

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144424/JO/2025

Date registered valid: 3 November 2025

Proposal: Variation of condition 2 (Approved Drawings and Documents) attached to Listed Building Consent application 137802/LO/2023, as varied by 141851/JO/2025, for additional fire remediation works required.

Address: New Warehouse , Science And Industry Museum, Liverpool Road, Manchester

Ward(s): Deansgate Ward

Applicant: Catherine Rawcliffe, The Board of Trustees of the Science Museum

Agent (if any): Andrew Burns, Atelier MB

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19 December 2025

Application Details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit: 12 November 2025

Standard consultations:

Printed: 6 November 2025 Expired: 27 November 2025

Neighbour notifications

Printed: 6 November 2025 Expired: 27 November 2025

Site notice

Posted: 12 November 2025 Expired: 3 December 2025

Press advert

Published: 11 November 2025 Expired: 2 December 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

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

The application site relates to the New Warehouse is a Grade II Listed building within the Science & Industry Museum complex.

The warehouse was constructed as a fireproof bonded (secure) warehouse in 1878-80 for the Great Western Railway Company. The building forms a three-storey (plus basement), seven bay rectangular red and blue engineering brick warehouse, with entrances for railway lines through the wester elevation from the 1869 viaduct which ran into the warehouse using an apron extended at basement level westwards from the 1867 viaduct.

The building was converted and extended in 2001. Stair cores and entrances were introduced, and its interior was substantially remodelled.

Description of Development

The proposal seeks a section 19 to vary condition 2 (Approved Drawings and Documents) attached to Listed Building Consent application 137802/LO/2023, as varied by 141851/JO/2025, for additional fire remediation works required.

Related applications

137802/LO/2023 - Listed Building Consent for fire protection remediating works in the New Warehouse including works to stud walls and fire doors.

Approved October 2023.

CDN/25/0451 - Discharge of Conditions 4 (Repairs) and 5 (Cleaning) attached to listed building consent 137802/LO/2023.

Approved June 2025.

141851/JO/2025 - Variation of condition 2 (Approved Drawings and Documents) attached to listed building consent application 137802/LO/2023 to create new partitions and update fire strategy.

Approved March 2025.

Consultations & Notification Responses

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 **Places for Everyone Plan - Joint Development Plan Document**, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat2 - City Centre
- Policy JP-P1 - Sustainable Places
- Policy JP-P2 - Heritage

The **Manchester Core Strategy - Development Plan Document 2012-2027** ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:

- Policy CC9 - Design and Heritage
- Policy EN1 - Design Principles and Strategic Character Areas
- Policy EN3 - Heritage
- Policy SP1 - Spatial Principles
- Policy DM1 - Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC18 - Conservation Areas
- Policy DC19 - Listed Buildings

National Planning Policy Framework (NPPF)

- Chapter 12 - Achieving well-designed places

- Chapter 16 - Conserving and enhancing the historic environment

Draft National Planning Policy Framework (NPPF) (2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Section 72 of the LBCA Act requires the local planning authority to have pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Issues

In determining whether the proposed works are acceptable, the main issue to consider is the impact these proposed works will have on the historic character and fabric of the listed building itself and to establish whether the public benefits, including heritage benefits, of the proposal will outweigh any harm to the significance of the heritage asset.

Impact on Heritage

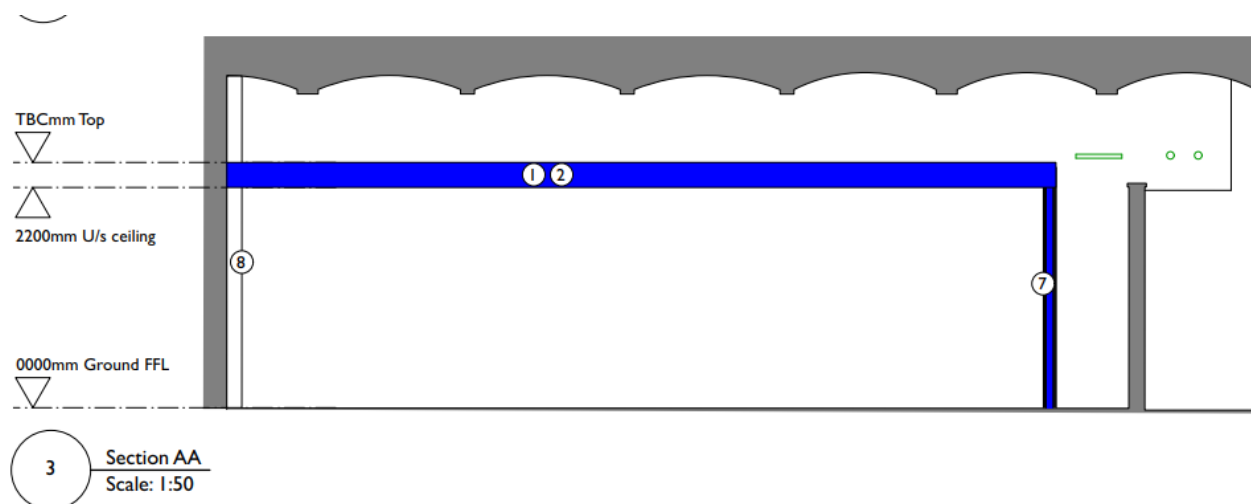
The impact of the original proposed works is fully outlined in the delegated officer report for 137802/LO/2023. Some amendments were then made under 141851/JO/2025 to create new partitions and update the fire strategy.

In the original application, it was judged that the public benefits of undertaking the works in order to improve fire safety outweighed any less than substantial harm that would be caused as a result of the works undertaken.

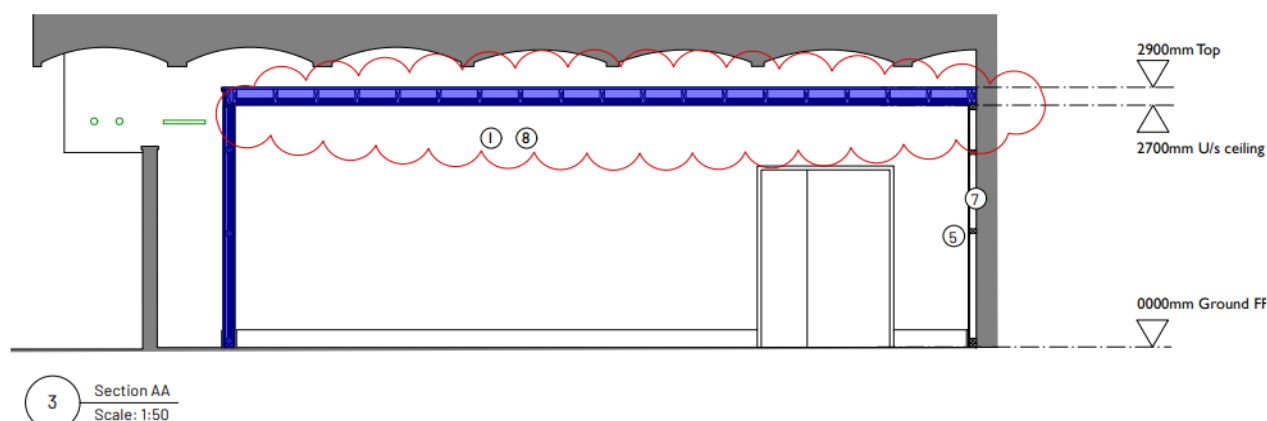
The previous variation application concluded that whilst the works would result in a low level of less than substantial harm, it is considered to be an improved position on what was previously approved. There is an overriding public benefit that the building would be safe in the event of a fire.

This variation application involves an amendment to the originally approved shaft partition on a storage room in the Lower Ground Floor, providing 30-minute fire resistance, which is required in order for the building to be fire safety compliant.

The amendment to raise the height of approved fire rated partition C(100) on Lower Ground floor is a modest change to the approved scheme and would also have neutral impact on heritage significance and result in a low level of less than substantial harm to heritage, in a space that features little that contributes to the significance of the listed building.

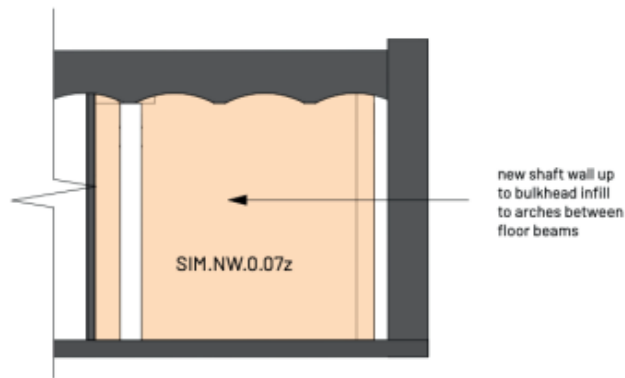


Originally approved partition

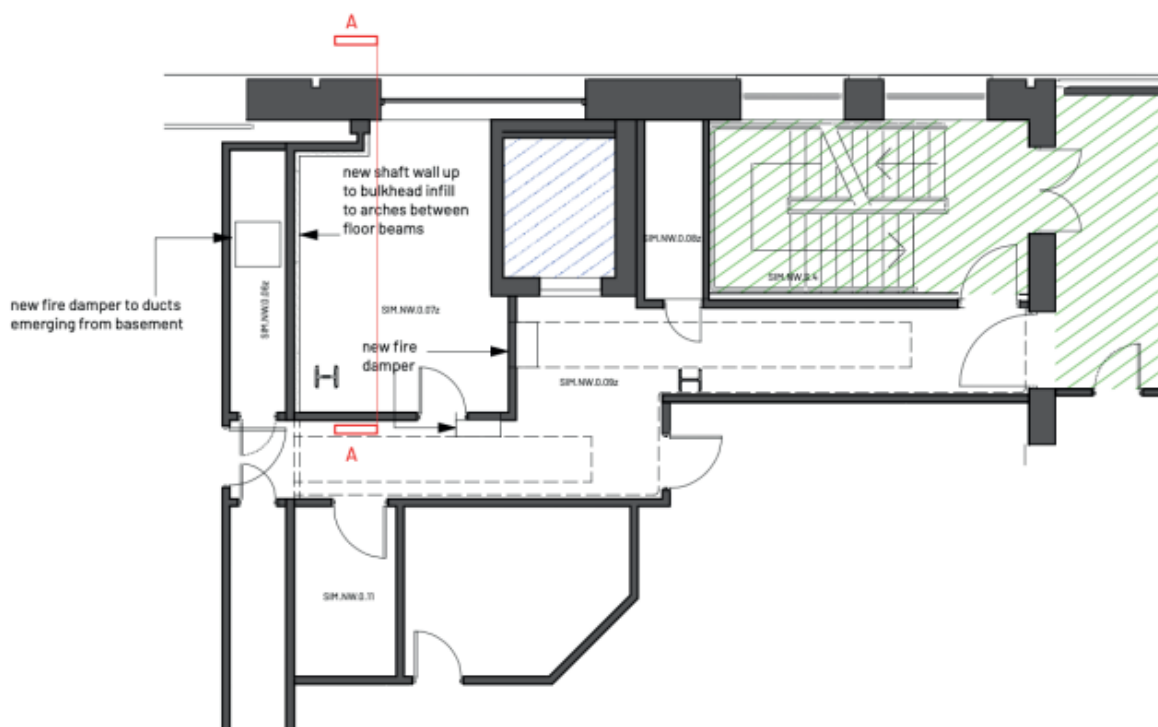


Revised partition

The introduction of new shaft wall to fill in the arches between floor beams on the inner face of modern existing wall, as well as the introduction of fire dampers in a back of house corridor of modern partitions, as per drawing T(107), would have a neutral impact on significance and result in a very low level of less than substantial harm to heritage.



2 **Section AA**
Scale: 1:100



1 **Proposed Plan**
Scale: 1:100

Proposed plan 4

Both sets of works relate to lesser spaces of historic significance that are modestly modern additions.

The proposed alterations are modest and would result in an additional very low level of less than substantial harm to heritage.

Public Benefits

The public benefit of ensuring that the building would be safe in the event of a fire is considered to outweigh the less than substantial harm caused as a result of these works being carried out.

Conclusion

In view of the above, this application is considered acceptable, as the works are considered to cause a low level of less than substantial harm to the special interest and the historic character of the Grade II listed building and the required public benefits exist to outweigh the level of harm caused in this instance.

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

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the 02 October 2026.

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 08 August 2023:

- Location Plan Main Museum E(002)
- NW - LG Proposed Plan 2 P(101)
- NW - G Proposed Plan 1 P(104)

- NW - 2nd Proposed Plan 1 P(108)
- NW - 2nd Proposed Plan 2 P(109)
- NW - G Strip-out Plan 1 P(804)
- NW - 2nd Strip-out Plan 1 P(808)
- Design and Access Statement prepared by Atelier MB
- Heritage Statement prepared by Atelier MB
- Method Statements prepared by Atelier MB
- Door Methodologies, New Warehouse - March 2023 (Rev B) prepared by Atelier MB
- Compartmentation Methodologies, Great Western Building Proposed Basement prepared by Atelier MB
- Compartmentation Methodologies, New Warehouse, March 2023 (Rev C) prepared by Atelier MB
- Site Wide Methodologies Supplementary Details related to Historic Fabric prepared by Atelier MB
- Historic Fabric Repair Specification prepared by Atelier MB
- Fire Protection Works Specification prepared by Atelier MB
- Proposed Basement, Fire Compartmentation Survey Report prepared by NEO
- Great Western Warehouse, Fire Door Survey Report prepared by NEO
- Great Western Warehouse, Fire Compartmentation Survey Report prepared by NEO

Received by the City Council as the Local Planning Authority on 07 January 2025:

- Door Schedule

Received by the City Council as the Local Planning Authority on 11 February 2025:

- Heritage Statement Addendum
- NW - LG Proposed Plan 3 C(102)A
- NW - LG Proposed Plan 4 C(103)A
- NW - G Proposed Plan 3 C(106)B
- NW - G. Proposed Plan 2 P(105)C

Received by the City Council as Local Planning Authority on 03 November 2025:

- Proposed Plans and Section C(100)B
- Proposed Plan and Section T(107)A
- Heritage Statement Addendum, dated October 2025

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) Mortar work shall be carried out in accordance with the information submitted in the following document, received by the City Council as Local Planning Authority on 08 August 2023:

- Repair Specification Rev A

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) As approved under CDN/25/0451, the following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority on 13 May 2025:

- Sample sign off sheet
- Method Statement Form
- Repair Specification Rev C (C41/385A updated), produced by Atelier MB

The above information submitted has been considered and is acceptable. The sample was reviewed on site by the planning officer and conservation officer on 13 May 2025.

The development shall now be carried out in accordance with the above.

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) As approved under CDN/25/0451, the following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority on 13 May 2025:

- Cleaning methodology outlined in Repair Specification Rev C (C41/385A updated), produced by Atelier MB

The above information submitted has been considered and is acceptable. The sample was reviewed on site by the planning officer and conservation officer on 13 May 2025.

The development shall now be carried out in accordance with the above.

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

EE PICO CELL (1592366), Communication Station Outside Museum Of Science And Industry,
Liverpool Road, Manchester, M3 4FP
15 Atherton Street, Manchester, M3 3GS
Museum Of Science And Industry, Liverpool Road, Manchester, M3 4JP

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Castlefield Conservation Area 1979
Area Team Boundary - Name: CENTRAL