

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144438/JO/2025

Date registered valid: 4 November 2025

Proposal: Variation of condition 2 (Approved Drawings and Documents) attached to Listed Building Consent 137070/LO/2023 in order to modify fire protection remediation works.

Address: 1830 Warehouse, Science And Industry Museum, Liverpool Road, Manchester, M3 4FP

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: **23 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) 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 proposal site relates to the 1830s Warehouse, a Grade 1 listed building that was erected as a railway warehouse in 1830 as part of the construction of the world's first railway station at Liverpool Road and was the first warehouse to be served by railway

Description of Development

The proposal seeks a section 19 to vary condition 2 (Approved Drawings and Documents) attached to Listed Building Consent 137070/LO/2023, as varied by 141854/JO/2025 and 143305/JO/2025, in order to modify fire protection remediation works.

Related applications

137070/LO/2023 - Listed Building Consent for fire protection remediating works in the 1830 Warehouse including works to stud walls and fire doors.
Approved July 2023.

141854/JO/2025 - Variation of condition 2 (Approved Drawings and Documents) attached to listed building consent application reference 137070/LO/2023 to change door.
Approved March 2025.

CDN/25/0413 - Discharge of Conditions 3 (Brickwork), 4 (Paint Removal), 5 (Mortar), 7 (Doors), and 8 (Fire Door Signs) attached to Listed Building Consent application 141854/JO/2025.
Approved June 2025.

CDN/25/0559 - Discharge of Condition 6 (Fire Protection and Repairs) attached to Listed Building Consent 141854/JO/2025.
Approved August 2025.

143305/JO/2025 - Variation of Condition 2 (Approved Drawings and Documents) attached to listed building consent 141854/JO/2025 in order to include an additional fire breach.
Approved August 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) (2024)

- 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.

Principle of the Development

The works as approved under the original application were considered to be necessary, appropriate, proportionate and well considered. It was considered that they would have limited impact on the heritage assets and had been deemed necessary that they must be undertaken for fire safety reasons.

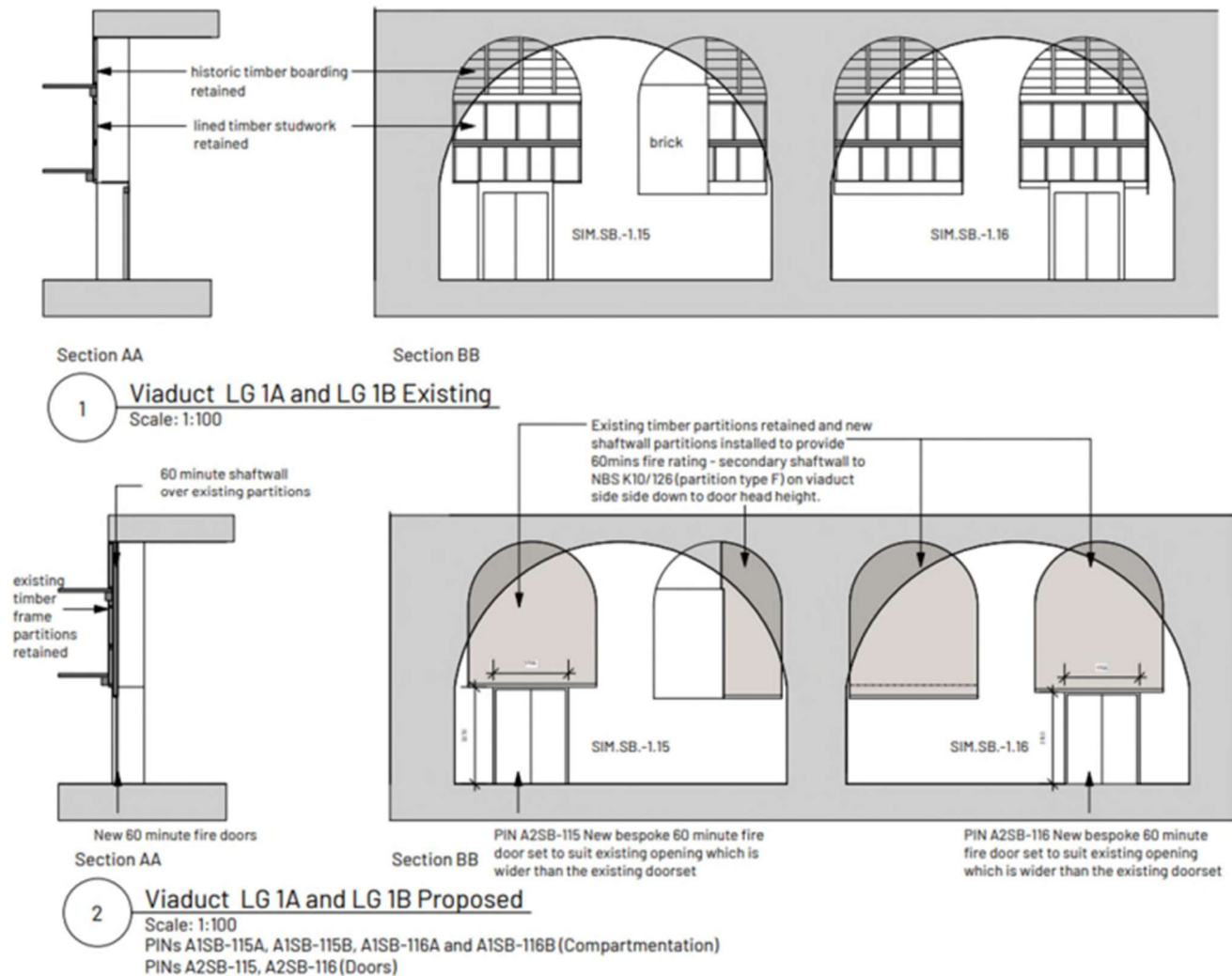
The fact that an additional fire breach that needs resolving has been discovered and needs remediating is considered to be acceptable grounds to vary this application.

Impact on Heritage

The impact of the original proposed works is fully outlined in the delegated officer report for 137070/LO/2023. The subsequent section 19 application and all accompanying conditions, bar condition 9, have now been discharged.

It was accepted in the original decision and the subsequent section 19 that there would be a low level of less than substantial harm caused by the works carried being out, but that this would be outweighed by the public benefit of ensuring better fire protection.

This application seeks to vary one element of the approved decision in order to provide an alternative proposal to provide infill to the arches under the viaducts at 1830s Warehouse.



Existing and previously approved works

The approved proposal for viaduct infill was to use a demountable shaft wall fire-resistant partition. Although this was viable, since the approval and following discussions with building regulations, it has been deemed that the previously approved solution cannot achieve fire testing certification due to the curved head of the infill.

Various alternative options were explored:

- Removal of existing infill to allow access from both sides, construction of 60-minute partition and reinstatement of historic fabric. This would require moderate level of damage to existing fabric and would not necessarily be certifiable.
- Insertion of steel lintel and infill of arched opening with masonry with shaft wall system below. This would be certifiable but overly complex with a greater level of harm caused to historic fabric.
- Construct partition with brick. Sourcing sufficient matching brick would be costly and there was concern over potential to confuse reading of the building and its phasing.

historic timber boarding retained

lined timber studwork retained

cable in trunking

brick

SIM.SB.-1.15

SIM.SB.-1.16

cables, junction box and fire exit sign



The changes are readily identifiable as additional and could be removed if required. They are located in a back of house area that is presently just used for storage and so is not readily visible to the public,

Setting back the proposed partition enables the arch form to still be read. On viaduct LG1A, the blockwork can be quite recessed, but for viaduct LG1B, a concrete protrusion at the bottom of the arch means that the blockwork cannot be set as far back as would be desired.

The variation also sees alteration to limited section of cobbled surface within 1830 Warehouse.

The proposed alteration to cobbled surface impacting intumescent seal on fire door and to reinstate same cobbles at lower level would have a negligible impact on heritage significance.

The cobbled area is very small and would re-laid in a lime mortar. This would be a modest change which would be barely discernible.

This element of the works would result in a low level of less than substantial harm to this heritage asset.

Public Benefits

Ensuring proper fire protection is considered to be a significant public benefit brought about by both the originally approved works and by this variation to the approved works.

Conclusion

In view of the above, this application is considered acceptable. Although 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 I listed building, the option presented is less harmful than other options considered and the need to ensure proper fire protection is considered to outweigh any harm caused as a result of the proposed works.

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 26 July 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 1 P(100)
- NW - LG Proposed Plan 2 P(101)
- NW - LG Proposed Plan 3 P(102)
- NW - LG Proposed Plan 4 P(103)
- NW - G Proposed Plan 1 P(104)
- NW - G Proposed Plan 2 P(105)
- 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 Local Planning Authority on 07 January 2025:

- 2002-C(124)A -1830s Warehouse - LG Proposed Plan 3

Received by the City Council as Local Planning Authority on 25 June 2025:

- 2002-T(107)--NW-G Proposed Plan 4
- 2002-T(415)-New Wall Details - Sheet 7

Received by the City Council as Local Planning Authority on 04 November 2025:

- Proposed New Wall Details T(417)
- Proposed New Wall Details 2 T(418)
- Proposed Viaduct Sections T(125)
- Proposed LG Plan P(125)
- Heritage Statement Addendum 3

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) The development shall now be carried out in accordance with the following, approved under discharge of conditions application CDN/25/0413 on 11 June 2025:

- Sample Sign Off Sheet

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) The development shall now be carried out in accordance with the following, approved under discharge of conditions application CDN/25/0413 on 11 June 2025:

- Email from the agent confirming that paint removal is no longer part of the scope of works.

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) The development shall now be carried out in accordance with the following, approved under discharge of conditions application CDN/25/0413 on 11 June 2025:

- Sample Sign Off Sheet
- Method Statement Form, produced by Quadriga Contracts

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.

6) The development shall now be carried out in accordance with the following, approved under discharge of conditions application CDN/25/0559 on 11 June 2025:

- Method statements
- Sample repair sheets
- Brick sample
- Mortar sample

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) The development shall now be carried out in accordance with the following, approved under discharge of conditions application CDN/25/0413 on 11 June 2025:

- Door Frame Details Sheet 1 C(400)
- Door Frame Details Sheet 2 C(401)
- Door Schedule C(710)
- New Door Visual C(722)
- New Door Visual C(723)
- Door Schedule Job Ref: 2002
- Supplementary Planning Report produced by Atelier.MB
- NBS section P20 for confirmation that door seals will be black

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.

8) The development shall now be carried out in accordance with the following, approved under discharge of conditions application CDN/25/0413 on 11 June 2025:

- Circular Pictogram Door Signage

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.

9) The blockwork wall and plastered partition finished with plaster skim shall be finished in a colour that will match the colour of the approved lime mortar.

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.

Informatives

- 1) All penetrations should use mortar joints and avoid harming brickwork in viaduct structure.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

48 Liverpool Road, Manchester, M3 4EQ
Arch 124, Woollam Place, Manchester, M3 4JN
121 - 123 Liverpool Road, Manchester, M3 4JN
133F Liverpool Road, Manchester, M3 4JN
133C Liverpool Road, Manchester, M3 4JN
131F Liverpool Road, Manchester, M3 4JN
125 Liverpool Road, Manchester, M3 4JN
127F Liverpool Road, Manchester, M3 4JN
133E Liverpool Road, Manchester, M3 4JN
133D Liverpool Road, Manchester, M3 4JN
133B Liverpool Road, Manchester, M3 4JN
133A Liverpool Road, Manchester, M3 4JN
131E Liverpool Road, Manchester, M3 4JN
131D Liverpool Road, Manchester, M3 4JN
131C Liverpool Road, Manchester, M3 4JN
131B Liverpool Road, Manchester, M3 4JN
131A Liverpool Road, Manchester, M3 4JN
129F Liverpool Road, Manchester, M3 4JN
129E Liverpool Road, Manchester, M3 4JN
129D Liverpool Road, Manchester, M3 4JN
129C Liverpool Road, Manchester, M3 4JN
129B Liverpool Road, Manchester, M3 4JN
129A Liverpool Road, Manchester, M3 4JN
127E Liverpool Road, Manchester, M3 4JN
127D Liverpool Road, Manchester, M3 4JN
127C Liverpool Road, Manchester, M3 4JN
127B Liverpool Road, Manchester, M3 4JN
127A Liverpool Road, Manchester, M3 4JN

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
Flood Zone Plus Climate Change -
Flood Zone Plus Climate Change -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL