

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Science and Industry Museum
Liverpool Road
Manchester
M3 4FP

Agent (if used)

Mrs Frances Hampson
Deloitte
Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Variation of condition 2 attached to 131489/LO/2021 to allow amendments to openings

Location: Power Hall, Science And Industry Museum, Liverpool Road, Manchester, M3 4FP

Date of application: 21 December 2022

Application number: 135813/JO/2022

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 ongoing advice about the information required to be submitted to support the application. All remaining issues can be dealt with by condition.

Condition(s) attached to this decision

1) The development must be begun not later than 03-08-22 beginning with the date of this permission.

Reason - In line with the approval under 131489/LO/2021 and to ensure a satisfactory development in line with the requirements of Section 16 of the NPPF and sections 16,66 and 72 of the Listed Building Act 1990 and required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Received 25 August 2021:

Drawings and documents referenced:

19-BSD-337 01-01 REV B External Temporary Roof System
19-BSD-337-01-02 REV B External Temporary Roof System
19-BSD-337-01-03 REV B External Temporary Roof System
19-BSD-337-04 REVISION A-A2PORTRAIT Internal Mat To Crane Within Power Hall
19-BSD-337-05 REVISION A-A2LANDSCAPE Disabled Access Ramp
19-BSD-4 External Temporary Roof System
198D4E-1 External Temporary Roof System
19966C-1 External Temporary Roof System
19A2A4-1 External Temporary Roof System
19CEED-1 External Scaffolding To Gantry Steelwork
PH2B7B-1 Demolition Section 03
PH5B45-1 Demolition Elevations 03-04
PHF360-1 Demolition Elevations 01-02
PHFL-CG-1 Demolition Ground Floor Plan
PHFL-CG-2 Demolition Reflected Ceiling Plan
PHFL-CG-3 Demolition Sections 01-03
PHFL-CG-4 Demolition Sections 04-05
PHL-CGA-00-00-DR-A-06121_PL1 Reflected Ceiling Plan
PHL-CGA-00-RF-DR-A-47111_PL1 Roof Detail
PHL-CGA-RF-00-DR-A-06111_PL1 Roof Plan
PHL-CGA-00-00-DR-A-06101_PL1 Roof Plan
PHL-CGA-00-RF-DR-A-06120_PL1 Reflected Ceiling Plan
PHL-CGA-00-XX-DR-A-06200_PL1 Sections 01-03
PHL-CGA-00-XX-DR-A-06201_PL1 Sections 04-05
PHL-CGA-00-XX-DR-A-06300_PL1 Elevations 01-02
PHL-CGA-00-XX-DR-A-06500_PL1 Section 03
PHL-CGA-00-XX-DR-A-06501_PL1 Parapet And Valley Gutter Detail
PHL-CGA-00-XX-DR-A-31500-PL1 Liverpool Road W.05 (East) Detail
PHL-CGA-00-XX-DR-A-06301_PL1 Elevations 03-04
Construction Environmental Management Plan
Lighting Protection Strategy
M & E Strategy Report
High Level Services Removal - Methodology Rev B
Schedule of Works
Cornice And Copings - Repair Methodology
Gantry - Repair Methodology
Install Windows And Doors - Methodology Rev C
Platform Removal - Methodology Rev B
Power Hall Walls - Repair Methodology
Roof Installation - Methodology Rev C

Received 09 September 2021:

Drawings referenced:

PHL-CGA-00-00-DR-A-01100_PL3 Site Location Plan
PHL-CGA-00-00-DR-A-01101_PL3 Site Plan

Received 10 September 2021:

Drawings referenced:
321_1_P_00_00_PH Gate Refurbishment Plan

Received 25 October 2021:

Drawings and documents referenced:

PHL-CGA-00-00-DR-A-06311_PL2	Elevations 03-04
PHL-CGA-00-00-DR-A-06510_PL2	Section 03
PHL-CGA-00-00-DR-A-06511_PL2	Parapet And Valley Gutter Detail
PHL-CGA-00-XX-DR-A-31505-PL1	Liverpool Road W.05 (East) Detail Demolition
PHL-CGA-00-XX-DR-A-31506-PL1	Liverpool Road W.06 (West) Detail Demolition
PHL-CGA-00-XX-DR-A-31507-PL1	Typical North Yard Detail Demolition
PHL-CGA-00-XX-DR-A-31510-PL1	Liverpool Road W.05 (East)
PHL-CGA-00-XX-DR-A-31511-PL1	Liverpool Road Window W.05 (East) Detail
PHL-CGA-00-XX-DR-A-31515-PL1	Liverpool Road W.06 (West)
PHL-CGA-00-XX-DR-A-31525-PL1	Lower Byrom Window Elevations
PHL-CGA-00-XX-DR-A-31530-PL1	North Yard Main Entrance D.01
PHL-CGA-00-XX-DR-A-31500-PL1	Liverpool Road W.05 (East) Detail
PHL-CGA-00-XX-DR-A-31501-PL1	Liverpool Road W.06 (West) Detail
PHL-CGA-00-XX-DR-A-31502-PL1	Typical North Yard Detail
SSK410	Gutter And Roof Light
Power Hall: Drainage Engineering Note	

Received on 12 November 2021

Drawings referenced:

PHL-CGA-00-XX-DR-A-31520-PL2 Typical North Yard Window
PHL-CGA-00-XX-DR-A-31521-PL2 Typical North Yard Window Detail

Received on 16 November 2021

Drawings referenced:

SSK411
SSK412
SSK413

Received 21 December 2022:

Proposed Sections 01 - 03 PHL-CGA-00-XX-DR-A-06210 PL3
Proposed Section 04 - 05 PHL-CGA-00-CC-DR-A-06211 PL3
Proposed Elevations 01 - 02 PHL-CGA-00-XX-DR-A-06310 PL3
Large Rail Door PHL-CGA-00-XX-DR-A-31535 PL1
Small Rail Door PHL-CGA-00-XX-DR-A-31540 PL1
Design and Access Statement dated December 2022
Risk Assessment Method Statement dated 20 December 2022

Received 31 January 2023:

PHL-CGA-00-XX-DR-A-31516_PL2 Main Entrance Door Overview

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC4, CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

3) The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as Local Planning Authority:

(a)

-External timber - Canadian grown Douglas Fir, quarter sawn, stained with external OSMO Woodstain in 907 Quartz Grey (transparent).

-Internal timber: Canadian grown Douglas Fir, quarter sawn stained to match the exterior with external OSMO Woodstain in 907 Quartz Grey (transparent).

-Window glazing: Guardian ExtraClear SN70/37.

-Window glazing frame: Bradleys - BRAK149 or equivalent

-Rooflight glass: Guardian Extra Clear glazing using a Vanceva "cool white" translucent interlayer.

-Brown round down conductor to be used on brick work

-Black flat down conductor tape to be used at base of gantry

(b) Drawings referenced:

PHL_CGA_00_XX_DR_A_27102_C2 - Proposed Roof Plan (West)

PHL_CGA_00_XX_DR_A_27103_C2 - Proposed Roof Plan (East)

PHL_CGA_00_XX_DR_A_27501_C2 - Typical roof build up and ridge section

PHL_CGA_00_XX_DR_A_52500_C2 - Parapet Gutter Details

PHL_CGA_00_XX_DR_A_52502_C2 - Valley Gutter Led Detail

Photographs:

IMG_4101 - Ridge slate sample

IMG_4102 - Salvaged slate sample

IMG_4103 - Existing Power Hall slate sample

received by the City Council as Local Planning Authority on 20 June 2022.

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) a) The final fixing details including locations for all new window and door installations shall be carried out in accordance with the following information:

-Design Team Responses to queries

-Drawings referenced 7562-P001 Rev D and PHL-CGA-00-00-DR-A-06110_PL1

Received by the City Council as Local Planning Authority on 20 December 2022.

-Email from Deloitte dated 23 January 2023 to confirm that fixings are to be hidden so screw heads and fittings are concealed.

Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the following shall be submitted and approved in writing prior to any works to those elements commencing on site:

b)Details including methods of the making good of damaged areas following the removal of any redundant M&E equipment

c) Details including drawings of all new M&E installations including WIFI and electrics

- e)Details including materials of the main gate
- d)Samples of all the proposed repair types to masonry

The works shall then be carried out fully and only in accordance with the approved details.

- f) Each element of repair work to masonry shall be carried out in accordance with the following information:

Documents referenced 'Power Hall - Cornice & Copings Repair Methodology' and 'Power Hall - Walls Repair Methodology' received by the City Council as Local Planning Authority on 26 May 2022.

-Email from agent dated 03.08.2022 and 04.08.2022 confirming the stonework and pointing methodology and specification for the stone repair

Document referenced 321_SK080922_Douglas Fir_Weathering & Ageing - Expectations & Mitigation

Sample photograph titled Power Hall timber - Image 001

Drawings referenced:

- 7562-D001 Rev D
- 7562-D002 Rev E
- 7562-D004 Rev D
- 7562-D005 Rev D
- 7562-D006 Rev D
- 7562-D007 Rev D
- 7562-D008 Rev E
- 7562-D009 Rev E
- 7562-D010 Rev E
- 7562-D011 Rev D
- 7562-D012 Rev E
- 7562-D013 Rev E
- 7562-D014 Rev E
- 7562-D015 Rev E
- 7562-D016 Rev D
- 7562-D017 Rev D
- 7562-D018 Rev E
- 7562-D019 Rev D
- 7562-D020 Rev A
- 7562-P002 Rev D
- 7562-P003 Rev D
- 7562-P004 Rev D
- 7562-P005 Rev D
- 7562-P006 Rev C
- 7562-P007 Rev E
- 7562-P008

Received by the City Council as Local Planning Authority on 10 November 2022.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN1, EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

5) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the following works to the Gantry shall be submitted and approved in writing prior to any works to those elements commencing on site:

- a) Detailed conservation specification for each element of repair work to gantry
- b) Proposed paint finish samples including provision of paint analysis of the existing paint condition of gantry
- c) Samples of all the proposed repair types to gantry

The works shall then be carried out fully and only in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN1, EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

6) If an alternative cleaning method to the gantry is required to that outlined in document referenced 'The Gantry - Repair Methodology' received by the City Council as Local Planning Authority on 25 August 2021, then this should be agreed in writing with the City Council as Local Planning Authority prior to any cleaning using any other than the approved method.

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) If any existing external lighting is to be retained, the locations should be agreed in writing with the City Council as Local Planning Authority prior to completion of the works hereby approved.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN1, EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

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 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 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 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.