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.
- A fee is payable for each request to discharge conditions.
- 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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

CD9 Properties (Manchester) Ltd
C/o Agent

Agent (if used)

Miss Frances Hampson
Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M3 7FB

Part 1 – Particulars of the application/development

Proposal: Variation of conditions 2 (Drawings and Plans), 6 (CMP) , 7 (Local Labour), 9 (Details pre commencement), (10) Conservation Strategies, 13 (Public Realm), 15 (Acoustic Insulation) 20 (Embodied Carbon) and 21 (Operational Energy) attached to planning permission 127881/FO/2020 (as amended by 136975/NMC/2023 and 138895/NMC/2023 to make minor amendments including changes to the ground floor layout, changes to roof top design and layout, introduction of plant room to 7th floor, rationalisation of facade detailing, removal of 6th floor winter garden, and incorporation of green roof.

Location: Former Debenhams, 109 - 127 Market Street, Manchester, M60 1TA

Date of application: 25 November 2024

Application number: 141594/JO/2024

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** 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 to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the rooftop extension and level of removal of historical fabric and pre application advice about the information required to be submitted to support the application.

Condition(s) attached to this decision

1) The development must be begun not later than 26.01.2024

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) Location Plan AL [05]001, Existing Site Plan - Ground Floor AL[05]005 and Existing Site Plan - Roof Plan AL[05]006, Proposed Site Plan - Ground Floor AL[05]205 REVA and Proposed Site Plan - Roof Plan AL[05]206 REVA;

(b) Proposed GA Demolition Plan -02 S-Basement AL[05]3100, Proposed GA Demolition Plan -01 Basement AL[05]3101 , Proposed GA Demolition Plan 00 Ground AL[05]3102, Proposed GA Demolition 00 Mezzanine AL[05]3103, Proposed GA Demolition Plan 01 First AL[05]3104, Proposed GA Demolition Plan 02 Second AL[05]3105, Proposed GA Demolition Plan 03 Third AL[05]3106, Proposed GA Demolition Plan 04 Fourth AL[05]3107, Proposed GA Demolition Plan 05 Fifth AL[05]3108, Proposed GA Demolition Plan 06 Sixth AL[05]3109, Proposed GA Demolition Plan 07 Seventh AL[05]3110 , Proposed GA Demolition Plan 08 Roof AL[05]3111, Proposed Demolition Elevation A (South) AL[05]3120, Proposed Demolition Elevation B (East) AL[05]3121, Proposed Demolition Elevation C (North) AL[05]3122 and Proposed Demolition Elevation D (West) AL[05]3123;

(c) Proposed External Works Plan AL[05]207 REVA;

(d) Proposed GA Plan -02 Sub Basement AL[05]3210, Proposed GA Plan -01 Basement AL[05]3211 , Proposed GA Plan 00 Ground AL[05]3212, Proposed GA Plan 01 First AL[05]3214, Proposed GA Plan 02 Second AL[05]3215, Proposed GA Plan 03 Third AL[05]3216, Proposed GA Plan 04 Fourth AL[05]3217, Proposed GA Plan 05 Fifth AL[05]3218, Proposed GA Plan 06 Sixth AL[05]3219, Proposed GA Plan 07 Seventh AL[05]3220, Proposed GA Plan 08 Eight AL[05]3221, Proposed GA Plan 09 Ninth AL[05]3222, Proposed GA Plan 10 Tenth AL[05]3223, Proposed GA Plan 11 Roof AL[05]3224, Proposed GA Ceiling Plan 00 Ground AL[05]230 REVA, Proposed GA Ceiling Plan 01 First - Sixth AL[05]231 REVA and Proposed GA Ceiling Plan 07 Seventh AL[05]232 REVA,

(f) Proposed GA Section 01 AL[05]3250, Proposed GA Section 01 - Adjacent Prop AL[05]251 REVA, Proposed GA Section 02 AL[05]252 REVA, Proposed GA Section 02 - Adjacent Prop AL[05]253 REVA and Proposed GA Section 03 AL[05]3254;

(g) Proposed Elevation A (South) AL[05]3260, Proposed Elevation A (South) - Adjacent Prop AL[05]261 REVA, Proposed Elevation B (East) AL[05]3262, Proposed Elevation B (East) - Adjacent Prop AL[05]263 REVA, Proposed Elevation C (North) AL[05]3264 REVA, Proposed Elevation D (West) AL[05]3265 REVA, Proposed Elevation D (West) - Adjacent Prop AL[05]266 REVA,
Proposed GA Finishes Plan 00 Ground AL[05]270 REVA, Proposed GA Finishes Plan 01 First - Sixth AL[05]271 REVA and Proposed GA Finishes Plan 07 Seventh AL[05]272 REVA;

(h) Proposed Shop Front - High Street AL[05]300, Proposed Shop Front - Market Street AL[05]301, Proposed Shop Front - Market / Tib Corner AL[05]302, Proposed Shop Front - Tib Street AL[05]303, Office Entrance - Existing Elevation AL[05]310, Office Entrance - Existing Plan AL[05]311, Office Entrance - Existing Section AL[05]312, Office Entrance - Proposed Elevation AL[05]313, Office Entrance - Proposed Plan AL[05]314, Office Entrance - Proposed Section AL[05]315, Proposed Arcade Entrance 1 - Elevation

AL[05]320, Proposed Arcade Entrance 1 - Plan AL[05]321 REVA, Proposed Arcade Entrance 1 - Section AL[05]322 REVA, Arcade Entrance 2 - Existing Elevation AL[05]330, Arcade Entrance 2 - Existing Plan AL[05]331, Arcade Entrance 2 - Existing Section AL[05]332, Arcade Entrance 2 - Proposed Elevation AL[05]333, Arcade Entrance 2 - Proposed Plan AL[05]334, Arcade Entrance 2 - Proposed Section AL[05]335, Proposed Arcade Entrance 3 AL[05]340 REVA, Proposed Leisure Entrance 1 AL[05]345, Proposed Leisure Entrance 2 AL[05]350, Proposed Cycle Entrance - Elevation & Plan AL[05]355 and Proposed Cycle Entrance - Section AL[05]356;

(i) Proposed Extension Façade Study 01 AL[05]360 REVA, Proposed Extension Façade Study 02 AL[05]361 REVA, Proposed Extension Façade Detail AL[05]362 REVA, Proposed Winter Gardens AL[05]370 REVA, Proposed Winter Gardens - Plan AL[05]371, Proposed Winter Gardens - Long Section AL[05]372, Proposed Winter Gardens - Short Sections AL[05]373, Proposed Atrium Roof Study AL[05]380 REVA, Proposed Atrium Facade Study AL[05]381

(j) Seventh Floor Dining Room North Elevation AL[05]385 REVA, Proposed Office Lobby - Plan AL[05]390 REVA, Proposed Office Lobby - Elevations AL[05]391 REVA, Proposed Office Lobby - Elevations AL[05]392 REVA, Boardroom - Existing Plan AL[05]400, Boardroom - Existing Ceiling Plan AL[05]401, Boardroom - Existing Elevations AL[05]402, Boardroom - Proposed Plan AL[05]403, Boardroom - Proposed Ceiling Plan AL[05]404, Boardroom - Proposed Elevations AL[05]405, AL[05]412, Managers Dining Room - Proposed Plan AL[05]413, Managers Dining Room - Proposed Ceiling Plan AL[05]414, Managers Dining Room - Proposed Elevations AL[05]415, Dining Room - Proposed Plan AL[05]419 REVA, Dining Room - Proposed Ceiling Plan AL[05]420 REVA, Dining Room - Proposed Elevations AL[05]421, Proposed Staircase 02 - Plan AL[05]430, Proposed Staircase 02 - Elevation 01 AL[05]431, Proposed Staircase 02 - Elevation 02 AL[05]432, Proposed Staircase 02 - Elevation 03 AL[05]433, Proposed Staircase 02 - Elevation 04 AL[05]434, Proposed Staircase 03 - Plan AL[05]435, Proposed Staircase 03 - Elevation 01 AL[05]436, Proposed Staircase 03 - Elevation 02 AL[05]437, Proposed Staircase 03 - Elevation 03 AL[05]438, Proposed Staircase 03 - Elevation 04 AL[05]439, Proposed Core 1 - Plan AL[05]440 REVA, Proposed Core 1 - Elevations AL[05]441 and Proposed Core 2 AL[05]442;

(k) Proposed Window Types Elevation A (South) AL[05]450 REVA, Proposed Window Types Elevation B (East) AL[05]451 REVA, Proposed Window Types Elevation C (North) AL[05]452 REVA, Proposed Window Types Elevation D (West) AL[05]453 REVA, Proposed Window Type 01 AL[05]454, Proposed Window Type 02 AL[05]455, Proposed Window Type 03 AL[05]456, Proposed Window Type 04 AL[05]457, Proposed Window Type 05 AL[05]458, Proposed Window Type 06 AL[05]459 and Proposed Window Type 07 AL[05]460;

(l) Sections 6.1, 6.6 and 8.0 of the Design and Access Statement prepared Jeffrey Bell Architects as amended by section 6.0 of the Design and Access Addendum prepared by Jeffery Bell Architects;

(m) Air Quality Assessment by BWB Consulting;

(n) Drainage Strategy V1.10 11-09-20 prepared by Woolgar Hunter;

(o) Operational Management Strategy prepared by OBI and Jeffrey Bell Architects;

(p) Rylands Building, Manchester, Servicing Management Plan Curtins Ref: 75314-CUR-00-XX-RP-TP-003 Revision: V04
Issue Date: 10 September 2020;

(q) Structural Statement and Structural Addendum prepared by Woolgar Hunter;

(r) Rylands Building, Manchester Transport Statement Curtins Ref: 75314-CUR-00-XX-RP-TP-001, Revision: V04 Issue Date: 10 September 2020 and Rylands Building - Forecasted Trip Generation 16th November 2020;

(t) GTech Surveys Limited, Television and Radio Reception, Impact Assessment Rylands Building;

(u) Wind Microclimate Desktop Survey prepared by Arc Aero 09 December 2020;

(v) Sections 4,5 and 6 of the Crime Impact Assessment VERSION A: 07.09.20, 2017/0879/CIS/02; and

(w) Deloitte's e-mail 15-04-25 confirming amendments.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan polices DC18.1 DC19.1, DC20 and DC26.1.

3) Floors 1-11 of the development shall be used for : Class E(c)(i) Financial services; E(c)(ii) Professional services (other than health or medical services); E(c)(iii) Other appropriate services in a commercial, business or service locality; E(g)(i) Offices to carry out any operational or administrative functions; E(g)(ii) Research and development of products or processes; and E(g)(iii) Industrial processes that can be carried out in any residential area without detriment to amenity and for no other purpose (including any other purpose in Class E of Schedule 2 of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: As the acceptability of the roof top extension (floors 8-11) is only supported in planning terms on the basis of the viability relating to the use of floors 1-11 within the former B1 use class pursuant to NPPF sections 193 and 196, policies DM1, SP1, EC9 , EN3 and saved UDP Policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings)

4) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Extension and ground floor retail frontages -Samples and specifications of all materials to be used on all external elevations, drawings to illustrate details of full sized sample panels (extension) that will be produced (The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames) and a programme for the production of the full sized sample panels (extension) and a strategy for quality control management; and

(b) The sample panels and any additional materials and the quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

(c) Listed Building - a programme for providing details of all internal and external materials (other than the ground floor retail frontages;

(d) The materials shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

5) On the basis of the Phase 1 Geo-environmental Desktop Survey prepared by IGE Consultation (Sept 2020) no site remediation is required. Notwithstanding this a watching brief shall be implemented to ensure that in the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time during the development being implemented then works shall cease until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the works shall be carried out in accordance with the agreed Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to Section 11 of the National Planning Policy Framework and policy EN18 of the Core Strategy.

6) The development shall be implemented on the basis of ongoing compliance with the following:

Rylands Building, Manchester. Construction & Methodology Statement Rev F - 27th June 2023 by Russell WBHO; and
Rylands Building , Manchester Scaffold Methodology, Rev: E 27/06/2023 by Russell WBHO as approved under CDN/23/0193

Prior to completion, any additional construction and methodology information shall be submitted to and agreed in writing by the City Council as Local Planning Authority. Any proposed changes to the approved Construction and Methodology Statement will need to be agreed in writing and re-discharged against this condition.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

7) a) The development shall be implemented on the basis of ongoing compliance with the following:

RWBHO LOCAL LABOUR KPI TARGETS stamped as received on 10-11-23 as approved under CDN/23/0193

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and
outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Any proposed changes to the approved Local Labour Targets will need to be agreed in writing and re-discharged against this condition.
Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

8) (a) Three months prior to the first occupation of the development, a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end use(s), shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the occupation of the development.

In this condition a Local Benefit Proposal means a document which includes:

i) the measures proposed to recruit local people including apprenticeships;

ii) mechanisms for the implementation and delivery of the Local Benefit Proposal; and

iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives;

(b) Within 6 months of the first occupation of the development, a Local Benefit Proposal which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any Local Benefit Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is is operation.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

9) The development shall be implemented in accordance with the following:

(a) Intrusive investigations and mitigation repair Structural Investigations Survey Report by Woolgar Hunter date 09 February 2021 (including Appendices A& B) (as received by the City Council on 18.02.2021);

(CDN/21/0141)

OUW relocation schedule v1 (as received by the City Council on 18.02.2021). 10, RYLANDS BUILDING MANCHESTER; PROPOSED STRUCTURAL OPENING UP WORKS TASK METHOD STATEMENT (as received by the City Council on 18.02.2021);

Responses within Deloitte's e-mails dated 27-05-21 and 22-06-21

(CDN/22/0779)

Structural Inspection Strategy by Woolgar Hunter date 09 February 2021 (as received by the City Council on 18.02.2021);

OUW Drawings (Reduced Scope) v1.30 (as received by the City Council on 26.10.2022);

OUW Schedule v.1.30 (as received by the City Council on 26.10.2022); Proposed Structural Opening Up Works Task Method Statement (as received by the City Council on 26.10.2022);

Proposed Structural Opening Up Risk Assessment (as received by the City Council on 26.10.2022);

Contractors Task Method Statement. For Site Investigations Rylands Building, 109 - 127 Market Street, Manchester. M60 1TA By: Peter Cresswell Date: 22/02/2023 Rev: A(as received by the City Council on 22.03.2023); TEMPORARY WORKS GROUND CONDITIONS, RYLANDS BUILDING, MANCHESTER, FIRST ISSUE, APRIL 2023, PROJECT REF: TM/22/1343 by Tier Consult (as received by the City Council on 06.09.2023);

and

File note Subject: River Tib, Project: Rylands Building - Manchester, Reference: RBM-WHL-XX-XX-FN-S-0052_P01 by Woolgar Hunter engineers (as received by the City Council on 17.07.2023); and Email correspondence (Deloittes) between 17-12-21 and 07-02-2022 ; and Email from Deloittes 20-12-22

(CDN/25/0021)

Method Statement - Crushing of concrete within Sub-Basement area. Reduce dig to expose bottom of column Foundations
(prepared by Domis, dated 08.07.2024);

Method Statement - Concrete Encasement Removal (prepared by Domis, dated 08.07.2024);

Method Statement - Test Column de-jacketing and slab cut out works (prepared by Domis, dated 08.07.2024);

Method Statement - Intrusive Structural Opening Up (prepared by Stone Central and Domis, dated 17.09.2024;

Frank O'Gara & Sons Ltd Addendum A Method Statement (DMS01) - 8th July 2024 stamped as received on 11-02-24; and

DELOITTE TECHNICAL RESPONSE TO MCC COMMENTS 11-02-25 as it relates to intrusive investigations and mitigation/ repair

Any proposed changes to the above approved documents will need to be agreed in writing and re-discharged against this part of the condition.

(b) A schedule of paint sampling including all painted surfaces such as the staircases, windows, walls and ceilings and panelling (which may have originally been a exposed wood finish)as a record and in order to inform the proposed decoration;

Paint sampling shall be carried out in accordance with PAINT ANALYSIS CONDITION HERITAGE SCHEDULE, prepared by Stephen Levrant Heritage Architecture, dated 24.08.2024 (as received by the City Council on 25.11.2024); and
PAINT ANALYSIS CONDITION HERITAGE PLAN LOCATIONS, prepared by Jeffrey Bell Architects (as received by the City Council on 25.11.2024).

As amended by Rylands Building, Manchester - Principles of Heritage Paint Analysis for Fenestration 17th January 2025 by Stephen Levrant

(c) Strip Out Works

(CDN/22/0779)

Malrod Asbestos Removal Method Statement - with Appended Site Photographs and Locations by OHS (as received by the City Council on 26.10.2022);
Removal of non-significant fabric: HNCMS-01-MS-001 7th Floor (as received by the City Council on 26.10.2022);
HNCMS-01-MS-001 Removal of Air Handling Units 7th Floor (as received by the City Council on 26.10.2022); HNCMS-001-MS-004 Demolition block and Stud walls (as received by the City Council on 26.10.2022);
HNCMS-001-MS-003 Removal of Floor Coverings (Machine All Floors) (as received by the City Council on 26.10.2022); and
Planning Method Statement for the Removal of Asbestos Rev: Rev B prepared by Russell WBHO, containing the following appendices: *Non-Licenced Asbestos Strip Method Statement prepared by Reddish Vale; *Enabling Works Method Statement prepared by Reddish Vale; *Escalator Removal Method Statement prepared by Reddish Vale; and *Soft Strip Works Method Statement prepared by Reddish Vale (as received by the City Council on 22.03.2023); and Rylands Building, Manchester - Storage of heritage items 2nd April 2025

This should inform the Strategy for the re-use / relocation of any original features, fixtures, or fittings within the final proposals (condition12(f)) including incorporation of any exposed element of original shopfront.

Any proposed changes to the above approved documents will need to be agreed in writing and re-discharged against this part of the condition.

(d) Recording, careful dismantling, storage, protection and new location for the removed original staircase (between 5th and 6th floors) and surrounding features;

Planning Method Statement for Heritage Staircase (including Column Encasements and Heritage Lift Doors) produced by Russell WBHO (as received by the City Council on 24.05.2023); as amended by METHOD STATEMENT APPENDIX D, Rylands - Staircase Reinstatement Feasibility Study (as received by the City Council on 03.01.2024); and dwgs 1526 SK1240, 1241, 1244 and 1245 (as received by the City Council on 14.02.2024) A location for the staircase within the new development will be identified and details of its reinstatement provided by December 2025.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

10) Notwithstanding the details within condition 2 (d)), Stone Central Intrusive Structural Opening Up Method Statement (dated 12/09/24), Stone Central Façade Cleaning Method Statement (dated 14/10/24), Stone Central Scaffold Tie Repair Method Statement (dated 14/10/24), Stone Central Restoration Sample Method Statement (14/10/24), Stone Central Repointing Sample Method Statement (dated 14/10/24), Stone Central Façade Sample Method Statement (14/10/24), Frank O'Gara 'Demolition Plan' (dated 8/07/24) and the Rylands Building, Manchester, Conservation Strategy by SLHA dated October 2020 (parts 3,4 and 5), no works outlined within sections 3 and 4 of the Conservation Strategy shall commence unless and until final details or repair methodology, technique and specifications (including where appropriate specification and method statement) have been reviewed on site, submitted to and approved in writing by the City Council as Local Planning Authority. All of the above shall be implemented in accordance with the approved details before the development is first occupied

All of the above shall be implemented in accordance with the approved details before the development is first occupied:

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.

11) Notwithstanding the details as set out in condition 2 above, prior to each of the works specified in parts a) to o) of this condition being undertaken on site, final details (including where appropriate specification and method statement) shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Details of the new ground floor frontages including 1:20 elevations and sections;

(b) Final details of the fascia, signage zones and a signage strategy for the ground floor;

(c) Details of repairs and upgrade of existing roof;

(d) Details of new crittal windows including location within existing window openings and making good of any existing fabric damage due to removal of the existing windows;

(e) Details of the arcade fit out and arcade shop frontages;

(f) A strategy for how existing features (including joinery and metalwork) will be reused;

(g) A strategy for the re-use / relocation of the 7th floor doors and details of the final locations;

(h) Details of the security doors and gates;

(i) Strategy and details (1:20) for the reinstatement of the moulded dado and skirting;

(j)Details of making good fabric following (a) structural interventions; (b)removal of fabric and (c) formation of new openings;

(k) A schedule of removal of redundant signs and external fixtures and fittings and details and including method statements for repair work and making good to external elevations;

(l) Details of any proposed damproofing;

(m) A strategy for the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment) along with final details of these items;

(n) Any building lighting scheme; and

(o) Details of all new entrances.

All of the above shall be implemented in accordance with the approved details before the development is first occupied:

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.

12) Prior to occupation of each of the following areas of the building (a) Ground floor and basement; and (b) Floors 1-11, a Tenant Fit Out Guide shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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.

13) Within 2 months of ground floor works commencing a programme for submission of final details of the public realm works and highway works as shown in dwgs numbered Proposed External Works Plan AL[05]207 REVA shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted:

(a)Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the back of pavement and the line of the proposed building on all site boundaries;;

(b) Details of measures to create potential opportunities to enhance and create new biodiversity at roof level within the development to include bat boxes and brick, bird boxes to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site;

The details shall then be submitted and / or carried out in accordance with the approved programme and approved details.

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

14) Prior to occupation of the development a scheme for the acoustic insulation of any plant or externally mounted ancillary equipment (including plant required for fume extraction) for (a) floors 1 to 11 and (b) each unit within the ground floor and basesment, to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation.The approved scheme shall remain operational thereafter.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26

15) Within 2 months of the cores being completed a scheme for acoustically insulating and mechanically ventilating (a)floors 1-11 and (b) each ground floor and basement unit against noise from adjacent roads and any noise transfer from the ground floor and basement units to the offices above is submitted to and approved in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

The approved noise insulation scheme shall be completed before each of the approved uses commence.

Prior to occupation of (a) and any unit (b), post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

16) The development shall be carried out in accordance with sections 3,4,5,6 and 7 the Crime Impact Statement Version B dated 14-05-20. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

17) The window(s) at ground level, fronting onto Market Street, High Street,Birchin Lane, and Tib Street shall, be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

18) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs other than with express written consent of the Local Planning Authority.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1

19) The development hereby approved shall be carried out in accordance with the Rylands Building Environmental Standards Statement (Sustainability and Energy) for Planning Issue P3 05/09/2020 by Max Fordham

A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

20) During the Construction Phase the development shall be implemented in accordance with the following:

Implementation of the measures and recommendations within the THE RYLANDS BUILDING STAGE 3+ NET ZERO CARBON AND CIRCULAR ECONOMY STRATEGY REPORT 02 March 2023 by Max Fordham approved under CDN/23/0193

Within 6 months of the completion of the development an Embodied Carbon Monitoring Report shall be submitted to the City Council. The report should include as-built embodied carbon life cycle analysis model results, assess the performance of the Embodied Carbon Strategy and include details of constraints, lessons learnt and guidance for future management of the building.

Any proposed changes to the approved Embodied Carbon Strategy Report & Embodied Carbon Monitoring Report will need to be agreed in writing and re-discharged against this condition.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework

21) Once operational the development shall be meet the operational carbon targets and objectives set out within the (As per Deloitte's suggestion) THE RYLANDS BUILDING STAGE 3+ NET ZERO CARBON AND CIRCULAR ECONOMY STRATEGY REPORT 02 March 2023 by Max Fordham the pre-commencement requirements of the condition

Within 15 months of the completion of the development an Operational Energy Monitoring Report shall be submitted to the City Council. The report should include 12 months metered energy use data, assess the performance of the Operational Energy Strategy and include details of constraints, lessons learnt and guidance for on going improvement (reduction of energy use) for the building users/managers.

Any proposed changes to the approved Operational Energy Strategy Report & Operational Energy Monitoring Report will need to be agreed in writing and re-discharged against this condition

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework

22) Prior to implementation of any proposed lighting scheme details of the relevant scheme (including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of occupants within this and adjacent developments) shall be submitted to and agreed in writing by the City Council as local planning authority:

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

23) Before the development hereby approved is first occupied a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority as detailed within the Rylands Building,Manchester, Interim Travel Plan Curtins Ref: 75314-CUR-00-XX-RP-TP-002 Revision: V04 Issue Date: 10 September 2020. In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those visitors or employees of the development
ii) a commitment to surveying the travel patterns of guests or employees during the first three months of use of the development and thereafter from time to time
iii) mechanisms for the implementation of the measures to reduce dependency on the private car
iv) measures for the delivery of specified travel plan services
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

24) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday deliveries etc. shall be confined to 10:00 to 18:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

25) Before any part of the development hereby approved is first occupied details of the following shall be submitted and approved in writing by the City Council as Local Planning Authority

A service management plan to detail final arrangements in relation to both refuse collection and deliveries. This should cover the frequency and dimensions of vehicles requiring access to the site, along with final details of the location for loading/ unloading.

The development shall thereafter be fully implemented in accordance with these details.

Reason - In interests of highway safety pursuant to Policy DM1 of the Core Strategy.

26) Prior to the first use of the development hereby approved commencing, a scheme of highway works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

(a) Location for additional car club space;
(b) Additional accessible bay in the vicinity of the site;
(c) Additional signing/lining to highlight the presence of tram tracks on this corner (This will require discussion with TfGM).
(d) Amendments to the existing TROs;
(e) Detailed designs in relation to the above to including materials, layout, junction protection, carriageway widths, kerb heights, street lighting, entry treatments, signing, lining and traffic management including installing dropped kerbs with tactile pavers across any vehicle access to the site and at adjacent junction crossing points, reinstatement of any redundant vehicle crossing points.

Prior to the first use hereby approved commencing, a scheme of highway works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

27) Before use of each of the ground floor and basement units commences details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

28) Final details of the method of extraction of any fumes, vapours and odours from each of the ground floor and basement units where cooking facilities are required shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

29) Following commencement of construction of the hereby approved development, any television interference complaint received by the Local Planning Authority shall be investigated to identify whether the reported television interference is caused by the Development hereby permitted. The Local Planning Authority will inform the developer of the television interference complaint received. Once notified, the developer shall instruct a suitably qualified person to investigate the interference complaint within 6 weeks and notify the Local Planning Authority of the results and the proposed mitigation solution. If the interference is deemed to have been caused by the Development, hereby permitted mitigation will be installed as soon as reasonably practicable but no later than 3 months from submission of the initial investigation to the Local Planning Authority. No action shall be required in relation to television interference complaints after the date 12 months from the completion of development.

Reason - To ensure terrestrial television services are maintained In the interest of residential amenity, as specified in Core Strategy Polices DM1 and SP1

30) If any external lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter

be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

31) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of additional upward extensions to the building shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development in located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

32) Prior to use of the external roof terraces commencing, a management strategy for the operation of the area to include details of maximum capacity, hours during which this area would be open and which excludes smoking and prohibits the playing of any amplified music shall be submitted to an approved in writing by the City Council as Local Planning Authority.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.
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34) Prior to occupation of any of the ground floor and basement commercial units details of a signage strategy shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - In the interests of visual amenity to enable careful attention to signage details and the level of visual clutter associated with any signage required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy.

35) The commercial units as shown on drawings 1526_AL(05)211 REV A and 1526_AL(05)212 REV A are approved on the basis that a) the arcade remains in situ and retains a commercial frontage; and based on 6,490 sq.m of retail and leisure floorspace being provided.

Reason- To ensure the future viability and vitality of the ground floor commercial offer and improved linkages across the site pursuant to policies DM1, C5 and SP1 of the Manchester Core Strategy.

37) In the event that any of the commercial units, as indicated on drawing are occupied as an restaurant (Class E) or Drinking Establishment (Sui Generis) use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority.
These details are as follows:

Management of patrons and control of any external areas. For the avoidance of doubt this shall include:

*An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers)

*Details of a Dispersal Procedure

* Mechanism for ensuring windows and doors remain closed after 9pm

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

38) Before use of floors 1-11 commences details of the hours of operation of any lighting within the building and how this would be managed to mitigate any impacts on adjacent residents between the hours of 7pm and 6am shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

39) Before first occupation,any windows within the existing facade and extension facing Bridgewater Place, which face any windows within the any directly facing buildings, shall be fritted or have obscure glazing or such other alternative equivalent be agreed in writing with the City Council as Local Planning Authority and shall remain so or as otherwise approved in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

40) Notwithstanding the details in the Structural Planning Report by Woolgar Hunter (stamped as received by the City Council on 16/09/2020) and the Planning Addendum by Woolgar Hunter (as received by the City Council on 18-12-2020) final details of all of the proposed structural works, fire treatment, floor protection and structural repairs including those as outlined in the supporting structural engineers report (final agreement of the extent of these works may be need to be subject to a further planning application)

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

41) Notwithstanding the drawings approved in condition 2 prior to the commencement of the installation of any M&E, full-scale drawn details of all air conditioning and other internal and external plant (including elevations, sections, and reflective ceiling plans)

shall be submitted to and agree in writing by the City Council as Local Planning Authority.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

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

Date: 17 April 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 Town and Country Planning 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, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 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/appeal-planning-decision . 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.