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4th March 2025

Planning and Highways Department
Manchester City Council
Town Hall, Albert Square
Manchester
M60 2LA

Dear Angela,

Rylands Building, Manchester (Planning Application Ref. 141594/JO/2024).

Please find enclosed an application for partial discharge of Conditions 9a and 9c, attached to Planning Permission ref. 141594/JO/2024. The application is submitted by CD9 Properties (Manchester) Ltd ('the Applicant').

This application is submitted to partially discharge Condition 9a which relates to future intrusive investigations, and Condition 9c which relates to strip out works, allowing for the comprehensive refurbishment of Rylands Building, Manchester.

The Rylands Building ('the Site') is a well-known building located on a prominent thoroughfare within Manchester City Centre. The Site extends to 0.44 ha and is bound by Bridgewater Place to the north, Tib Street to the east, Market Street to the south and High Street to the west.

Planning History

Planning Permission was granted on 26 January 2021 (Ref. 127881/FO/2020), for:

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.

On 25 November 2024 a S.73 application (Ref. 141594/JO/2024) was validated for:

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

This S73 was submitted to provide clarity that any future investigation and strip out works will need to be agreed via the subsequent discharge of condition applications.

Discharge of Conditions 9a (Schedule of Intrusive Investigations) and 9c (Strip Out Works)

In order to facilitate the repair works as consented above, it is necessary to discharge Conditions 9a and 9c, in line with the below:

Condition Number	Documents Submitted	Partial or Full Discharge
9 (a) 9 (c)	Method Statement – Restoration of the 2no Sunburst Horizontal Laylights (prepared by Domis, dated 11.11.2024) Method Statement – Non-intrusive Ironwork Survey (Prepared by Calibre Metalwork Ltd, dated 19.11.24) Method Statement – Restoration Techniques (prepared by Calibre Metalwork Ltd) Method Statement – Stained Glass, Iron Frame and Brass Frieze Removal (prepared by Calibre Metalwork Ltd, dated 25.01.17) Drawing - 1526_AL (92)001 Proposed Elevation A (South) Drawing - 1526_AL (92)002 Proposed Elevation B (East) Drawing – 1526_AL (92)003 Proposed Elevation C (North) Drawing – 1526_AL (92)004 Proposed Elevation D (West) Method Statement – Removal of roof coverings and 1930s Pavement Lights (Prepared by O'Gara & Sons Ltd, dated 03.10.24)	Partial- relating to Condition 9 (a) and 9 (c) to allow works to commence.

	Drawing – 1526 AL [04]220 Proposed Plan Seventh (by Jeffrey Bell Architects, dated February 2022)	

Summary
The above information is submitted to discharge Conditions 9a and 9c, which relate to intrusive investigations and strip-out works at the Site. The method statements submitted detail removal, repair and restoration techniques in relation to metalwork elements, pavement lights and stained-glass elements at the Site. The attached documentation demonstrates that the proposals will be carried out in accordance with the conditions.

We request the Local Planning Authority's express written consent that the enclosed information is sufficient to allow the discharge of the conditions outlined above, to allow works to commence on site.

If you require any further details, please do not hesitate to contact Eleanor Scrafton (+44 161 455 8598) /escrafton@deloitte.co.uk

Yours sincerely,

John Cooper
Deloitte LLP