FAO Jack Nevan
Electronic copy only

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

9488 | SIM, Combined Projects
29/01/2026

Dear Jack,

Buttress

Manchester
41 Bengal Street
Manchester
M4 6AF
T 0161 236 3303

Leeds
Clockwise
Yorkshire House
Greek Street, Leeds
LS1 5SH
T 0113 539 7965

W www.buttress.net

Lower Byrom Street Gateway / HVM, Science and Industry Museum, Liverpool Road, Manchester, M3 4FP – Application for a Section 19 (variation) attached to Listed Building Consent Application Ref: 143390/LO/2025 & 143391/LO/2025

Please find enclosed application for requested Section 19 variation relating to the repositioning of fixed and automated bollards including planters as attached to this Listed Building Consent Ref:143390/LO/2025 (New Warehouse) & 143391/LO/2025 (Power Hall). This listed building consent relates to the '*Listed Building Consent for the installation of soft and hard landscaping and the installation of fixed and automated bollards. …'as detailed within the decision notice.*

The Applicant is the Science and Industry Museum (on behalf of the Science Museum Group (SMG).

Condition 3

This application seeks a Section 19 variation to Condition 3.

3) prior to the commencement of the installation of any bollards, a detailed design drawing and specification of both types of bollards proposed, shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority…as detailed within the decision notice.

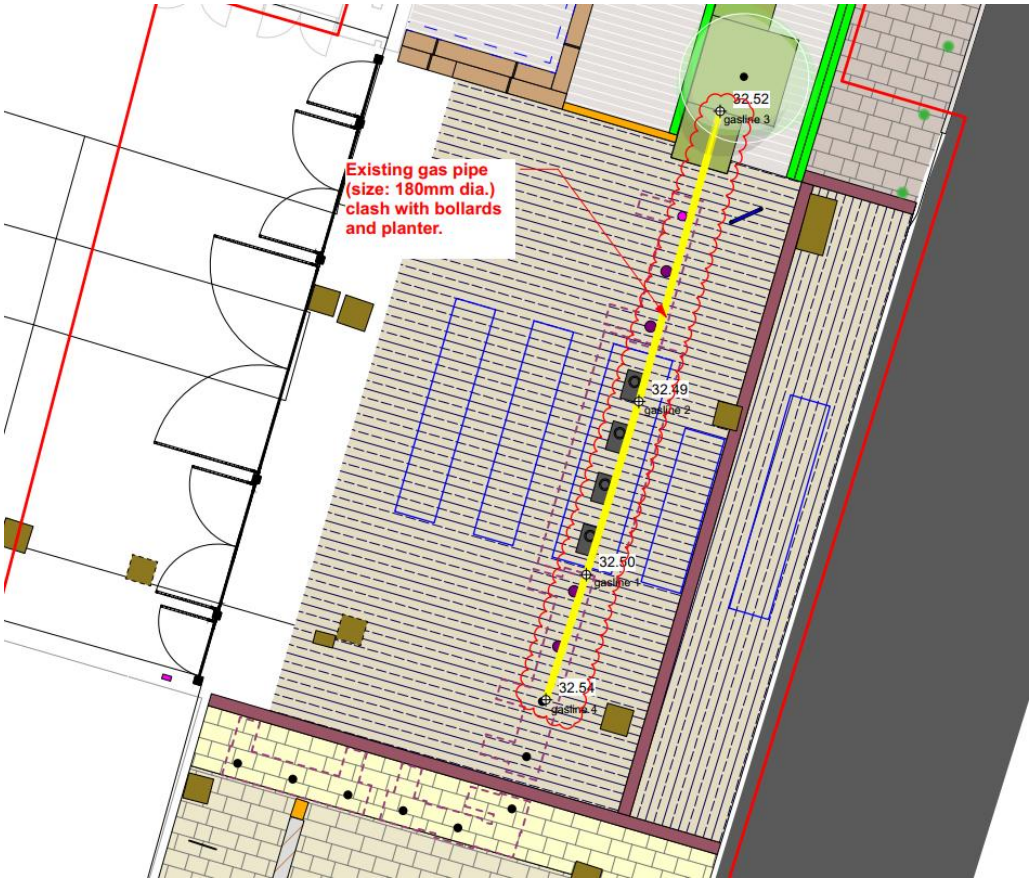
We seek permission to alter the position of automated & fixed bollards and planters, following the uncovering of a buried gas main.

Condition 3 has already been discharged in full, application references: CDN/25/0868 & CDN/25/0869.

Reason

During the course of the onsite works, the contractor discovered an existing gas main running through the location of the originally proposed PAS-rated automatic bollards.

The plan extract below shows the gas main position (yellow line) and consented bollard positions.



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. One no. of bollards was removed. Confirmation of the gas main easement has been obtained from Cadent, 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.

This amendment has been discussed with MCC ahead of this application onsite (Planning and Conservation Officer) on the 13.01.2026 and followed up via email

correspondence on the 14.01.2026. Options were presented to MCC by the Landscape Architect and the preferred solution is the option which has been taken forward.

The revised landscape drawings to be included within the application are referenced below, to replace those already consented / discharged via condition.

- 2913.4-PLA-XX-XX-DR-L-0002 | General Arrangement (P04)
- 2913.4-PLA-XX-XX-DR-L-1001 | General Arrangement Hardworks (P02)
- 2913.4-PLA-XX-XX-DR-L-2000 | General Arrangement Softworks (P02)
- 2913.4-PLA-XX-XX-DR-L-3001 | General Arrangement Proposed Levels (P02)
- 2913.4-PLA-XX-XX-DR-L-3002 | General Arrangement Section Elevations (P03)
- 2913.4-PLA-XX-XX-DR-L-4001 | General Arrangement Proposed Furniture (P05)
- 2913.4-PLA-XX-XX-DR-L-5000 | Hardworks Details – Surfaces (P04)
- 2913.4-PLA-XX-XX-DR-L-5001 | Hardworks Details – Edgings 1 of 3 (P04)
- 2913.4-PLA-XX-XX-DR-L-5002 | Hardworks Details – Edgings 2 of 3 (P04)
- 2913.4-PLA-XX-XX-DR-L-7002 | Furniture Details – Bollards (P04)

Summary

This application seeks a Section 19 variation amendment of condition 3 and consent in general attached to refs: 143390/LO/2025 & 143391/LO/2025 as described and detailed above.

We trust this application is in order and is an accurate representation of prior discussions / correspondence and request the Local Planning Authoritys written consent that the enclosed information is sufficient to allow the Section 19 variation request of this condition.

Yours sincerely

[redacted]

Alex Scrimshaw | Associate

for Buttress

Enc.