

20 December 2024

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 the discharge of Conditions 9a and 9c attached to planning consent ref. 141594/JO/2024. This relates to future investigations and strip-out works, to allow for the wholesale refurbishment of Rylands Building, Manchester.

The applicant is CD9 Properties (Manchester) Ltd.

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:

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

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layout, introduction of plant room to 7th floor, rationalisation of facade detailing, removal of 6th floor winter garden, and incorporation of green roof.

This submitted 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:

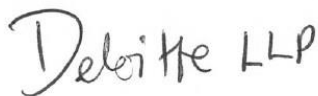
Condition Number	Documents Submitted	Partial or Full Discharge
9 (a) and 9 (c)	• Method Statement - Crushing of concrete within Sub-Basement area. Reduce dig to expose bottom of column Foundations (prepared by Domis, dated 08.07.2024) • Method Statement - Concrete Encasement Removal (prepared by Domis, dated 08.07.2024) • Method Statement - Dismantle of Existing Stair (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 - The Rylands Building - Facade Cleaning SLHA (prepared by Stone Central and Domis, dated 14.10.2024) • Method Statement – Façade Samples (prepared by Stone Central and Domis, dated 14.10.2024) • Method Statement – Intrusive Structural Opening Up (prepared by Stone Central and Domis, dated 17.09.2024) • Method Statement – Raking Out Sample (prepared by Stone Central and Domis, dated 14.10.2024) • Method Statement – Repointing Sample (prepared by Stone Central and Domis, dated 14.10.2024) • Method Statement – Restoration Sample (prepared by Stone Central and Domis, dated 14.10.2024)	Partial- relating to Condition 9 (a) and 9 (c) to allow works to commence.

Condition Number	Documents Submitted	Partial or Full Discharge
	• Method Statement – Scaffold Tie Repair (prepared by Stone Central and Domis, dated 14.10.2024) • Method Statement – Windows (prepared by Frank O’Gara & Sons Ltd, dated 08.07.2024) • Detailed Work Design Document – ICCP (prepared by C-Probe, dated 29.10.2024) • Safe System of Work – ICCP (prepared by Clan, dated 20.08.2024)	

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](mailto:escrafton@deloitte.co.uk).

Yours sincerely



Deloitte LLP