

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135814/NMC/2022

Date registered valid: 21 December 2022

Proposal: Non material amendment to allow changes to the wording of Condition 2 attached to planning permission referenced 131488/FO/2021

Address: Museum Of Science And Industry, Liverpool Road, Manchester, M3 4JP

Ward(s): Deansgate Ward

Applicant: Science and Industry Museum

Agent (if any): Mrs Frances Hampson Deloitte

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12 January 2023

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Grade II

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Description of area

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 large and complex former "Liverpool Road Railway Station" site contains a significant collection of Grade I and Grade II listed buildings.

The Power Hall was constructed in 1855 and was formerly a warehouse used to allow for the immediate unloading of goods and for the overnight storage of locomotives. It is a powerful red brick building, with an imposing frontage along Liverpool Road, broken up by blind windows and wagon arches. It was converted to use as a museum building in the 1980s, but its historic form and function are still clearly legible and understandable.

Description of development

Non material amendment to allow changes to the wording of Condition 2 attached to planning permission referenced 131488/FO/2021 which was approved 19 November 2021 for the

Reinstatement of Power Hall roof, installation of new windows and doors and stripping of external services and removal of railway doors.

Consultations & Notification Responses

None required.

Issues

Section 96A of the 1990 Act (as inserted on 1st October 2009 by sec.190 of the Planning Act 2008) allows a local planning authority in England to make a change to any planning permission relating to land in its area if it is satisfied that the change is not material. In deciding whether a change is material, the authority must have regard to the effect of the change, together with any previous non-material changes, on the planning permission as originally granted.

This application seeks approval a non-material amendment to the approved planning permission 131488/FO/2021 which comprises of changes to existing openings on the west elevation which includes the insertion of timber and glazed infill panel to the Large Railway Aperture, a timber infill panel with integrated fire escape door to the Small Railway Aperture, and, the removal of the modern single door set.

The amendments to the approved application 131488/FO/2021 are considered so minor as to constitute non-material amendments and thus appropriate within the context of the wider scheme, having no notable or material impact on the development approved.

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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The proposed amendment consists of an alteration to the west elevations of the building.

The amendments to the approved application 131488/FO/2021 are considered so minor as to constitute non-material amendments and thus appropriate within the context of the wider scheme, having no notable or material impact on the development.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents, which should be read in conjunction with and only supersede those relevant plans and documents as approved under Condition 2 of Planning Permission granted under 131488/FO/2021:

Received by the City Council; as Local Planning Authority on 21 December 2022:

Drawings referenced:

Proposed Ground Floor Plan PHL-CGA-00-00-DR-A-06110 PL2

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

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy policies DM1 and SP1.

3) Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are of a scale and materiality to the overall proposed scheme that they are non-material in nature and thus acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL