
RE:Determination of Rylands - Amendment Applications app ref no 141594/JO/2024 and 141562/JO/2024

From Hampson, Frances <fhampson@deloitte.co.uk>

Date Tue 15/04/2025 16:49

To Angela Leckie <angela.leckie@manchester.gov.uk>

Cc Scrafton, Eleanor <escrafton@deloitte.co.uk>; Wray, Katie <kawray@deloitte.co.uk>

 3 attachments (3 MB)

MCC Draft Conditions 11-04-25.docx.rtf; 1526-01Bb20250411_GROUND FLOOR PAVEMENT LIGHT NOTE.pdf; 2025.04.08. Rylands Building - Pavement lights. SLHA.pdf;

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Hi Angela

Thank-you, really appreciated.

S.73/19 and NMA

Drawings

We will issue the drawing pack tomorrow as there are some final amendments being made. However, as discussed the drawing pack has been amended to help facilitate the S.73/19 approval process in the following ways:

- Note on the wall lining being removed has been omitted (now as per original drawings). We understand your concerns here and will resolve this at a later date (see point below re Information Tracker).
- Bollards have been removed, in line with your comments.
- Doors open inwards, in line with your comments.
- Louvres have had a note added that decorative over panel will be used and agreed via materiality condition, subject to feasibility.
- External pavement lights (High St/Market Street) – these have previously been agreed (see post submission discussion on original application and landscaping plans) but we have made clearer on the demolition plans where there was graphical error. Supporting information provided in line with meeting on 03/04/25.

I believe this resolves all outstanding design matters.

Note, I will issue the drawings over a series of emails to ensure that these can be accessed easily rather than via wetransfer/sharefile.

Condition Wording

Attached is the draft decision notice with our mark-up – the comment on condition 9a and 9c is particularly important to us. I am around tomorrow morning or 4pm if you would like to discuss. I will come back on the revision numbers for the drawings tomorrow once I am in receipt.

Please do let us know how we can be of most help to get this over the line.

CDN/25/0237 and CDN/25/204

The preference is not to withdraw these condition discharge applications on the metal work matters as these can be discharged post the determination of the above. This is due to the additional due diligence being undertaken on the project by prospective tenants. These have largely been discussed at site visits or previously issued so hopefully these are not overly onerous – however, happy to have further discussions on this next week if I have misunderstood.

Information Tracker

We have been collating the information tracker of all 'live' matters – for example the comments on the cathodic methodology, wall linings, louvres etc. I will circulate this in due course and hopefully we can work on this together to make it a helpful resource for us both moving forward!

Kind regards,

Frances

Frances Hampson

Pronouns: she / her / hers

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From: Angela Leckie <angela.leckie@manchester.gov.uk>

Sent: Tuesday, April 15, 2025 4:10 PM

To: Hampson, Frances <fhampson@deloitte.co.uk>; Wray, Katie <kawray@deloitte.co.uk>

Cc: Scrafton, Eleanor <escrafton@deloitte.co.uk>

Subject: [EXT] Re: Determination of Rylands - Amendment Applications app ref no 141594/JO/2024 and 141562/JO/2024

Hi just to clarify the reference to current dwgs only applies to the ref to PPC - appreciate that you have a revised set of dwgs to send over to reflect other previous discussions and concerns as I discussed earlier with Frances.

Best Wishes,

Angela

From: Angela Leckie

Sent: Tuesday, April 15, 2025 3:39:23 PM

To: Hampson, Frances <fhampson@deloitte.co.uk>; Wray, Katie <kawray@deloitte.co.uk>

Cc: Scrafton, Eleanor <escrafton@deloitte.co.uk>

Subject: Determination of Rylands - Amendment Applications app ref no 141594/JO/2024 and 141562/JO/2024

Hi Frances / Katie

Just a short note to set out that a couple of points on the above.

Firstly just to confirm our desire to be supportive of AM Alpha securing the anchor tenant in the Ground Floor to which ends we are working towards getting the applications determined this week.

Having reflected on recent and previous discussions about the final details of the metal finishes to the extension and shopfrontages (including crucially the e-mail sent in relation to this back in 2023 which I shared last week) our current position is that we are willing to move forward to approvals on the basis of the current submitted dwgs but on the clear basis that there should be no inference from any approvals that the use of PPC is acceptable. Final details of all materials will have to agreed through the sign off of the materials

conditions (conditions 3 and 4 (S19 and S73 respectively) which clearly state that materials are to be agreed ' Notwithstanding the details submitted with the application'.

Best Wishes

Angel

Angela Leckie
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Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre-arranged meetings via Microsoft Teams

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