

20 November 2024
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO: Angela Leckie

Dear Angela,

Rylands, Market Street – Application for non-material Amendment to Planning Permission Ref: 127881/FO/2020

Please find enclosed an application for a Non-Material Amendment (NMA) to Planning Permission referenced: 127881/FO/2020, submitted in accordance with Section 96(a) of the Town and Country Planning Act 1990 (as amended). The planning permission relates to the refurbishment of the Grade II Listed Rylands building on Market Street, Manchester.

The Applicant is CD9 Properties (Manchester) Ltd.

1 Planning History

Planning Permission ref: 127881/FO/2020 was granted 26 January 2021, which facilitates the repair and refurbishment of the Grade II Listed building, including the replacement of its defunct department store use with proposed retail and leisure space at ground / basement levels, and the introduction of high-quality Grade A workspace to the upper floors, including a four-storey roof-top extension.

Following the implementation of the planning consent in January 2024, the Applicant has been working through a series of design developments to ensure the scheme remains viable and deliverable, whilst also properly delivering on occupier and tenant expectations. These amendments will be rationalised via concurrent Section 73 amendment application. A Section 19 application is also being submitted to amend the Listed Building Consent ref. 136966/JO/2023, which sits alongside the Planning Permission.

This Section 96a application seeks to alter the Description of Development in order to facilitate the changes to the ground floor commercial unit, as outlined in the concurrent Section 73 application and Section 19 application.

For completeness, the description of development for Planning Permission ref: 127881/FO/2020 is:

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms.

“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.”

The proposed amended description of development is as follows, with changes in **bold**:

*“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.”*

2 Pre-application Consultation

The approved scheme was subject to a comprehensive process of public and stakeholder engagement, including engagement with Greater Manchester Police, Historic England, Manchester City Council Highways, Transport for Greater Manchester, Greater Manchester Archaeology Advisory Service, local businesses and residents, and local ward councillors.

This application for an amended scheme is submitted following pre-application consultation with the Local Planning Authority. An initial pre-application meeting on November 2023 in which the architect provided a run-through of the proposed changes, taking comments and questions from MCC officers. The LPA were broadly supportive of the proposals.

Following a change in the project team, a follow-up meeting was held in September 2024, in which the LPA were introduced to the new contractors, and were re-presented with the proposed amendments. It was agreed during this meeting that the proposed amendments are acceptable in principle, and could be progressed via the submission of concurrent Section 73, Section 19 and Section 96a applications.

3 Proposed Amendments

This Section 96a application proposes amendments to the Description of Development, in order to facilitate a Section 73 amendment to the original Planning Permission ref: 127881/FO/2020 (as amended by 136975/NMC/2023 and 138895/NMC/2023) to account for minor material amendments to the ground

floor layout, rooftop, and other minor changes. The proposed amendments, as applied for under the concurrent Section 73 application, are as a result of an extensive design refinement process with the chosen contractor and will result in a more efficient build programme, ultimately bringing forward this iconic building back into full use sooner. Specifically, the ground floor amendment responds to demand from a food hall operator for the space and accounts for their operational requirements.

4 Planning Policy Assessment

4.1 Local Planning Policy – Local Development Plan

The relevant local planning policy has changed in part since the approval of the original Planning Permission ref: 127881/FO/2020, through the adoption of Places for Everyone Joint Development Plan (PfE) in March 2024. Places for Everyone was formally adopted by Manchester City Council in March 2024 and is now considered an important part of the Local Development Plan. Places for Everyone has been considered within the context of the proposed amendment discussed in this cover letter and it has been concluded that the proposals are in accordance with the PfE strategic planning policies.

The Manchester Core Strategy was adopted in July 2012 and remains the key, overarching Development Plan Document for Manchester. Overall, it is considered that the nature of the proposed minor material amendments to the approved scheme means that it remains in full accordance with the key spatial principles of the Core Strategy.

4.2 National Planning Policy Framework (NPPF)

Since the approval of the original application ref 127881/FO/2020 (January 2021), there have been 3 revisions to the document, one in 2021 and two in 2023, as well as a consultation draft in July 2024.

The approved changes to the Description of Development, as applied for under this application, will facilitate further works pursuant to the restoration and repurposing of a listed building in the heart of Manchester City Centre, bringing forward a scheme that supports the economic growth of the City Region. The revised scheme remains in full accordance with the key tenets of the NPPF.

5 Summary

The proposed amendments, as summarised in this covering letter, ensures that the redevelopment of the Rylands building remains a viable, deliverable and high-quality solution for a previously underutilised listed building. All the changes proposed in this application have been discussed and agreed in principle with the Planning Authority during pre-application consultations. It is considered that the proposed amendments will facilitate the long-term regeneration of the Rylands building.

It is considered that the proposed amendments will facilitate the long-term regeneration of the Rylands building. Thus, the development is wholly compliant with the national and local policies and there are no material considerations which could justify refusal of the application.

6 Submission

The application comprises this covering letter and the following documentation:

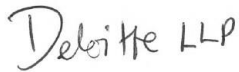
- Application Form and Notices prepared by Deloitte;
- Site Location Plan prepared by JBA Architects;

The Application has the Planning Portal reference: PP-13525345 and the application fee of £293 (plus fees) will be paid online.

On the basis of the information submitted, we seek your agreement that the proposed amendments are acceptable and can be dealt with as a non-material amendment.

I would be grateful if you could notify us of validation of the Application and please do not hesitate to contact Frances Hampson (fhampson@deloitte.co.uk / 0161 455 6766) if you have any questions or require further information.

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP