

20 December 2024

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

Dear Angela

Rylands Building, Manchester (LBC Ref. 141562/JO/2024)

Please find enclosed an application for full discharge of Condition 4, and partial discharge of Conditions 5a and 5c, attached to Listed building Consent Ref. 141562/JO/2024). Condition 4 relates to external scaffolding, Condition 5a relates to future investigations and Condition 5c relates to 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

LBC was granted on 26 January 2021 (Ref. 127882/LO/2020), for:

"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."

On 29 November 2024 a S.19 application (LBC Ref. 141562/JO/2024) was validated for:

S19 application to vary conditions 2 (Drawing & Details) and 5 (Details pre commencement) 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.

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.

Condition 4 (Scaffolding)

In order to facilitate the erection of the scaffolding for the works consented above, it is necessary to discharge Condition 4, which is worded as follows:

“No works other than the demolition of the roof-top plant shown in 1526-AL (05) 111 shall commence until a methodology and specification for any associated scaffolding and support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development other than the demolition of the roof-top plant shown in 1526-AL (05) 111 shall commence unless and until the above details have been agreed.”

An application was previously submitted to discharge Condition 4 on 28 October 2022, via Condition Discharge Ref. CDN/22/0780, but was refused by Manchester City Council (MCC) on 24 February 2024 on the basis that the following points needed to be resolved:

- Some elevations show fixings into decorative masonry;
- The grid of fixings on the facade of the building appeared to be excessive and other method of fixings were not explored;
- There are no reassurances on the drawings or details that fixings will align and utilise previous fixings or window jambs;
- A review of the fixing strategy did not seem to imply a heritage-first approach;
- A repair methodology had not been submitted.

Domis, the scheme’s new contractor, have reviewed the previously submitted scaffolding strategy produced by Connelly, alongside the above points raised by MCC. Further correspondence with MCC has also taken place, in order to agree a revised strategy for the scaffolding works. The submitted documentation was agreed with MCC in principle during meetings and site visits held on Tuesday 27 September, Tuesday 3 September and Wednesday 18 September 2024.

Submission Documentation

The submitted drawings have been updated to provide greater clarity and the rationale for the approach, including to clarify that no fixings have been inserted into any decorative features. The scaffolding drawings have also been updated to better illustrate the location of these fixings, and to include explicit clarification that decorative fixtures have been actively avoided.

The grid formation has been designed to withstand high wind loads. Principle fixing locations to the outer face of principal piers between windows have been used, as this is where the loadbearing brick

encased steel is located (clad in Portland Stone), which provides a positive and complainant fixing to support the required wind loading design in this location.

The re-use of historic fixings is not recommended, as the holes have already been placed under strain from previous scaffolding systems. Due to the unknown nature of how the base material reacted to this previous strain, it is potentially dangerous to re-use and can lead to potential failure of the scaffolding system. Therefore, in line with best practice guidance, new scaffolding fixings were inserted in the facade. These will be repaired in line with the Rylands, Manchester - Conservation Strategy (prepared by Stephen Levrant Heritage Architecture, October 2020), as approved in the original planning application (application ref. 127882/LO/2020).

Similarly, the window jambs are also not considered appropriate for this system due to the scaffolding being fully sheeted (as a means to protect pedestrians from dust and debris from the works, as outlined in the Construction Management Plan) creating large loads on the ties. On this basis, best practice guidance was followed and physical ties were utilised throughout.

The details originally submitted in October 2022 related specifically to the advertisement banner. In the 'advertisement' iteration, the grid-formation indicated fixings every 1.5 – 1.8m, which has been reduced to a 2 – 2.5m formation for the 'construction' scaffolding. Therefore, whilst the number of individual fixings has increased (by virtue of the scaffolding system covering the whole building), the methodology represents an improvement with regard to impact on the historic fabric, had the original 'advertisement' scaffolding system been replicated across the entirety of the building.

During the site visits held on 3 September and 27 September 2024, MCC's Conservation Officer viewed the mortar repairs on the facade of the building and approved the overall strategy for repair. During the determination of this application, additional photographs will be provided to MCC officers to illustrate the curing of the materials.

The revised drawings have been submitted in support of the repair works and are submitted to discharge Condition 4 in full.

Condition 4 Application Documentation

The application has been submitted through the Planning Portal, and comprises of the following documents:

- Application forms for the discharge of conditions prepared by Deloitte;
- 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);

- Tibb 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);
- 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; Tibb Street; High Street and Bridgewater Scaffolding prepared by Bespoke Scaffold Design Ltd;
- Selected Chapters of the Conservation Strategy prepared by Stephen Levrant Heritage Architecture, outlining the repair strategy as then agreed on Site on 3 and 27 September 2024.

Discharge of Conditions 5a (Schedule of Intrusive Investigations) and 5c (Strip Out Works)

In order to facilitate the repair works as consented above, it is necessary to discharge Conditions 5a and 5c, in line with the below:

Condition Number	Documents Submitted	Partial or Full Discharge
5 (a) and 5 (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)	Partial- relating to Condition 5 (a) and 5 (c) to allow works to commence.

Condition Number	Documents Submitted	Partial or Full Discharge
	• 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) • 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

Deloitte LLP