been included to ensure that the full details of this dismantling and removal process, including a methodology for the dismantling and removal, are agreed with the City Council as Local Planning Authority.

Additional Interventions

Much of the current corrosion as outlined above has been exacerbated by details within the design of The Gantry, which has caused water to pool at certain locations. Two specific interventions have been proposed to address this.

New canopies are to be installed to cover the southern Gantry beam to divert rainwater away from the structure. As the southern beam directly abuts Power Hall's northern elevation, applying coatings to the rear face is extremely challenging. This has led to widespread serious corrosion of the rear of the southern beam. Whilst it is judged that adequate structural capacity remains, stopping further deterioration is a priority and diverting water away from this area is the most robust way of achieving this. It is unlikely that this face will be able to be properly protected by painting and so diverting water away appears to be the most robust means to safeguard.

The existing crane beams are understood to be hollow, the lack of drain holes means that they are likely to trap water, leading to internal corrosion. This is likely exacerbated by internal stiffeners which will trap water at various locations along the length of the beam. The proposed conservation works address this by adding drainage points to the bottom of the beams at the positions of all vertical stiffeners to allow any trapped water to drain out. This will reduce the risk of further serious internal corrosion which may ultimately compromise the structure.

A condition has been included to ensure that a full inspection and assessment of the crane hook is carried out prior to the commencement of any works associated with the travelling, and that these details are submitted to the City Council as Local Planning Authority. Following this, the full and final details of the proposals for the works to be undertaken to the travelling crane and enclosed cabins shall be submitted to and approved by the City Council as Local Planning Authority.

Engagement with an Environmental specialist has also allowed the development of a detail for implementing a bird proofing system for the Gantry. A system called Avishock has been recommended by NBC Environment which is a small and discreet rubber track that houses 2 copper strips covered by a conductive plastic cover. It has been tested and trialled by The Food and Research Agency (FERA) and found to be harmless to birds and is viewed positively by other organisations such as Natural England, RSPB and RSPCA. This measure will minimise the risk of birds nesting on the structure as well reducing the potential for staining along the newly refurbished Power Hall and Gantry areas.

The full and final details of the electrical power layout associated with this bird proofing system, will be agreed by the way of a condition.

Methodology

Method Statements for all works forming part of this application have been prepared by Buttress / Buro Happold which fully detail how the works will be carried out, as well as how historic fabric will be protected, prior to works beginning and throughout works taking place. This will ensure elements of the listed fabric are appropriately preserved. A Conservation Philosophy Document has also been prepared by Buro Happold outlining the current condition of the Gantry Structure as well as the proposed approach to conservation across works.

In any cases where the methodology for the works cannot currently be provided due to further investigations being required, the methodology of these works will be controlled by the way of a condition.

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. A lot of this less than substantial harm will be due to further investigative works that are required to be carried out as a part of the proposal. There will be long term public benefits to these investigative works however, as they will enable a clearer understanding of the best methodology to follow in order to carry out many of the works.

The full extent of the levels of this less than substantial harm will not be able to be fully determined until after further investigative works have been undertaken. There are various conditions in place to make sure that the final details of these investigative works, the relevant works that will have to be carried out following these investigative works, and the methodology of undertaking these works. The discharge of these conditions will allow the City Council to ensure that there will still be low levels of less than substantial harm caused by the works

There are numerous public benefits to the proposed works, including the structural enhancement of the building's fabric, aesthetic enhancements across the external appearance, and new detailing to ensure the long-term protection of the heritage asset.

The re-instatement of a paint scheme and finish informed by the findings of extensive paint analysis will be beneficial to the character of the Castlefield Conservation area and setting of the listed buildings, through the restoration of the structure's original character and appearance.

The introduction of the Avishock system will ensure the removal of netting currently in place on the structure in order to bird proof the structure. The netting in place is considered to not be appealing in terms of visual amenity and it is considered to detract from the historic significance of the structure.

Whilst the introduction of this Avishock system will cause a low level of less than substantial harm, due to the installation of a modern electric bird proofing system, the appearance of the Avishock system will be much more discreet than the netting currently in place and the removal of this netting would be considered to bring a public benefit by improving the appearance of the structure to something closer to how the structure would have appeared historically.

It has been clearly demonstrated through the supporting documents and analysis submitted with this application that the proposals should result in a low amount of less than substantial harm to the historical significance of the designated heritage asset, and that 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.

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 policies 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) 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 18 September 2023:

- Location Plan 9488-BUT-G-XX-DR-A-(01)-000-P1
- Site Plan as Existing 9488-BUT-G-GF-DR-A-(01)-001-P1
- Ground Floor (Upper Yard) Plan as Existing 9488-BUT-G-GF-DR-A-(01)-002 P1
- Beam Level Plan as Existing 9488-BUT-G-BL-DR-A-(01)-003-P1
- North and South Columns Elevations as Existing 9488-BUT-G-XX-DR-A-(02)-001-P1
- East and West Elevations as Existing 9488-BUT-NW-XX-DR-A-(02)-002-P1
- Ground Floor (Upper Yard) Plan as Proposed 9488-BUT-G-GF-DR-A-(04)-002-P1
- Beam Level Plan as Proposed 9488-BUT-G-BL-DR-A-(04)-003-P1
- North and South Columns Elevations as Proposed 9488-BUT-G-XX-DR-A-(05)-001-P1

- East and West Elevations as Proposed 9488-BUT-NW-XX-DR-A-(05)-002-P1
- Gantry Repairs as Proposed 9488-BUT-G-XX-DR-A-(28)-001-P1
- Beam Capping Detail as Existing and Proposed 9488-BUT-G-XX-DR-A-(28)-002-P1
- Proposed Gantry Works - Stage 3 SIM-BHE-GA-XX-S-0003
- Design and Access Statement, prepared by Buttress (Dated September 2023)
- Heritage Impact Assessment, prepared by Buttress (Dated August 2023)
- Schedule of Works (Ref - 9488SoW-G), prepared by Buttress (Dated September 2023)
- Stage 3 Structural Report (Ref -SIM-BHE-XX-XX-RP-S-0102) , prepared by Buro Happold (Dated 05 September 2023)
- Gantry Conservation Philosophy Document (Ref: SIM-BHE-XX-XX-DN-S-0001), prepared by Buro
- Happold (Dated 28 June 2023)
- Restoration Specification (Ref: 9488RS), prepared by Buttress (Dated September 2023)

Received by the City Council as Local Planning Authority on 20 October 2023:

- Historic Paint Analysis Report
- Bird Protection System - Avishock Specification
- Avishock Precedent Images

Received by the City Council as Local Planning Authority on 06 December 2023:

- Electrical Power Layout for Gantry on Beam Level 0054704-BHE-G-XX-DR-E-3004

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.

3) Notwithstanding the details as set out in condition 2 above, in cases where it has been acknowledged in the approved documents that the full extent of repairs is currently unknown, and therefore a detailed methodology of how such repair will be undertaken is also currently unknown, following the undertaking of more detailed inspections, a full detailed scope of works, captured in the form of a detailed report, which will include a record of works undertaken and the methodology of how these works were undertaken, as well as drawings showing all the areas of 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 - 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.

4) Notwithstanding the details as set out in condition 2 above, prior to the commencement of blast cleaning works, the following shall be submitted to and approved by the City Council as Local Planning Authority in order to ensure the blast cleaning works do not result in any damage to the historic fabric of the listed building. For the avoidance of doubt, this shall include:

- Specification of the blast medium
- A detailed contractors method statement of the works, including methods of building protection that will be undertaken whilst the works are taking place
- A sample of the blast cleaned material

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.

5) Notwithstanding the details as set out in condition 2 above, prior to the commencement of works concerning the electrical power layout, the full and final details of the full cabling route of the electrical power layout 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) a) Notwithstanding the details as set out in condition 2 above, following the inspection and assessment of the crane hook, and prior to the commencement of any works associated with the travelling crane, the full details of the findings of the inspection and assessment of the crane hook shall be submitted to the City Council as Local Planning Authority.

b) Following the discharge of condition 6a, the full and final details of the proposals for the works to be undertaken to the travelling crane 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 that will involve elements of the structure being dismantled and removed to either inspect or repair, which may include taking these elements off site, the full details of this dismantling and removal process, including a methodology for the dismantling and removal, 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) a) The paint sampling shall be carried out in accordance with the details outlined in the historic paint analysis report, received by the City Council as the Local Planning Authority on 20 October 2023.

b) Following the carrying out of the paint sampling outlined in condition 8a and prior to the commencement of any repainting works, the results of the paint sampling, as well as a proposal for the final colour of the repainting, accompanied by a sample for consideration, will 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.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)
National Amenity Societies

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) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL