

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145062/NMC/2026

Date registered valid: 29 January 2026

Proposal: Non-material amendment to Planning Permission 143389/FO/2025 to reposition the fixed and automated bollards and planters due to uncovering of buried gas main in the originally approved location.

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

Ward(s): Deansgate Ward

Applicant: Mr David Brown, Science and Industry Museum

Agent (if any): Mr Alex Scrimshaw, Buttress Architects Ltd

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

Recommendation: Approve

Date of recommendation: 16 February 2026

Application Details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: Not applicable

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

Description of Site/Area

Listed building: Grade II

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

The Science and Industry Museum is located in the western part of Manchester city centre, on the site of the former Liverpool Road railway station.

The wider museum site is bounded to the north by a number of large warehouses including the site of the new Aviva Studios, to the south by Liverpool Road, to the east by Lower Byrom Street, and to the west by the River Irwell as well as Stephenson's Viaduct.

The Museum is spread across several historic buildings that are connected by walkways and outdoor spaces. The museum is located on the site of the former Liverpool Road Railway Station, which was the terminus of the world's first intercity passenger railway. The buildings that house the museum are all listed and include the New Warehouse, the Power Hall, the 1830 Warehouse.

Throughout the museum complex, there are a number of outdoor spaces and walkways that allow visitors to explore the historic buildings and enjoy views of the surrounding area. The museum's layout is designed to be both educational and engaging, while retaining the industrial character and general spatial layout associated with its historic use.

The museum site is located in the Castlefield Conservation Area, known for its canals, warehouses, and industrial architecture.

This application relates specifically to the Lower Byrom Street Gateway, which is located to the east of the Museum, directly outside of the main entrance to New Warehouse, extending south towards the Power Hall.

Description of Development

The proposal seeks a non-material amendment to Planning Permission 143389/FO/2025 to reposition the fixed and automated bollards and planters due to uncovering of buried gas main in the originally approved location.

Related Applications

143389/FO/2025 – Installation of hard and soft landscaping and the installation of fixed and automated bollards.

Approved August 2025.

Consultations & Notification Responses

No consultations required.

Policy

Places for Everyone (2024)

- JP-Strat2 (City Centre)
- JP-P1 (Sustainable Places)
- JP-P2 (Heritage)

The Adopted Core Strategy for the City of Manchester (2012)

- SP1 (Spatial Principles)
- EN1 (Design Principles and Strategic Character Areas)
- EN3 (Heritage)
- EN14 (Flood Risk)
- CC9 (Design and Heritage)
- DM1 (Development Management)

The Unitary Development Plan (UDP) for the City of Manchester (1995)

- DC18.1 (Conservation Areas)
- DC19.1 (Listed Buildings)

National Planning Policy Framework (NPPF) (2024)

- Section 12 (Achieving well-designed places)
- Section 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.

The National Design Guide (January 2021)

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990

Issues

The proposal seeks to amend conditions 2 (Specified Drawings and Documents), 6 (Bollard Specification), and 7 (Cobble and Bollard Interface). During the course of the onsite works, the contractor discovered an existing gas main running through the location of the originally proposed automatic bollards. This was not indicated on the utilities survey drawings and therefore the issue was unforeseen. To resolve the clash, the main arrangement of proposed bollard in front of the entrance gates have been revised and moved by approximately 1200mm. 1no. of bollards has been removed from the scheme due to the line of bollards being set further back from the Highway. Confirmation of the gas main easement has been obtained from Cadent by the applicant, which confirms that a minimum clearance of 300 mm is required to the foundation of the bollards. The revised arrangement maintains a minimum separation of 300 mm between the bollard foundations and the gas main, ensuring compliance with these easement requirements. This move had a minimal knock-on effect on the planter positions and the bollard row between the planters, which were also moved west by approximately 300mm. The planters were spaced a bit further apart to achieve a spacing that meets PAS rating compliance. As a consequence of the revised layout, the extent of the secure area has been reduced; however, this reduction is not considered significant.

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 proposal seeks to amend conditions 2 (Specified Drawings and Documents), 6 (Bollard Specification), and 7 (Cobble and Bollard Interface). During the course of the onsite works, an existing gas main running through the location of the originally proposed automatic bollards was discovered. To resolve this clash, the main arrangement of proposed bollard in front of the entrance gates have been revised and moved back from the public highway by approximately 1200mm and 1no. bollard has been removed from the scheme.
- 2) Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority.

The revised layout will have no impact upon the adopted highway. No fundamental design or materiality of the approved scheme will change, just purely the siting. Therefore, the City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 07 July 2025:

- Site location plan 2913.4-PLA-XX-XX-DR-L-0001-P01
- Proposed General Arrangement Site Clearance Paving and Surfacing 2913.4-PLA-XX-XX-DR-L-1000-P01
- Proposed General Arrangement Site Clearance Furniture and Features 2913.4-PLA-XX-XX-DR-L-4000-P01
- Proposed Pavement and Jointing Plan SIM-BHE-XX-XX-DR-C-2110
- Proposed Gateway Pavement and Jointing Details SIM-BHE-XX-XX-DR-C-2720
- Proposed Vehicle Tracking Lower Byrom Street Gateway Fire Appliance SIM-BHE-XX-XX-DR-C-2755
- Proposed Vehicle Tracking Lower Byrom Street Gateway Refuse Vehicle SIM-BHE-XX-XX-DR-C-2756
- Proposed Drainage Layout Lower Byrom Street Gateway SIM-BHE-XX-XX-DR-C-3110
- Proposed Drainage Details SIM-BHE-XX-XX-DR-C-3710
- Proposed LV and Comms Layout SIM-BHE-XX-XX-DR-C-6110
- Proposed LV and Comms Layout SIM-BHE-XX-XX-DR-C-6710
- Design and Access Statement
- Heritage Impact Assessment
- Electrical Power Layout for Automatic Bollards 0054704-BHE-NW-XX-DR-E-3004 P01

And received by Manchester City Council as the Local Planning Authority on 29 January 2026:

- Proposed General Arrangement plan 2913.4-PLA-XX-XX-DR-L-0002-P04
- Proposed General Arrangement Hardworks 2913.4-PLA-XX-XX-DR-L-1001-P02
- Proposed General Arrangement Softworks 2913.4-PLA-XX-XX-DR-L-2000-P02
- Proposed General Arrangement Levels Plan 2913.4-PLA-XX-XX-DR-L-3001-P02
- Proposed General Arrangement Section Elevations 2913.4-PLA-XX-XX-DR-L-3002-P03

- Proposed General Arrangement Furniture 2913.4-PLA-XX-XX-DR-L-4001-P05
- Proposed Hardworks Details - Surfaces 2913.4-PLA-XX-XX-DR-L-5000 P04
- Proposed Hardworks Details - Edgings 1 of 3 2913.4-PLA-XX-XX-DR-L-5001 P04
- Proposed Hardworks Details - Edgings 2 of 3 2913.4-PLA-XX-XX-DR-L-5002 P04
- Proposed Furniture Details - Bollards 2913.4-PLA-XX-XX-DR-L-7002 P04

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 and saved policies DC18 and DC19.

6) The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority:

- 2913.4-PLA-XX-XX-DR-L-4001 P04
- 2913.4-PLA-XX-XX-DR-L-7002 P02

The above information submitted has been considered and is acceptable. 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 buildings which are 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) The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority:

- 2913.4-PLA-XX-XX-DR-L-7002 P02

The above information submitted has been considered and is acceptable. 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 buildings which are 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

Not applicable

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