

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141562/JO/2024		
Date registered valid:	25 November 2024		
Proposal:	S19 application to vary conditions 2 (Drawing & Details), 5 (Details pre commencement) and (6) Conservation Strategies attached to listed building consent 136966/JO/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.		
Application no.	141594/JO/2024		
Date registered valid:	25 November 2024		
Proposal:	Variation of conditions 2 (Drawings and Plans), 6 (CMP) , 7 (Local Labour), 9 (Details pre commencement), 10 Conservation Strategies13 (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.		
Application no.	Application no.	141699/NMC/2024	
Date registered valid:	10 December 2024		
Proposal:	Non Material Amendment to application ref no 127881/FO/2020 as amended by 136975/NMC/2023 to amend to revise the description of development in terms of how it relates to the ground floor commercial space		
Address:	Former Debenhams, 109 - 127 Market Street, Manchester, M60 1TA		
Ward(s):	Piccadilly Ward		
Applicant:	CD9 Properties (Manchester) Ltd		
Agent (if any):	Miss Frances Hampson Deloitte LLP		

Case officer: Angela Leckie
Tel: 0161 234 4651
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Recommendation:

141562/JO/2024: Approve

141594/JO/2024 : Approve

Date of recommendations: 16-04-25

Application details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit: 08.01.2025

Standard consultations:

Printed: 29 November 2024

Expired: 20 December 2024

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 29 November 2024

Expired: 20 December 2024

Press advert

Published: 3 December 2024

Expired: 24 December 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Smithfield Conservation Area 1987

Tree Preservation Order: Not applicable

The application relates to a 0.44 ha site which occupies a city block bounded by Market Street, Tib Street, High Street and Bridgewater Place. It is occupied by the Rylands Building which ranges in height from 4 to 7 storeys and is Grade II Listed. The building has 2 basement levels and a mezzanine within part of the ground floor. The building was previously leased to a department store whilst floors 5, 6 and 7 were largely vacant. All floors are now vacant. The roofscape includes ad-hoc service accommodation, much of which may not be original and/or is no longer needed including plant rooms, air conditioning units and structures which terminate lift and stair cores. The building steps back above floors 3 and 4 at the junction of High and Bridgewater Place, next to 22-24 High Street.

The site is in the south-west corner of the Smithfield Conservation Area, close to the Shudehill and Upper King Street Conservation Areas. The site connects the Retail Core and Market Street, Piccadilly Gardens and the Central Business District with the Northern Quarter.

The following listed buildings are part of the setting of the site, 15 and 17 Piccadilly, 1 Piccadilly, Unicorn Hotel, Harvest House, 10 Mosley Street, 12 Mosely Street, Watt Statue and Peel Statue (all Grade II).

The building has entrances at the junctions of Market Street with High Street and with Tib Street, and on High Street and Market Street. The High Street and Market Street elevations have shop window displays. There is a high level of passing footfall on Market Street.

Description of area

There are a variety of uses in the surrounding area including: shops, digital, media and technology-based companies; creative and cultural industries; an established residential population, offices, hotels and serviced apartments, and independent bars and restaurants

Many nearby buildings and sites have been redeveloped including 21 Piccadilly (Travelodge Hotel), homes at Transmission House (Church Street/Tib St) and refurbished offices at Westminster House. Consent was granted in 2019 to construct a 22 storey building with 361 apartments at 20-36 High Street (App ref no. 121375).

There are also apartments nearby at 25 Church Street (80 units), The Birchin, 1 Joiner Street (49 units) and Pall Mall House /3 Joiner Street (169 units), including the Light Aparthotel

Description of development

Consent is sought for a number of further minor material amendments to consents granted on the building in 2023 which are detailed below, which themselves amended 2021 consents and to update the wording of a number of other conditions to reflect these amendments and previous discharges.

Original Consent

Consent was granted under application ref no's 127881/FO/2020 and 127882/LO/2020 in 2021 for the following:

Development comprising erection of four storey roof-top extension (for use within Class E (Commercial, Business and Service Uses); for use of floors 1-7 for use within Class E (Commercial, Business and Service Uses) and change of use of the basement and ground floor to permit Use Class E (Commercial, Business and Service Uses) and Drinking Establishments and Hot Food Takeaway (Sui Generis) use, external works associated with the formation of new ground floor entrances, sub-division of the ground floor into 9 units; works to windows including replacements, creation of winter gardens on the 6th floor; creation of external roof top amenity spaces; installation of new rooftop plant; the provision of secure cycle parking (255 spaces) in sub basement and other associated works.

Listed Building Consent: Internal and external alterations to include: the erection of four storey roof-top extension; partial demolition of the floor structure to create the atrium; installation of a lightwell; external alterations to form new entrances on the ground floor; sub-division of the ground floor into smaller units the refurbishment; works to windows including replacements; demolition of a staircase; partial demolition of kitchen and plant structure on Floor 7; creation of

winter gardens on the 6th floor; creation of external roof top amenity spaces; installation of new rooftop plant; refurbishment of the interiors and other associated works.

Previous amendments

Following the granting of those permissions further structural investigations and detailed design development work took place along with amendments to the office offer to ensure that it is market facing. A number of amendments to the approved development were submitted and subsequently consent was granted under application ref no's 136966/JO/2023 and 136975/NMC/2023 as follows:

S19 application to amend conditions Condition 3 (Materials), 5 (Details pre commencement), 6 (Conservation Strategies) and 7 (Detail Drawings & Specifications attached to application ref no 127882/LO/2020, relating to the repair, refurbishment, alteration of building.

Non-material amendment to amend Conditions 2 (Drawings and Plans), 4 (Materials), 9 (Details pre commencement), 10 (Conservation Strategies) and 11 (Details) attached to application ref no 127881/FO/2020.

The approved changes are detailed below:

Atrium

A reduction in the size of opening forming the internal atrium by circa two metres to simplify the structural strategy. This resulted in a marginal increase in the net internal area. Simplification of the form of the atrium roof to provide a simple pitch.

Extension Form

Extensions of the seventh, eighth, and ninth floorplates to correlate with the revised atrium and structural arrangement below. The seventh-floor footprint was extended to the eastern end, and the new build extension floor construction changed to composite deck from slim floor. The sawtooth roof to the new build extension was refined.

Overall these changes resulted in and increased the height by 385mm to the eaves at Level 11; An increase of 295mm to the balcony eaves at Level 10; a reduction of some 135mm to the Level 8 balcony eaves; and plant area width.

Internal Ground and Basement Configuration

Relocation of cycle facilities (cycle entrances along Bridgewater Place replanned) and facilities management to the basement; relocate the substation to the loading bay in Bridgewater Place; relocated the Leisure Unit 01 entrance to Market Street from Bridgewater Place, and a dedicated office entrance accessed from Tib Street added. Provision included for a private office foyer adjacent the main office foyer. This allows for 2no. lift shafts to become private lifts, and the feature stair between ground and first floor to be 'demountable'.

Extension Façade

The new build extension façade system was rationalised

Level 2 Core

General arrangement of core 2 have been updated. Additionally, a service lift is included within

this core with access to all levels improving service-ability to the entire building.

Foundation Levels

New foundations at sub-basement would be raised.

Other

Other design amendments included the addition of green roofs on Level 08 and the reduction in the extent of the winter gardens to the 6th floor. Additional retail was created within sub-basement. To reduce the quantum of potential strengthening works to the existing structure, elements of the original mezzanine steelwork were to be retained. Additional detail of intrusive investigations comprising 2 x 35m bore holes necessary to complete structural investigations and finalise the design of structural works was also approved.

Further Amendments

The further amendments proposed have emerged from further extensive design refinement process following on from further investigative works into the building structure and condition and discussions with the chosen contractor and will result in a more efficient build programme, ultimately bringing forward this iconic building into full use sooner. Ground floor amendments are a response to demand from a food hall operator for the space and accounts for their operational requirements.

In detail the amendments comprise the following:

Amendments to ground floor retail units: The proposed number of retail units has changed, as a new unit has been proposed on the ground floor to accommodate a contemporary food hall, enhancing the activity and vibrancy of the Site. This amendment will reduce the size of Unit 04 (facing Tib Street), whilst Units 06, 08, 09 and 10 have been absorbed into the market hall tenancy. The amendment will also alter the location of the internal office lobby entrance off of the arcade (on grid-line 6), which has moved adjacent to the Market Street Entrance. The back of house areas along Bridgewater Place have been amended to suit the operational requirements.

Further Sawtooth roof refinement: The sawtooth roof has been refined and simplified by removing the north-facing glazing and refining the supporting structure and cladding. This amendment reduces material use, improves thermal performance, and improves the space of the tenth-floor office.

Incorporation of green roof : The link roof on Level 08 now includes a green sedum roof which will positively contribute to the scheme's BREEAM standards, whilst also allowing the scheme to better align to the LPA's blue and green infrastructure strategy.

Rationalisation of facade detailing: The original double mullion detail on the rooftop extension has been replaced with a single fin design, reducing the materials used, resulting in lower embodied carbon emissions. All shop fronts on the ground floor have also been amended to a single mullion detail, from the original double vertical mullion, creating efficiencies during the construction process.

Winter Gardens: The sixth-floor winter gardens have been omitted, providing an increase in office floor area. The consented roof lights will be retained to provide natural light into the office spaces below.

Balcony alteration: Original balconies at level 06 located on the corner of High Street Market Street and Market Street Tib Street are to be reused for office tenant use. As the original metal filigree balustrades do not meet modern safety standards, amended design proposals will deliver curved structural glass balustrades, installed behind the original metalwork. This will provide the necessary height and protection while minimising the visual impact from the street level.

Goods Lift: Following ongoing design team reviews, amendments have been made to the functioning of Core 02, making it more efficient. The proposed design removes the firefighting lift access to the basement and sub-basement levels on lower floors. The remaining lift functions as a goods lift only. Core 02 now consists of one lift only, combining firefighting and goods lift functionality at upper and typical levels. This creates efficiencies and reduces the impact on the original building fabric, whilst also reducing interventions on the existing building

Reduced lifts in Core 01: Ongoing analysis from appointed vertical transport specialists have identified that efficiencies can be made to the number of lifts provided within Core 01. Findings indicate that one lift can be omitted serving ground and typical levels within the existing building, reducing the number of lifts in Core 01.

Refuse Store Amendments: The main refuse store, located at sub-basement layout has been reorganised to better serve the ground floor Market Food Hall. Adjacent spaces have also been adjusted to improve MEP routing and to better accommodate changes to Core 02.

Cycle, Wellbeing & Retail: The cycle ramp has been replaced with a cycle stair, with cycle tracks to accommodate pedestrian movements to and from the cycle store. This amendment creates structural efficiencies and ensures for less impact on the existing structural frame. Furthermore, the removal of the cycle lift reduces demolition and the potential impact on the listed building. Core 01 lifts still function as access to the cycle store for those with additional needs.

Inclusion of Plant Space: The amendments include the creation of a new plant space on the 7th floor. This space will be recessed from the street-level and clad to match the adjacent office extension, creating a cohesive appearance and to minimise visual impact. A modern louvre system provides visual screening from above, concealing the plant equipment. This new plant room will accommodate a proportion of the proposed plant on Level 11, allowing the lower floors to become operational prior to the completion of the roof top extension.

Atrium Glazing : The internal glazing system, which forms the perimeter of the atrium has been amended so that the glass panels meet the structural frame of the openings. The original materials, solid mullion and transom have been replaced with silicon butt jointed glass panels. There is an overall reduction in material, creating efficiencies which improve views across the area and allow greater natural light penetration.

Reduction in renewables: The quantum of renewables has been amended however, these amendments will not impact targeted energy standards and all energy and environmental targets for the scheme will stay the same. The renewables located over the dining room roof (on Level 07) have been removed (reverting to as originally consented under Planning Permission ref. 127881/FO/2020), reducing the impact on a sensitive area of the building. Renewables on Level 11 (within the sawtooth roof) will be retained.

Level 07 Retained Masonry: Ongoing opening up works to the rear of Level 07 have uncovered unanticipated structural arrangements, which have created complex temporary works solutions to safeguard existing ceilings and rooflights. To avoid ongoing complex works, the amended

proposal provides a minor change to the geometry of the internally facing external wall. These changes will de-risk any potential damage to high significance heritage areas.

Amendments to other conditions

Since the original and amended proposals were approved a number of planning conditions have been discharged and on that basis these applications will amend those conditions to be compliance conditions (conditions 6, 7, 9 (part), 10 13,15, 20 and 21 - 141594/JO/2024 and condition 5 and 6 141562/JO/2024)

S96

The above applications are submitted concurrently with a Section 96a application (ref no 141699/NMC/2024) to amend the approved Description of Development. The proposed Description of Development sought through the Section 96a application is outlined below for completeness: "Development comprising erection of four storey roof-top extension (for use within Class E (Commercial, Business and Service Uses); for use of floors 1-7 for use within Class E (Commercial, Business and Service Uses) and change of use of the basement and ground floor to permit Use Class E (Commercial, Business and Service Uses) and Drinking Establishments and Hot Food Takeaway (Sui Generis) use, external works associated with the formation of new ground floor entrances, **sub-division of the ground floor**, works to windows including replacements, creation of winter gardens on the 6th floor; creation of external roof top amenity spaces; installation of new rooftop plant; the provision of secure cycle parking (255 spaces) in sub basement and other associated works."

Consultations & Notification Responses

141594/JO/2024

Publicity – The application was advertised as a major development, affecting a listed building and a conservation area. A site notice was displayed adjacent to the site and the occupiers of neighbouring properties were notified about the proposals. No representations have been received.

Head of Highways- Have no objections to the amendments and amended conditions provide that all doors open inwards and there are no bollards on the highway.

TFGM – Have no comments

Metrolink – Have no comments to make.

Head of Regulatory and Enforcement Services – (Street Management and Enforcement) - Have no objections subject to condition 15 continuing to be attached to any consent granted as the plant has still not been identified.

Greater Manchester Police (Design for Security) – No objections

Greater Manchester Ecology Group – Have no comments.

Flood Risk Management Team – No comments received

Environment Agency – No objection subject to conditions relating to piling and mitigation for risk from contaminated land.

United Utilities – No comments received.

Greater Manchester Archaeological Unit – Have no objections.

Work and Skills – Have no comments.

141562/JO/2024

The application was advertised as affecting a listed building. A site notice was displayed adjacent to the site and. No representations have been received.

Historic England – Have no comments and recommend that the views are sought from the LPA's specialist conservation and archaeological advisers.

Issues

The following policies are considered to be most relevant to the consideration of this S73 application:

NPPF

Section 12 Requiring Good Design - which seeks the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes and aims to ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 16 Conserving and enhancing the historic environment – which states that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness. And that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to sustainable harm, total loss or less than substantial harm to its significance.

- that any harm to, or loss of, the significance asset (from alteration or destruction, or from development within its setting), should require clear and convincing justification.

Where a proposal will lead to less than substantial harm, the harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (para 208)

Core Strategy

Policy SP1 (Spatial Principles), - which guides the strategic development of Manchester identifying the Regional Centre as the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. It states that all development within the City Centre regeneration area should have regard to the character and issues as identified in the Manchester City Centre Strategic Plan and outlines the following core development principles:

Development should:-

Make a positive contribution to neighbourhoods of choice including:-

- creating well designed places that enhance or create character;
- making a positive contribution to the health, safety and wellbeing of residents;
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
- protect and enhance the built and natural environment;
- minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- Improve access to jobs, services, education and open space by being located to reduce the need to travel; and
- Provide good access to sustainable transport provision

Policy DM1 (Development Management) – Which states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:-

- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

Policy CC9 (Design and Heritage) - which states that the design of new buildings will need to be of the highest standard in terms of appearance and function and seeks to preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

Policy EN 3 Heritage – which states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

UDP

DC18.1 (Conservation Areas) - which seeks to preserve and enhance the character of its designated conservation areas.

DC19.1 (Listed Buildings) - which seeks to preserve and enhance the settings of listed buildings by appropriate control over new developments within their vicinity.

Places for Everyone

Policy JP- Strat2: City Centre- Which supports high density residential development within the City Centre.

Policy JP-P2: Heritage – Which supports high quality architecture and materiality which minimises impacts on the setting of nearby historic buildings.

Legislative requirements

S149 (Public Sector Equality Duty) of the Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability and Age are among the protected characteristics.

S17 Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder

Principal of amendments and Heritage Impacts

The main issue to consider is whether the proposed amendments would have any additional harm on the character and fabric of the listed building which are not outweighed by the public benefits.

The proposed variation of conditions reflects the further detailed design work following further structural investigations, programme development and input from letting agents to ensure that a viable market facing use of the building is delivered. Overall, it is considered that the amendments are of a minor material nature which are necessary to ensure the proposals secure the long-term success of this historic building and are delivered to the highest standard and will facilitate the delivery of the building refurbishment and extension.

It is considered that the proposals would have minimal additional impact on historic building fabric, indeed some of the proposals will cause less harm to the original building fabric internally in particular introducing efficiencies which reduces the impact on the original building fabric, whilst also reducing interventions on the existing building such as through the changes to the Goods Lift.

It is also noted that there would be reductions in material use, reductions in the level of demolition, improvements in thermal performance resulting in lower carbon emissions (including embodied carbon emissions) associated with the development. The inclusion of a green sedum roof is another positively additional and will contribute to the scheme's achieving high BREEAM standards,

This new plant room will accommodate a proportion of the proposed plant on Level 11, allowing the lower floors to become operational prior to the completion of the roof top extension and hence aid the economic benefits of the development to potentially be realised sooner through early occupation of some floors.

It is noted that aspects of the amended works would de-risk any potential damage to high significance heritage areas.

The proposed amendments to the ground floor would restore a sense of the lost independent shops and arcade, which would be achieved with the additional enhancement of creating a pedestrian link northwards onto Bridgewater Place.

The facade and saw-tooth roof of the new build element have also been rationalised, resulting in negligible to negligible-beneficial changes from key views. As outlined in the Heritage Statement submitted alongside the original application, the new build element results in a largely neutral visual impact on the settings of identified heritage assets or on the character and appearance of the Smithfield Conservation Area. It is considered that the proposed amendments would not materially alter this conclusion.

The application has allowed an opportunity to revisit the removal of the existing pavement lights at the junction of High Street and Piccadilly. It is noted that a note submitted in support of this application has reviewed the pavement lights provenance and heritage significance which concludes that the surviving pavement lights are modern and of no heritage significance.

It is noted that replacing these elements with a robust safe structural substrate which can be waterproofed and insulated to a modern standard aligns with the overarching approach to create a low maintenance and high performing building envelope which has suitable thermal and acoustic performance levels which contribute to the building wide BREEAM and NABERS performance targets.

Given the above the harm would continue to be less than substantial and outweighed by the public benefits. The amended proposals would result in less harm internally and ensure that the consents are deliverable whilst allowing for the approved proposals to be implemented in a manner which respects the character and architecture of the listed in line with paragraphs 208, 210, 212, 213 and 215 of the NPPF.

Whilst in the context of the NPPF and S66 and S72 of the Act it is necessary to have special regard to the desirability of preserving the setting any affected Heritage Assets it is noted that the levels of physical harm resulting from the proposed amendments would be reduced compared with the 2023 approvals. The overall interventions remain necessary in terms of progressing a suitable scheme which is fit for purpose and that the impact on the special character and fabric of the building would be less than substantial and is balanced by the legislative requirement to secure a viable future use for the heritage asset.

It is considered for the reasons outlined above that the overall approach of the minor material amendments would, acceptable impact on the character and historic fabric of the listed building and the character of the conservation area.

Impacts on Amenity

There would be no additional impacts on amenity from the amendments compared with the previously approved scheme.

Energy and Sustainability

The proposed amendments will not materially alter the targets and objectives within the Energy and Sustainability Statement and Net Zero Strategy Reports previously submitted to and approved by Manchester City Council.

Impact on Sunlight and Daylight (141594/JO/2024) - The proposed alterations will not result in any additional daylight or sunlight amenity impacts to the relevant neighbouring properties in addition to those previously detailed in the Avison Young Report and the conclusions detailed in the Avison Young Report will still apply and be valid should the proposed amendments be accepted.

Materials

Whilst it is noted that the proposed plans indicate the use of PPC Metal within the development (windows, extension and shop-front) the agreement of this is subject of ongoing discussions with the applicants in the course of discharging condition 4 (Materials) which clearly states that materials are to be agreed 'notwithstanding the details submitted with the application'. The applicants have been informed in writing that the approval of these applications does not imply agreement for the use of PPC although this is accepted for the replacement windows.

It is also noted that the use of decorative louvres to areas of extract on Bridgewater Place which are not associated with the substation of service access has been agreed.

Highways Comments- The plans have been amended to ensure that all doors open inwards and there are no bollards on the highway.

Conditions

In addition to the conditions listed in the application titles condition 4 141562/JO/2024 Condition Scaffolding has been updated to reflect the wording of that discharge.

Non Material Amendment

The Applicant's anchor tenant requires the description of development to to account for minor material amendments to the ground floor layout due to tenant requirement.

This will have the effect of amending the description of development to the following:

Development comprising erection of four storey roof-top extension (for use within Class E (Commercial, Business and Service Uses); for use of floors 1-7 for use within Class E (Commercial, Business and Service Uses) and change of use of the basement and ground floor to permit Use Class E (Commercial, Business and Service Uses) and Drinking Establishments and Hot Food Takeaway (Sui Generis) use, external works associated with the

formation of new ground floor entrances, **sub-division of the ground floor**, works to windows including replacements, creation of winter gardens on the 6th floor; creation of external roof top amenity spaces; installation of new rooftop plant; the provision of secure cycle parking (255 spaces) in subbasement and other associated work

Conclusion

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving the character and setting of the listed buildings and the character of the conservation area as required by virtue of S66 and S72 of the Listed Buildings Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 208, 210, 212, 213 and 215 of the NPPF and that in view of the above it is considered that the proposed development would on balance be consistent with the development would be consistent with sections 12 and 16 of the National Planning Policy Framework policies SP1, DM1, EN3 and CC9 and of the Core Strategy and saved UDP policies 18.1 and 19.1

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.

Recommendations:

141594/JO/2024 : Approve

141562/JO/2024: Approve

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) to be attached to decision for approval OR Reasons for recommendation to refuse

141594/JO/2024

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 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 Eighth 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 Jeffrey 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 in 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 (Deloitte's) between 17-12-21 and 07-02-2022 ; and Email from Deloitte's 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-Licensed 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 critical 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 dampproofing;

(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 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 Policies 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 is 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.

34) 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.

35) 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.

36) 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.

37) 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.

38) 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

39) 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

141562/JO/2024

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than 26.01.2024

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) TBC

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 policies DC18.1 DC19.1, DC20 and DC26.1.

3) Notwithstanding the details submitted with the application, prior to commencement of development a programme for the submission of the items as listed in (a) and (c) below shall be submitted for approval in writing by the City Council, as Local Planning Authority:

a) Extension and external elevations including ground floor retail frontages

(i) Schedule for samples and specifications of all materials to be used on all external elevations including the extension

(ii) 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 following agreement of these

(iii) a programme for the production of the full sized sample panels (extension); and

(iv) a strategy for quality control management;

b) Items (i) to (iv) 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

(i) A programme for providing details of all internal materials and finishes

d) Item (i) 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.

4) Scaffolding shall be erected on the building in accordance with the following:

Market Street Elevation Drawings prepared by Bespoke Scaffold Design Ltd (References BDS-10-311-01; BDS-10-311-02; BDS-10-311-03; BDS-10-311-04; BDS-10-311-05; BDS-10-311-06; and BDS-10-311-07);

Tib Street Elevation Drawings prepared by Bespoke Scaffold Design Ltd (references BDS-10-312-01; BDS-10-312-02; BDS-10-312-03; BDS-10-312-04);

o Bridgewater Elevation Drawings prepared by Bespoke Scaffold Design Ltd (References BDS-10-313 -01; BDS-10-313 -02; BDS-10-313 -03; BDS-10-313 -04; BDS-10-313 -05; BDS-10-313-06);

High Street Elevation Drawings prepared by Bespoke Scaffold Design Ltd (Ref. BDS-10-314 -01);

Supporting Calculations for Market Street; Tib Street; High Street and Bridgewater Scaffolding prepared by Bespoke Scaffold Design Ltd;

and following removal of the scaffolding, repairs shall be carried out in accordance with the following prior to occupation of the building:

Repair Strategy as set out within Conservation Strategy prepared by Stephen Levrant Heritage Architecture, outlining the repair strategy as then agreed on Site on 3 and 27 September 2024; and

Method Statement - Scaffold Tie Repair (prepared by Stone Central and Domis, dated 14.10.2024)

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.

5) 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-Licensed 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 (condition 12(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

6) 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.

7) 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 critical 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 damp proofing;
- 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.

8) 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.

141699/NMC/2024

Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

Reason 2: The Applicant's anchor tenant requires the description of development to account for minor material amendments to the ground floor layout due to tenant requirement.

This will have the effect of amending the description of development to the following:

Development comprising erection of four storey roof-top extension (for use within Class E (Commercial, Business and Service Uses); for use of floors 1-7 for use within Class E (Commercial, Business and Service Uses) and change of use of the basement and ground floor to permit Use Class E (Commercial, Business and Service Uses) and Drinking Establishments and Hot Food Takeaway (Sui Generis) use, external works associated with the formation of new ground floor entrances, sub-division of the ground floor, works to windows including replacements, creation of winter gardens on the 6th floor; creation of external roof top amenity spaces; installation of new rooftop plant; the provision of secure cycle parking (255 spaces) in subbasement and other associated work

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
City Centre Renegeration
Greater Manchester Police
Historic England (North West)
Environment Agency
Transport For Greater Manchester
Greater Manchester Archaeological Advisory Service
Work & Skills Team
United Utilities Water PLC
Greater Manchester Ecology Unit
Greater Manchester Pedestrians Society

Flat 701, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 522, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 904, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 807, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 308, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 111, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 210, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 612, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 216, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 403, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 101, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 712, Transmission House, 11 Tib Street, Manchester, M4 1AG
3 Spring Gardens, Manchester, M2 1FB
48 Arndale Centre, Market Street, Manchester, M4 2HU
Flat 3, 1 Sickle Street, Manchester, M2 1DL
Flat 6, 1 Sickle Street, Manchester, M2 1DL
Eighth Floor, 17 Marble Street, Manchester, M2 3AW
Twelfth Floor, 17 Marble Street, Manchester, M2 3AW
First Floor, 17 Marble Street, Manchester, M2 3AW
Eleventh Floor, 17 Marble Street, Manchester, M2 3AW
Second Floor, 19 Spring Gardens, Manchester, M2 1FB

Upper Mall, Arndale Centre, Market Street, Manchester, M4 2EA
27 Arndale Centre, Market Street, Manchester, M4 2HU
Unit 11, Market Stalls, Church Street, Manchester, M4 1PN
Unit 6 And Unit 7, Market Stalls, Church Street, Manchester, M4 1PN
Unit 1, Market Stalls, Church Street, Manchester, M4 1PN
Third Floor, 34 High Street, Manchester, M4 1QB
Ground Floor And Basement, 24 High Street, Manchester, M4 1QB
24 High Street, Manchester, M4 1QB
First Floor, 20 - 22 High Street, Manchester, M4 1QB
11 - 23 Bridgewater Place, Manchester, M4 1QF
128 Market Street, Manchester, M1 1WA
Flat 109, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 807, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 307, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 501, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 608, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Basement, 27 - 29 Church Street, Manchester, M4 1PE
Apartment 26, 18 Church Street, Manchester, M4 1PN
Flat 304, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 403, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 207, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 105, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 3, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 308, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 4, 3 Joiner Street, Manchester, M4 1PP
Flat 45, 3 Joiner Street, Manchester, M4 1PP
Apartment 1, 18 Church Street, Manchester, M4 1PN
Apartment 18, 18 Church Street, Manchester, M4 1PN
Apartment 30, 18 Church Street, Manchester, M4 1PN
Flat 11, 3 Joiner Street, Manchester, M4 1PP
Flat 32, 3 Joiner Street, Manchester, M4 1PP
Flat 7, 3 Joiner Street, Manchester, M4 1PP
Flat 62, 3 Joiner Street, Manchester, M4 1PR
Flat 38, 3 Joiner Street, Manchester, M4 1PP
Flat 27, 3 Joiner Street, Manchester, M4 1PP
Flat 61, 3 Joiner Street, Manchester, M4 1PR
Flat 51, 3 Joiner Street, Manchester, M4 1PP
Flat 34, 3 Joiner Street, Manchester, M4 1PP
Flat 33, 3 Joiner Street, Manchester, M4 1PP
Flat 711, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 423, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 44, 3 Joiner Street, Manchester, M4 1PP
Second Floor Office A, 21 - 31 Oldham Street, Manchester, M1 1JG
Sachas Hotel, Tib Street, Manchester, M4 1SH
Flat 8, 15 Piccadilly, Manchester, M1 1LT
Flat 512, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 808, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 405, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 903, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 506, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 714, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 318, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 310, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 108, Transmission House, 11 Tib Street, Manchester, M4 1AE

Flat 607, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 611, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 215, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 905, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 601, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 718, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 103, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 420, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 705, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 803, Transmission House, 11 Tib Street, Manchester, M4 1AG
33 Oldham Street, Manchester, M1 1JG
ALDI, 55A Market Street, Manchester, M1 1WR
Sugar Hut, Kiosk Adjacent 74 To 76, Market Street, Manchester, M1 1PD
First Floor And Second Floor, 3 Spring Gardens, Manchester, M2 1FB
Unit 11 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 2, 1 Sickle Street, Manchester, M2 1DL
Ninth Floor, 17 Marble Street, Manchester, M2 3AW
Ground Floor, 17 Marble Street, Manchester, M2 3AW
BRUNTWOOD ESTATES BETA, Fourth Floor, 17 Marble Street, Manchester, M2 3AW
Fourth Floor, 19 Spring Gardens, Manchester, M2 1FB
102 - 104 Market Street, Manchester, M1 1PB
Flat 4, 14 Fountain Street, Manchester, M2 2AA
Flat 16, 1 Sickle Street, Manchester, M2 1DL
Unit 824 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 2EA
First Floor Commissionaires Room, Royal Buildings, Mosley Street, Manchester, M2 3AB
Third Floor, Royal Buildings, 2 Mosley Street, Manchester, M2 3AN
Fourth Floor, Royal Buildings, 2 Mosley Street, Manchester, M2 3AN
122A Market Street, Manchester, M1 1WA
Manchester Dental Practice, First Floor, 34 High Street, Manchester, M4 1QB
William Hill, 30 High Street, Manchester, M4 1QB
7 Tib Street, Manchester, M4 1AD
Ground Floor And First Floor, 8A Tib Street, Manchester, M4 1PQ
Flat 210, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 402, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 804, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Third Floor, 27 - 29 Church Street, Manchester, M4 1PE
27 - 29 Church Street, Manchester, M4 1PE
Flat 305, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 506, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 607, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 9, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 604, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 508, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 107, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 406, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 101, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Apartment 38, 18 Church Street, Manchester, M4 1PN
Apartment 34, 18 Church Street, Manchester, M4 1PN
Apartment 40, 18 Church Street, Manchester, M4 1PN
Apartment 53, 18 Church Street, Manchester, M4 1PN
Apartment 31, 18 Church Street, Manchester, M4 1PN
Apartment 54, 18 Church Street, Manchester, M4 1PN
Flat 35, 3 Joiner Street, Manchester, M4 1PP
Flat 36, 3 Joiner Street, Manchester, M4 1PP

Flat 46, 3 Joiner Street, Manchester, M4 1PP
Flat 521, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 221, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 401, Transmission House, 11 Tib Street, Manchester, M4 1AF
Second Floor, 21 - 31 Oldham Street, Manchester, M1 1JG
First Floor And Third Floor, 21 - 31 Oldham Street, Manchester, M1 1JG
BOOKWORM TRANSLATIONS LIMITED, Second Floor Suite C2, 21 - 31 Oldham Street,
Manchester, M1 1JG
Unit 2, 11 - 13 Piccadilly, Manchester, M1 1LY
11 Piccadilly, Manchester, M1 2HY
Flat 10, 15 Piccadilly, Manchester, M1 1LT
Flat 18, 15 Piccadilly, Manchester, M1 1LT
Flat 5, 15 Piccadilly, Manchester, M1 1LT
53 Church Street, Manchester, M4 1PD
Flat 610, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 609, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 112, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 615, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 709, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 620, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 706, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 802, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 901, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 618, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 122, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 317, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 510, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 217, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 413, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 507, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 704, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 514, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 805, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 306, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 418, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 105, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 322, Transmission House, 11 Tib Street, Manchester, M4 1AE
Blackdog Ballroom, Basement, Afflecks Palace, 52 Church Street, Manchester, M4 1PW
54 Church Street, Manchester, M4 1PW
Ground Floor, 78 Market Street, Manchester, M1 1PD
Unit 3 Halle Place, Arndale Centre, Market Street, Manchester, M1 1PT
Second Floor, 17 Marble Street, Manchester, M2 3AW
Fourteenth Floor, 17 Marble Street, Manchester, M2 3AW
Brewdog Doghouse, 18 - 20 Fountain Street, Manchester, M2 2AA
Third Floor, 19 Spring Gardens, Manchester, M2 1FB
Ground Floor, 19 Spring Gardens, Manchester, M2 1FB
Flat 14, 1 Sickle Street, Manchester, M2 1DL
Flat 17, 1 Sickle Street, Manchester, M2 1DL
84 Arndale Centre, Market Street, Manchester, M4 2HU
Units 23 To 25 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AT
Lower Mall, Arndale Centre, Market Street, Manchester, M1 1WR
49 Market Street, Manchester, M1 1WR
2A Mosley Street, Manchester, M2 3AN
124 - 126 Market Street, Manchester, M1 1WA

Betfred, 8 High Street, Manchester, M4 1QB
Fifth Floor, 34 High Street, Manchester, M4 1QB
32 High Street, Manchester, M4 1QD
Basement, 20 - 22 High Street, Manchester, M4 1QB
1 - 3 Piccadilly, Manchester, M1 1LZ
Flat 707, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Second Floor Left Part, 27 - 29 Church Street, Manchester, M4 1PE
Tesco Express, 12 - 16 Church Street, Manchester, M4 1PN
Apartment 25, 18 Church Street, Manchester, M4 1PN
Flat 202, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 706, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 310, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 401, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 407, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 603, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 102, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 703, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Apartment 61, 18 Church Street, Manchester, M4 1PN
Apartment 42, 18 Church Street, Manchester, M4 1PN
Apartment 3, 18 Church Street, Manchester, M4 1PN
Apartment 56, 18 Church Street, Manchester, M4 1PN
Apartment 21, 18 Church Street, Manchester, M4 1PN
Apartment 36, 18 Church Street, Manchester, M4 1PN
Apartment 27, 18 Church Street, Manchester, M4 1PN
Apartment 60, 18 Church Street, Manchester, M4 1PN
Apartment 52, 18 Church Street, Manchester, M4 1PN
Apartment 9, 18 Church Street, Manchester, M4 1PN
Flat 16, 3 Joiner Street, Manchester, M4 1PP
Flat 12, 3 Joiner Street, Manchester, M4 1PP
Flat 48, 3 Joiner Street, Manchester, M4 1PP
Flat 2, 3 Joiner Street, Manchester, M4 1PP
Flat 19, 3 Joiner Street, Manchester, M4 1PP
Flat 220, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 213, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 710, Transmission House, 11 Tib Street, Manchester, M4 1AG
Unit 3, 11 - 13 Piccadilly, Manchester, M1 1LY
Flat 9, 15 Piccadilly, Manchester, M1 1LT
Flat 14, 15 Piccadilly, Manchester, M1 1LT
Flat 114, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 305, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 518, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 120, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 614, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 505, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 508, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 118, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 202, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 116, Transmission House, 11 Tib Street, Manchester, M4 1AE
What A Potato, Kiosk, Market Street, Manchester, M1 1PD
Stall Adjacent 82 To 84, Market Street, Manchester, M1 1PD
Unit 32A, Lower Mall Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 4, 1 Sickle Street, Manchester, M2 1DL
Tenth Floor, 17 Marble Street, Manchester, M2 3AW
Sixth Floor, 19 Spring Gardens, Manchester, M2 1FB

Fifth Floor, Tootal House, 19 - 21 Spring Gardens, Manchester, M2 1FB
Flat 3, 14 Fountain Street, Manchester, M2 2AA
47 Market Street, Manchester, M1 1WR
35 Market Street, Manchester, M1 1WR
First Floor, Royal Buildings, 2 Mosley Street, Manchester, M2 3AB
Royal Buildings, Mosley Street, Manchester, M2 3AB
106 - 122 Market Street, Manchester, M1 1WA
Unit 5, Market Stalls, Church Street, Manchester, M4 1PN
Unit 2, Market Stalls, Church Street, Manchester, M4 1PN
C8 And C9, Market Stalls, Church Street, Manchester, M4 1PN
26 - 28 High Street, Manchester, M4 1QB
Flat 704, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 405, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Second Floor Right Part, 27 - 29 Church Street, Manchester, M4 1PE
24 Church Street, Manchester, M4 1PN
Apartment 47, 18 Church Street, Manchester, M4 1PN
Flat 205, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 2, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 5, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 410, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 801, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 502, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 6, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 302, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 108, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 201, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 104, 3 Joiner Street, Manchester, M4 1PR
Apartment 35, 18 Church Street, Manchester, M4 1PN
Apartment 50, 18 Church Street, Manchester, M4 1PN
Apartment 17, 18 Church Street, Manchester, M4 1PN
Apartment 57, 18 Church Street, Manchester, M4 1PN
Flat 13, 3 Joiner Street, Manchester, M4 1PP
Flat 37, 3 Joiner Street, Manchester, M4 1PP
Flat 20, 3 Joiner Street, Manchester, M4 1PP
Flat 3, 3 Joiner Street, Manchester, M4 1PP
Flat 58, 3 Joiner Street, Manchester, M4 1PR
Flat 14, 3 Joiner Street, Manchester, M4 1PP
Flat 18, 3 Joiner Street, Manchester, M4 1PP
Flat 21, 3 Joiner Street, Manchester, M4 1PP
Flat 421, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 107, Transmission House, 11 Tib Street, Manchester, M4 1AE
26 Church Street, Manchester, M4 1PN
Flat 43, 3 Joiner Street, Manchester, M4 1PP
7 - 11 Oldham Street, Manchester, M1 1LG
Basement 21, Tib Street, Manchester, M4 1SH
Flat 12, 15 Piccadilly, Manchester, M1 1LT
Flat 3, 15 Piccadilly, Manchester, M1 1LT
13 Tib Street, Manchester, M4 1AD
Flat 311, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 312, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 502, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 316, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 608, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 814, Transmission House, 11 Tib Street, Manchester, M4 1AG

Flat 816, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 315, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 810, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 212, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 623, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 605, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 207, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 201, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 301, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 818, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 218, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 809, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 515, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 820, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 321, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 501, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 303, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 519, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 117, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 702, Transmission House, 11 Tib Street, Manchester, M4 1AG
1 Short Street, Manchester, M4 1AA
First And Second Floor, 82 - 84 Market Street, Manchester, M1 1PD
Unit 826 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 2EA
Thirteenth Floor, 17 Marble Street, Manchester, M2 3AW
Fifth Floor, 17 Marble Street, Manchester, M2 3AW
4 Marble Street, Manchester, M2 3AW
16 Fountain Street, Manchester, M2 2AA
Basement To First Floor, 86 - 88 Market Street, Manchester, M1 1PD
Third Floor And Fourth Floor, 86 - 88 Market Street, Manchester, M1 1PD
Flat 11, 1 Sickle Street, Manchester, M2 1DL
Flat 9, 1 Sickle Street, Manchester, M2 1DL
Flat 15, 1 Sickle Street, Manchester, M2 1DL
Units 20 And 21 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
57 Market Street, Manchester, M1 1WR
33 Market Street, Manchester, M1 1WR
Unit 10, Market Stalls, Church Street, Manchester, M4 1PN
Unit 4, Market Stalls, Church Street, Manchester, M4 1PN
Third Floor, 20 - 22 High Street, Manchester, M4 1QB
GREGGS, 7 - 9 Piccadilly, Manchester, M1 1LZ
Flat 505, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 7, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 404, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 805, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 808, The Birchin, 1 Joiner Street, Manchester, M4 1PH
9 Bridgewater Place, Manchester, M4 1QF
Apartment 2, 18 Church Street, Manchester, M4 1PN
Apartment 45, 18 Church Street, Manchester, M4 1PN
Flat 301, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 306, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 504, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 609, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 802, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 106, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 709, The Birchin, 1 Joiner Street, Manchester, M4 1PH

Flat 203, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 31, 3 Joiner Street, Manchester, M4 1PP
Apartment 13, 18 Church Street, Manchester, M4 1PN
Apartment 4, 18 Church Street, Manchester, M4 1PN
Apartment 51, 18 Church Street, Manchester, M4 1PN
Apartment 46, 18 Church Street, Manchester, M4 1PN
Apartment 7, 18 Church Street, Manchester, M4 1PN
Flat 23, 3 Joiner Street, Manchester, M4 1PP
Flat 42, 3 Joiner Street, Manchester, M4 1PP
Flat 39, 3 Joiner Street, Manchester, M4 1PP
Flat 41, 3 Joiner Street, Manchester, M4 1PP
Flat 6, 3 Joiner Street, Manchester, M4 1PP
Flat 1, 3 Joiner Street, Manchester, M4 1PP
Flat 59, 3 Joiner Street, Manchester, M4 1PR
Flat 40, 3 Joiner Street, Manchester, M4 1PP
Flat 28, 3 Joiner Street, Manchester, M4 1PP
Flat 56, 3 Joiner Street, Manchester, M4 1PP
Flat 30, 3 Joiner Street, Manchester, M4 1PP
Flat 49, 3 Joiner Street, Manchester, M4 1PP
Flat 102, 3 Joiner Street, Manchester, M4 1PR
Flat 26, 3 Joiner Street, Manchester, M4 1PP
Flat 10, 3 Joiner Street, Manchester, M4 1PP
Flat 102, Transmission House, 11 Tib Street, Manchester, M4 1AE
28 Church Street, Manchester, M4 1PN
Flat 25, 3 Joiner Street, Manchester, M4 1PP
Unit 1, 11 - 13 Piccadilly, Manchester, M1 1LY
Flat 6, 15 Piccadilly, Manchester, M1 1LT
Flat 1, 15 Piccadilly, Manchester, M1 1LT
Flat 16, 15 Piccadilly, Manchester, M1 1LT
Flat 15, 15 Piccadilly, Manchester, M1 1LT
Flat 416, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 407, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 110, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 811, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 414, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 622, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 613, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 419, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 319, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 106, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 115, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 104, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 410, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 304, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 205, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 717, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 402, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 804, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 621, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 602, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 422, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 812, Transmission House, 11 Tib Street, Manchester, M4 1AG
Afflecks Palace, 52 Church Street, Manchester, M4 1PW
34 Tib Street, Manchester, M4 1LA

78 Market Street, Manchester, M1 1PD
Second And Third Floor, 3 Spring Gardens, Manchester, M2 1FB
Unit 825 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 2EA
48A Arndale Centre, Market Street, Manchester, M4 2HU
Unit 4 Halle Place, Arndale Centre, Market Street, Manchester, M1 1PT
Sixth Floor, 17 Marble Street, Manchester, M2 3AW
BETFRED, 18 Fountain Street, Manchester, M2 2AA
First Floor, 19 Spring Gardens, Manchester, M2 1FB
Flat 2, 14 Fountain Street, Manchester, M2 2AA
Flat 8, 1 Sickle Street, Manchester, M2 1DL
Flat 7, 1 Sickle Street, Manchester, M2 1DL
Flat 10, 1 Sickle Street, Manchester, M2 1DL
Unit 11 Halle Place, Arndale Centre, Market Street, Manchester, M1 1PT
Units 31 And 32 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Marsden Way South, Arndale Centre, Market Street, Manchester, M1 1WR
HOLLAND & BARRETT, 105 Market Street, Manchester, M1 1NN
1A High Street, Manchester, M4 1QB
Poppleton And Appleby Ltd, 34 High Street, Manchester, M4 1QB
8A Tib Street, Manchester, M4 1PQ
Halifax, 5 Piccadilly, Manchester, M1 1LZ
130 - 132 Market Street, Manchester, M60 1AY
Flat 208, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 507, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 509, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 311, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 511, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 209, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 103, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Apartment 43, 18 Church Street, Manchester, M4 1PN
Apartment 37, 18 Church Street, Manchester, M4 1PN
Flat 806, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 411, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 1, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 303, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 510, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 104, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Apartment 23, 18 Church Street, Manchester, M4 1PN
Apartment 32, 18 Church Street, Manchester, M4 1PN
Apartment 33, 18 Church Street, Manchester, M4 1PN
Apartment 8, 18 Church Street, Manchester, M4 1PN
Flat 57, 3 Joiner Street, Manchester, M4 1PR
Flat 63, 3 Joiner Street, Manchester, M4 1PR
Flat 47, 3 Joiner Street, Manchester, M4 1PP
Flat 54, 3 Joiner Street, Manchester, M4 1PP
Flat 902, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 806, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 307, Transmission House, 11 Tib Street, Manchester, M4 1AE
21 - 23 Oldham Street, Manchester, M1 1JG
Mezzanine Floor, 11 Piccadilly, Manchester, M1 2HY
Flat 4, 15 Piccadilly, Manchester, M1 1LT
Flat 11, 15 Piccadilly, Manchester, M1 1LT
Flat 17, 15 Piccadilly, Manchester, M1 1LT
Flat 2, 15 Piccadilly, Manchester, M1 1LT
Flat 815, Transmission House, 11 Tib Street, Manchester, M4 1AG

Flat 616, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 619, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 606, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 313, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 121, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 516, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 720, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 509, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 713, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 813, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 404, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 411, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 409, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 222, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 503, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 219, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 511, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 223, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 314, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 617, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 412, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 523, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 708, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 109, Transmission House, 11 Tib Street, Manchester, M4 1AE
Ground Floor, 54 Church Street, Manchester, M4 1PW
9 Short Street, Manchester, M4 1AA
First Second Floor And Third Floors, 90 - 100 Market Street, Manchester, M1 1PB
Flat 18, 1 Sickle Street, Manchester, M2 1DL
Fifth Floor, 19 Spring Gardens, Manchester, M2 1FB
Flat 13, 1 Sickle Street, Manchester, M2 1DL
54 Arndale Centre, Market Street, Manchester, M4 2HU
93 Arndale Centre, Market Street, Manchester, M4 2HU
Tim Hortons, 107 Market Street, Manchester, M1 1NN
Second Floor, Royal Buildings, 2 Mosley Street, Manchester, M2 3AN
Royal Buildings, 2 Mosley Street, Manchester, M2 3AN
First Floor Suite 3, Royal Buildings, 2 Mosley Street, Manchester, M2 3AN
Unit 3, Market Stalls, Church Street, Manchester, M4 1PN
36 High Street, Manchester, M4 1QB
Sixth Floor, 34 High Street, Manchester, M4 1QB
Basement, 32 High Street, Manchester, M4 1QB
Ground Floor, 20 - 22 High Street, Manchester, M4 1QB
Second Floor, 20 - 22 High Street, Manchester, M4 1QB
Flat 602, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 708, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 211, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Basement And Ground Floor, 27 - 29 Church Street, Manchester, M4 1PE
Flat 606, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 601, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 206, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 701, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Apartment 6, 18 Church Street, Manchester, M4 1PN
Apartment 15, 18 Church Street, Manchester, M4 1PN
Apartment 20, 18 Church Street, Manchester, M4 1PN
Apartment 11, 18 Church Street, Manchester, M4 1PN

Apartment 41, 18 Church Street, Manchester, M4 1PN
Apartment 14, 18 Church Street, Manchester, M4 1PN
Apartment 22, 18 Church Street, Manchester, M4 1PN
Apartment 55, 18 Church Street, Manchester, M4 1PN
Apartment 59, 18 Church Street, Manchester, M4 1PN
Apartment 28, 18 Church Street, Manchester, M4 1PN
Apartment 39, 18 Church Street, Manchester, M4 1PN
Flat 55, 3 Joiner Street, Manchester, M4 1PP
Flat 52, 3 Joiner Street, Manchester, M4 1PP
Flat 24, 3 Joiner Street, Manchester, M4 1PP
Flat 817, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 801, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 50, 3 Joiner Street, Manchester, M4 1PP
Second Floor Suite C3, 21 - 31 Oldham Street, Manchester, M1 1JG
11 - 13 Piccadilly, Manchester, M1 1LY
17 Piccadilly, Manchester, M1 1LS
Flat 406, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 204, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 113, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 214, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 603, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 517, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 707, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 119, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 716, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 323, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 309, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 504, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 208, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 417, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 206, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 408, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 209, Transmission House, 11 Tib Street, Manchester, M4 1AE
Basement, 82 - 84 Market Street, Manchester, M1 1PD
82 - 84 Market Street, Manchester, M1 1PD
Flat 1, 1 Sickle Street, Manchester, M2 1DL
Flat 5, 1 Sickle Street, Manchester, M2 1DL
Third Floor, 17 Marble Street, Manchester, M2 3AW
Fifteenth Floor, 17 Marble Street, Manchester, M2 3AW
11 Spring Gardens, Manchester, M2 1FB
Seventh Floor, 17 Marble Street, Manchester, M2 3AW
Fourth Floor, Tootal House, 19 - 21 Spring Gardens, Manchester, M2 1FB
Flat 1, 14 Fountain Street, Manchester, M2 2AA
Flat 12, 1 Sickle Street, Manchester, M2 1DL
Unit 5 Halle Place, Arndale Centre, Market Street, Manchester, M1 1PT
Unit 10 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
51 - 55 Market Street, Manchester, M1 1WR
Unit 8, Market Stalls, Church Street, Manchester, M4 1PN
Fourth Floor, 34 High Street, Manchester, M4 1QB
34 High Street, Manchester, M4 1AH
First Floor, 32 High Street, Manchester, M4 1QB
20 - 22 High Street, Manchester, M4 1QB
Fourth Floor, 20 - 22 High Street, Manchester, M4 1QB
Superdrug, 7 Piccadilly, Manchester, M1 1LZ

Flat 705, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 4, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 309, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Supercity ApartHotel, 20 - 22 Church Street, Manchester, M4 1PN
Apartment 12, 18 Church Street, Manchester, M4 1PN
Flat 111, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 409, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 204, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 8, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 702, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 503, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 803, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 408, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 110, The Birchin, 1 Joiner Street, Manchester, M4 1PH
Flat 60, 3 Joiner Street, Manchester, M4 1PR
Apartment 29, 18 Church Street, Manchester, M4 1PN
Apartment 48, 18 Church Street, Manchester, M4 1PN
Apartment 10, 18 Church Street, Manchester, M4 1PN
Apartment 24, 18 Church Street, Manchester, M4 1PN
Apartment 49, 18 Church Street, Manchester, M4 1PN
Apartment 58, 18 Church Street, Manchester, M4 1PN
Apartment 44, 18 Church Street, Manchester, M4 1PN
Apartment 16, 18 Church Street, Manchester, M4 1PN
Apartment 5, 18 Church Street, Manchester, M4 1PN
Apartment 19, 18 Church Street, Manchester, M4 1PN
Flat 9, 3 Joiner Street, Manchester, M4 1PP
Flat 8, 3 Joiner Street, Manchester, M4 1PP
Flat 22, 3 Joiner Street, Manchester, M4 1PP
Flat 15, 3 Joiner Street, Manchester, M4 1PP
Flat 53, 3 Joiner Street, Manchester, M4 1PP
Flat 5, 3 Joiner Street, Manchester, M4 1PP
Flat 103, 3 Joiner Street, Manchester, M4 1PR
Flat 29, 3 Joiner Street, Manchester, M4 1PP
Flat 513, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 320, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 203, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 17, 3 Joiner Street, Manchester, M4 1PP
Flat 7, 15 Piccadilly, Manchester, M1 1LT
First Floor, 17 Piccadilly, Manchester, M1 1LS
Flat 13, 15 Piccadilly, Manchester, M1 1LT
Breakout Manchester, 51 Church Street, Manchester, M4 1PD
Flat 123, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 520, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 715, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 211, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 703, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 719, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 819, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 302, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 415, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 604, Transmission House, 11 Tib Street, Manchester, M4 1AF

Appendix 2 – Planning constraints

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Conservation Area - Smithfield Conservation Area 1987

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Smithfield Conservation Area 1987
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL

