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.
- A fee is payable for each request to discharge conditions.
- 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

Town & Country Planning Act 1990 (as amended)

Planning Permission

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: 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: 138260/FO/2023

Part 2 – Particulars of decision

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

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:
http://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.

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Given the complex nature of the building, with multiple elevations, we would also advise that the consultants keep a watching brief over any works and be on ball should any bats turn up unepectedly.

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 Town and Country Planning 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, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 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/appeal-planning-decision 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 of 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 his 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.

Appendix A

The Coal Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024