MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Listed Building Consent

Applicant

People's History Museum
Left Bank
Manchester
M3 3ER

Agent (if used)

Mr Shubhankar Anwekar
Donald Insall Associates Ltd
2nd Floor Sligo House
32-34 Laystall Street
Manchester
M1 2JZ

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for re-roofing works and conservation repairs to the 1909 Pump House roofs.

Location: Peoples History Museum, Left Bank, Manchester, M3 3ER

Date of application: 29 September 2025

Application number: 144101/LO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **granted** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner in dealing with the listed building consent application. No problems arose in relation to the processing of this application.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

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:

Location Plan received by the Local Planning Authority on 29 September 2025

2000 REV 1 Roof Plan as Proposed
2200 REV 1 South Elevation as Proposed
2201 REV 1 North Elevation as Proposed
2202 REV 1 East Elevation as Proposed
2203 REV 1 West Elevation as Proposed
3000 REV 1 Window Details as Proposed
3300 REV 1 Key Details for Costing
3301 REV 1 Roof Buildup Details
3302 REV 1 Key Details 2
3303 REV 1 Asphalt Details

Heritage, Design and Access Statement Version 1 by Donald Insall Associates
Rainwater Goods Schedule MAN.PHM.03 by Donald Insall Associates
Bat Survey dated September 2025 by Dunelm Ecology
Airtrak abutment ventilator by Nicholson Roof Products.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Core Strategy policies CC9, CC10, EN1, EN3, DM1 and SP1, Saved Unitary Development Plan for Manchester polices DC18 and DC19.

3) Before any works necessary to implement the approval commence, full details of any associated scaffold/support structure for the listed building shall be submitted to and approved in writing by the City Council as local planning authority. Details to be submitted shall include:

- a detailed heritage specification of the works;
- a detailed methodology for the works;
- drawings showing locations of the scaffold;
- means of fixing to the building, including locations of fixings;
- details of how the building fabric would be protected from potential damage as a result of the erection of the scaffold; and
- details of making good to the building fabric following removal of the scaffold.

The works shall then be carried out in accordance with the approved details.

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 policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the details set out in condition 2 above, prior to the commencement of any works to the high-level railings, full and final details of the works proposed, including a detailed heritage specification and methodology for the repair and/or reinstatement of the railings, shall be submitted in writing to and approved in writing by the City Council as the Local Planning Authority.

The works to the railings shall then be carried out in accordance with the approved details.

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 policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Notwithstanding the details set out in condition 2 above, prior to the commencement of any works to the glazed lanterns, the following details shall be submitted to and approved in writing by the City Council as the Local Planning Authority:

- a detailed heritage specification of the works;
- comprehensive details of the proposed works, including detailed scaled section drawings;
- a detailed methodology for the works;
- examples of this type of work;
- a detailed survey of the timber;
- details of finishes and colours;
- a sample of any replacement glass; and
- samples of any replacement timbers.

The works to the glazed lanterns shall then be carried out in accordance with the approved details.

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 policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6) No works to the water tanks shall be carried out until details including samples of the proposed new roof system have been submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved details/samples.

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 policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

7) Notwithstanding the details set out in condition 2 above, prior to the commencement of any works to the man-safe systems and access ladders, the following details shall be submitted to and approved in writing by the City Council as the Local Planning Authority:

- a detailed heritage specification of the works;
- comprehensive details of the proposed works, including detailed scaled drawings; and
- a detailed methodology for the works.

The works shall then be carried out in accordance with the approved details.

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 policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

8) Notwithstanding the details set out in condition 2 above, prior to the commencement of any works to the gable including the installation of a secret gutter, the following details shall be submitted in writing to and approved in writing by the City Council as the Local Planning Authority:

- a detailed heritage specification of the works;
- comprehensive details of the proposed works, including detailed scaled drawings; and
- a detailed methodology for the works.

The works shall then be carried out in accordance with the approved details.

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 policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

9) Notwithstanding the details set out in condition 2 above, prior to the commencement of any internal works required in association with the roof repairs hereby approved, the following details shall be submitted in writing to and approved in writing by the City Council as the Local Planning Authority:

- a detailed heritage specification of the internal works;
- comprehensive details of the proposed internal works, including detailed scaled drawings;
- a detailed methodology for the internal works; and
- samples (where appropriate) and details of colours and finishes of any internal works.

The works shall then be carried out in accordance with the approved details.

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 policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

10) The abutment ventilator shall be concealed beneath the lead flashing and shall be an Airtrak abutment ventilator by Nicholson Roof Products.

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 policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

11) No works to apply asphalt coating shall be carried out until a sample of the asphalt coating has been submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved sample.

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 policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

12) Notwithstanding the details set out in condition 2 above, prior to the commencement of any timber repair works not including those covered by Condition 5, the following details, to understand the exact extent of the timber repair works, shall be submitted to and approved in writing by the City Council as the Local Planning Authority:

- a detailed survey of the timber;
- a detailed heritage specification of the works;
- comprehensive details of the proposed works, including detailed scaled section drawings;
- a detailed methodology for the works;
- details of finishes and colours; and
- samples of any replacement timbers.

The works shall then be carried out in accordance with the approved details.

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 policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

13) Notwithstanding the details set out in condition 2 above, prior to the commencement of any re-pointing or repair works to any brickwork/masonry, the following details shall be submitted to and approved in writing by the City Council as the Local Planning Authority:

- a detailed heritage specification of the works;
- comprehensive details of the proposed works, including detailed scaled drawings;
- a detailed methodology for the works;
- a detailed survey of the brickwork/masonry;
- samples of proposed mortar; and
- samples of any replacement bricks or masonry.

The works shall then be carried out in accordance with the approved details.

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 policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

14) Notwithstanding the details set out in condition 2 above, prior to the commencement of any works to the slate roofs, the following details shall be submitted to and approved in writing by the City Council as the Local Planning Authority:

- a detailed heritage specification of the works
- comprehensive details of the proposed works, including detailed scaled section drawings
- a detailed methodology for the works; and
- samples of any new/replacement materials.

The works shall then be carried out in accordance with the approved details.

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 policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

15) Notwithstanding the details set out in condition 2 above, prior to the commencement of any works to repair or renew rainwater goods and leadwork, the following details shall be submitted to and approved in writing by the City Council as the Local Planning Authority:

- a detailed heritage specification of the works
- comprehensive details of the proposed works, including scaled drawings showing typical details;
- a detailed methodology for the works; and
- fixings.

The works shall then be carried out in accordance with the approved details.

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 policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance

with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

Bats/Protected Species

The applicant is reminded that under Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 it is an offence to disturb, harm or kill bats or other protected species. If a bat or other protected species is found all work should cease immediately and a suitably licensed bat or other relevant worker employed to assess how best to safeguard the bat(s)/protected species. Natural England should also be informed.

Date: 21 November 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with sections 20 and 21 of the Act within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.