

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

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

Listed Building Consent

Applicant

Science and Industry Museum
1830 Warehouse
Museum Of Science And Industry
Liverpool Road
Manchester
M3 4FP

Agent (if used)

Joe McElhone
Deloitte LLP
Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for the replacement of structural glazing and repairs to masonry, timber and metalwork.

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

Date of application: 17 March 2023

Application number: 136467/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

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. Further information was sought from officers during the application and amendments were made to the proposal. Appropriate conditions were attached to the decision to ensure an acceptable development with the agreement of the applicant.

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 approved shall be carried out in accordance with the following drawings:

Received by the City Council, as Local Planning Authority, on the 13 March 2023:

Location Plan 275/PD/001

Site Plan 275/PD/002

Wagon Arch Glazing: Proposed external & internal elevations 275/PD/201

Wagon Arch Glazing: Proposed Works to Bay 01 275/PD/210

Wagon Arch Glazing: Proposed Works to Bay 02 275/PD/211

Wagon Arch Glazing: Proposed Works to Bay 03 275/PD/212

Cargo Door Sills: Proposed Works 275/PD/340

Proposed Works to Existing Building: Basement 275/PD/710

Proposed Works to Existing Building: Ground Floor & Ground Mezzanine 275/PD/711

Proposed Works to Existing Building: First Floor 275/PD/712

Proposed Works to Existing Building: Second Floor & Second Floor Mezzanine 275/PD/713

Proposed Works to Existing Building: External Elevation 275/PD/720

Proposed Works to Existing Building: Internal Elevation GA 275/PD/750

Basement Plan Structural Repairs 220627-CON-XX-00-DR-S-1099

Ground Floor Plan Structural Repairs 220627-CON-XX-GF-DR-S-1100

Ground Floor Mezzanine Structural Repairs 220627-CON-XX-M0-DR-S-1101

First Floor Plan Structural Repairs 220627-CON-XX-01-DR-S-1102

South Elevation Bays 1 and 2 Structural Repairs 220627-CON-XX-00-DR-S-3100

South Elevation Bays 3 and 4 Structural Repairs 220627-CON-XX-00-DR-S-3101

South Elevation Bay 5 Structural Repairs 220627-CON-XX-00-DR-S-3102

East Elevation Structural Repairs 220627-CON-XX-00-DR-S-3103

North Elevation Bays 4 and 5 Structural Repairs 220627-CON-XX-00-DR-S-3104

North Elevation Bays 2 and 3 Structural Repairs 220627-CON-XX-00-DR-S-3105

North Elevation Bay 1 Structural Repairs 220627-CON-XX-00-DR-S-3106

West Elevation Structural Repairs 220627-CON-XX-00-DR-S-3107

Basement Plan Structural Repairs 220627-CON-XX-00-DR-S-1099

Ground Floor Plan Structural Repairs 220627-CON-XX-GF-DR-S-1100

Ground Floor Mezzanine Plan Structural Repairs 220627-CON-XX-M0-DR-S-1101

First Floor Plan Structural Repairs 220627-CON-XX-01-DR-S-1102

South Elevation Bays 1 and 2 Structural Repairs 220627-CON-XX-00-DR-S-3100

South Elevation Bays 3 and 4 Structural Repairs 220627-CON-XX-00-DR-S-3101

South Elevation Bay 5 Structural Repairs 220627-CON-XX-00-DR-S-3102

East Elevation Structural Repairs 220627-CON-XX-00-DR-S-3103

North Elevation Bays 4 and 5 Structural Repairs 220627-CON-XX-00-DR-S-3104

North Elevation Bay 2 and 3 Structural Repairs 220627-CON-XX-00-DR-S-3105

North Elevation Bay 1 Structural Repairs 220627-CON-XX-00-DR-S-3106

West Elevation Structural Repairs 220627-CON-XX-00-DR-S-3107

Typical Structural Repairs Detail Sheet 1 220627-CON-XX-ZZ-DR-S-4001

Typical Structural Repairs Detail Sheet 2 220627-CON-XX-ZZ-DR-S-4002

Typical Structural Repairs Detail Sheet 3 220627-CON-XX-ZZ-DR-S-4003

Stone Repair Details 220627-CON-XX-ZZ-DR-S-4004

Construction Method Statement

Design and Access Statement

Heritage Statement

Received by the City Council, as Local Planning Authority, on the 11 May 2023:

Proposed Bay 1 275 / PD / 210A

Received by the City Council, as Local Planning Authority, on the 26 June 2023:
Design Note

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to Core Strategy policies SP1, DM1, and EN3 and saved Unitary Development Plan policy DC19.

3) Notwithstanding the details as set out in condition 2 above, prior to the work being carried out, the final details and dimensions of the frame shall be submitted and approved by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details.

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.

4) Notwithstanding the details as set out in condition 2 above, prior to the work being carried out, a detailed contractors method statement developed for the careful removal of stone steps and their reinstatement shall be submitted and approved by the City Council as Local Planning Authority.

For the avoidance of doubt, this method statement must including the following:

- Recording of any defects prior to work being carried out and photos
- What protection will be put in place?
- Method of lifting
- Equipment being used
- Method of marking
- Storage and stacking

The development shall be implemented in accordance with the approved details.

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 work being carried out, a sample of the brickwork being proposed for repairs shall be submitted and approved by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details.

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 work being carried out, the design for the scaffolding required to undertake these works shall be submitted and approved by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details.

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 work being carried out, physical samples on site of each item of repair, including masonry and timber repairs, shall be approved by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details.

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: 19 July 2023

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.