

20 November 2024

Planning Department
Manchester City Council
PO Box 532
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Manchester
M60 2LA

FAO: Angela Leckie

Dear Angela

Rylands, Market Street – Application for Minor Material Amendment to Planning Permission Ref: 127881/FO/2020

Please find enclosed an application to amend Planning Permission referenced: 127881/FO/2020, submitted in accordance with Section 73 of the Town and Country Planning Act 1990 (as amended) (“S.73”). 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 (as amended by ref: 136975/NMC/2023 and ref: 138895/NMC/2023) was granted on 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. The Description of Development as written on the decision notice is as follows:

“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 was for ref: 127882/LO/2020 (as amended by ref: 136966/JO/2023) was granted 26 January 2021 for:

“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.”

2 Concurrent Applications

2.1 Non-Material Amendment

This application will be submitted concurrently with a Section 96a application to amend the approved Description of Development (DoD). Proposed DoD by 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.”*

2.2 Listed Building Consent Amendment

A concurrent Section 19 application is also being submitted to amend the Listed Building Consent Ref. 136966/JO/2023, (previously amended 127882/LO/2020), which sits alongside the Planning Permission.

3 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. Officers 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.

4 Proposed Amendments

The Applicant seeks to make a Section 19 to Listed Building Consent ref: 136966/JO/2023 to account for minor material amendments to the ground floor layout, rooftop and other minor changes. The proposed amendments 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 into full use sooner. Additionally, the ground floor amendment responds to demand from a food hall operator for the space and accounts for their operational requirements.

In addition to design amendments, there are suggested amendments to the condition wording to align with information already agreed as part of condition discharge processes and aligning the time triggers to the build programme.

4.1 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.

4.2 Sawtooth roof rationalisation

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.

4.3 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.

4.4 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.

4.5 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.

4.6 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. However, 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.

4.7 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

4.8 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.

4.9 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.

2.3 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.

2.4 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.

2.5 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.

2.6 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.

2.7 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.

5 Condition Wording Amendments

The following table details the conditions attached to Planning Permission ref: 127881/FO/2020 (as amended by ref: 136975/NMC/2023 and ref: 138895/NMC/2023) and the proposed amendments.

Original conditions	Proposed amendments
2) The development hereby approved shall be carried out in accordance with the following drawings and documents: See Approved Drawings in Appendix A	2) The development hereby approved shall be carried out in accordance with the following drawings and documents: See Amended Drawings in Appendix A
6) No works other than the demolition of the roof top plant shown on 1526-AL(05) 111 shall commence until a detailed construction management plan outlining working practices during development has been submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include; *Display of an emergency contact number; *Details of Wheel Washing; *Dust suppression measures; *Compound locations where relevant; *Location, removal and recycling of waste; *Routing strategy and swept path analysis; *Parking of construction vehicles and staff; *Sheeting over of construction vehicles; *Mitigation against risk of accidental spillages into watercourses *A detailed demolition method statement and vibration monitoring, to ensure protection of listed building during demolition and construction works and fit out works; *Communication strategy with residents and local businesses which shall include details of	6) The proposals shall be carried out in accordance with the Construction and Methodology Statement submitted and approved under CDN/23/0193 on February 22 nd 2024. Any changes to the Construction and Methodology Statement shall be submitted to and agreed in writing by the City Council as the Local Planning Authority.

Original conditions	Proposed amendments
<p>how there will be engagement, consult and notify them during the works;</p> <p>*Agreed safe methods of working adjacent to the Metrolink Hazard Zone and shall be adhered to throughout the construction period; the retention of 24hr unhindered access to the trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and once operational.</p> <p>* Details of the loading and unloading of plant and materials;</p> <p>* Details of the storage of plant and materials used in constructing the development;</p> <p>* construction and demolition methods to be used; including the use of cranes (which must not over sail the tramway);</p> <p>* Details showing the erection and maintenance of security hoarding at a minimum distance of 1.5m from the kerb which demarcates the tramway path, unless otherwise agreed with Transport for Greater Manchester;</p> <p>*The provision of a "mock up" security hoarding to review and mitigate any hazards associated with positioning next to an operational tramway prior to permanent erection;</p> <p>*A scheme for the protection or temporary relocation of the Overhead Line Equipment Building Fixing (approval to be in consultation with Transport for Greater Manchester). Development shall be carried out in accordance with the approved construction management plan.</p> <p>Reason - To safeguard the amenities of nearby residents and highway safety, pursuant</p>	

Original conditions	Proposed amendments
<p>7) a) No works other than the demolition of the roof top plant shown on 1526-AL(05) 111 shall commence until details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, is submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes:</p> <ul style="list-style-type: none"> i) the measures proposed to recruit local people including apprenticeships ii) mechanisms for the implementation and delivery of the Local Benefit Proposal iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives 	<p>7) a) The proposals shall be carried out in accordance with the Local Labour Plan and KPI Targets, submitted under CDN/23/0193 as approved February 22nd, 2024.</p> <p>Any changes to the Local Labour Plan and KPI Targets shall be submitted to and agreed in writing by the City Council as the Local Planning Authority.</p>
<p>9) Notwithstanding the drawings approved in condition 2, no works other than the demolition of the roof-top plant shown on 1526-AL(05)111 shall commence until details of the following have been submitted to and agreed in writing by the City Council as local planning authority:</p>	<p>9) Notwithstanding the drawings approved in Condition 2, the Structural Planning Report, dated 11th September 2020 and approved 26th January 2021; Structural Planning Addendum prepared by Woolgar Hunter, dated 17th December 2020 and approved 26th January 2021; and the following information previously submitted to and approved by Manchester City Council as Local Planning Authority:</p>
<p>a) A schedule of any intrusive investigations and mitigation/ repair including details of the need for the works, the number, sizes, locations and method statement for each task including building protection works;</p>	<p>a) The proposals shall be carried out in accordance with the OUW Relocation Schedule; OUW Schedule and Drawings; and the Structural Inspection Strategy produced by Woolgar Hunter, submitted under CDN/21/0141 as approved June 2021 and ; The Asbestos Survey and Risk Assessment produced by OHS and Structural Inspection Schedule and Drawings produced by Woolgar Hunter, submitted under CDN/22/0779 as approved December 2022; and the Boreholes & Site Investigations Method Statement produced by Russell WBHO, submitted under CDN/23/0193 as approved February 22nd 2024.</p>

Original conditions	Proposed amendments
	<p>Details of any additional intrusive investigations and mitigation / repair works shall be submitted to and agreed in writing by the City Council as the Local Planning Authority.</p>
<p>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 an exposed wood finish) as a record and in order to inform the proposed decoration;</p>	<p>b) The proposals shall be carried out in accordance with the Schedule of Paint Samples, dated 22 August 2024, prepared by Stephen Levrant Heritage Architecture.</p> <p>Any additional paint and plaster sampling shall be submitted to and agreed in writing by the City Council as the Local Planning Authority.</p>
<p>c) Method statement for removal of any fabric as part of any strip out works (including original floor, wall, ceiling finishes) exposed during strip out works for (a) the existing shop fit out; (b) the Bet Fred Unit; and (c) the ground floor frontages (which shall be subject to a watching brief and recording) and for any proposals to repair fabric or structural works / repairs in relation to this. 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;</p>	<p>c) The proposals shall be carried out in accordance with the Asbestos Removal Schedule produced by OHS and the Method Statement produced by Structures Group and submitted under CDN/22/0779 as approved December 2022; the River Tib File Note produced by Woolgar Hunter; the Contractor Task Method Statement produced by Russells; the Demolition Schedule and Scope produced by Jeffrey Bell Architects; Escalator Removal Method Statement, produced by Lift Services; Soft Strip Method Statement, produced by Reddish Vale, and the Asbestos Removal Method Statement produced by Russell WBHO, all submitted and approved under CDN/23/0193, 22nd February 2024.</p> <p>Details of any additional strip out works shall be submitted to and agreed in writing by the City Council as the Local Planning Authority.</p>

Original conditions	Proposed amendments
<p>d) Notwithstanding the details in the Structural Planning Report and Planning Addendum by Woolgar Hunter, 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 need to be subject to a further planning application);</p>	<p>d) Prior to the commencement of each element of structural work (including fire treatment, floor protection and structural repairs) final details of all proposed works shall be submitted and agreed in writing by the City Council as Local Planning Authority.</p> <p>Final agreement of the extent of these works may need to be subject to a further planning application;</p>
<p>e) Full scaled drawn details of M & E (Air conditioning and other internal and external plant) including elevations, sections and reflective ceiling plans; and</p>	<p>e) 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; and</p>
<p>f) Notwithstanding the drawings approved in condition 2, prior to the commencement of development details of the following shall be submitted to and agreed in writing by the City Council as local planning authority:</p> <p>Detailed method statement for the recording, careful dismantling, storage, protection and new location for the removed original staircase (between 5th and 6th floors) and surrounding features;</p>	<p>f) Prior to commencing the removal of the original staircase between the 5th and 6th floors, a detailed method statement addressing the recording, careful dismantling, storage, protection, and relocation of the staircase and surrounding features must be submitted to and agreed in writing by the City Council, as the local planning authority by August 2025 (accordance with the Heritage Staircase Memo Feasibility Study, submitted under CDN/23/0193 and approved on February 22nd, 2024), or otherwise agreed in writing.</p>
<p>13) No works other than the demolition of the roof top plant shown on 1526-AL(05) 111 shall commence until a programme for submission of final details of the public realm works and highway works as shown in drawings numbered Proposed External Works Plan AL[05]207 REVA are submitted and approved in writing by the City Council as Local Planning Authority.</p> <p>The programme shall include an implementation timeframe and details of when the following details will be submitted:</p>	<p>13) Within 2 months of the ground floor works commencing, a programme detailing the submission of final details for these works, as depicted in drawing number Proposed External Works Plan AL[05]207 REVA, shall be submitted to and approved in writing by the City Council as the Local Planning Authority.</p> <p>The programme shall include an implementation timeframe and details of when the following details will be submitted:</p>

Original conditions	Proposed amendments
<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 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.
<p>15) No works other than the demolition of the roof top plant shown on 1526-AL(05) 111 shall commence until 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.</p> <p>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.</p> <p>The approved noise insulation scheme shall be completed before each of the approved uses commence.</p> <p>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</p>	<p>15) Prior to the commencement of the installation of any acoustic insulation and mechanical ventilation schemes, a strategy 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.</p> <p>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.</p> <p>The approved noise insulation scheme shall be completed before each of the approved uses commence.</p> <p>Prior to occupation of (a) and any unit (b), post completion report to verify that all the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly</p>

Original conditions	Proposed amendments
<p>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.</p>	<p>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.</p>
<p>20) a) Prior to commencement of the development, an Embodied Carbon Strategy Report shall be submitted to and approved in writing by the City Council as Local Planning Authority. The report shall describe the strategy for the reduction and limiting of embodied carbon and how material circularity will be embedded within the process of design, material sourcing, construction and stewardship/ building management and how this will be monitored as part of the life cycle analysis. The development shall aim for a lifecycle embodied carbon target of 600kgCO₂e/m²(A1-C4) which is in accordance with The RIBA 2030 Climate Challenge interim date net zero carbon target metrics for the development.</p> <p>b) 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.</p>	<p>20) a) During construction phase, the development shall meet the embodied carbon targets and objectives set out within the Net Zero Carbon and Circular Economy Strategy Report produced by Max Fordham and submitted under ref: CDN/23/019 and approved February 2024.</p> <p>If during construction and refurbishment works the embodied carbon credentials deviate from the targets and objectives approved Net Zero Carbon and Circular Economy Strategy Report, a revised Embodied Carbon Strategy Report shall be submitted to and agreed in writing by the City Council as the Local Planning Authority.</p> <p>b) 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.</p>
<p>21) a) No works other than the demolition of the roof top plant shown on 1526-AL(05) 111 shall commence until an Operational Energy Strategy Report is submitted to and approved in writing by the City Council as Local Planning Authority. The report shall the strategy for the reduction and limiting of operational energy consumption and how this will be embedded within the process of design construction and stewardship/ building management and monitoring. The development shall aim for an energy use intensity of 206kWh/m²/yr or lower which is in accordance with The RIBA 2030</p>	<p>21) a) Once operational, the development shall meet the operational carbon targets and objectives set out within the Net Zero Carbon and Circular Economy Strategy Report produced by Max Fordham and submitted under ref: CDN/23/019 and approved February 2024.</p> <p>If during construction and refurbishment works the operational energy credentials deviate from the targets and objectives approved Net Zero Carbon and Circular Economy Strategy Report, a revised Operational Energy Strategy Report shall be submitted to and agreed in writing by the City Council as the Local Planning Authority.</p>

Original conditions	Proposed amendments
<p>Climate Challenge interim date net zero carbon target metrics for the development.</p> <p>b) 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 ongoing improvement (reduction of energy use) for the building users/managers.</p>	<p>b) b) 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.</p>

6 Planning Policy Assessment

2.8 Local Planning Policy – Local Development Plan

There have been some changes to the Local Development Plan since the approval of the original application. The Manchester Core Strategy (2012) remains the key, overarching Development Plan Document for Manchester, however since the determination of the original consent, the Places for Everyone Joint Development Plan has been adopted by MCC, and now forms part of the Local Development Plan.

The proposed amendments have been considered against relevant planning policies, as set out below.

Neighbouring Amenity

Manchester City Council Core Strategy Policy DM1 (Development Management) sets out a range of specific issues to which all development should have regard, including:

- Regard to appropriate siting, layout, scale, form, massing, materials and details; and
- Regard of the character of the surrounding area, and the impact on the surrounding areas in terms of design, scale, and appearance of the proposed development.

The project's appointed Daylight and Sunlight consultant, Proximity, have provided a Daylight and Sunlight Amenity Commentary Note. The note confirms that the proposed amendments have been reviewed in line with the original Daylight and Sunlight Amenity Report (prepared by Avison Young) which was used to assess the impact of the proposed development on neighbouring properties. It concludes that, in the professional opinion of Proximity, the proposed additional height on the Rylands building will not result in any additional daylight and sunlight impacts beyond what was outlined in the original planning application, and that the conclusions of the original report remain valid.

A Noise Assessment has been undertaken by Jameson Acoustics assesses the potential impact from the revised rooftop plant equipment. The assessment concludes that, with appropriate mitigation, plant noise

emission levels are expected to comply with Manchester City Council's plant noise emission requirements and not result in any undue negative impacts to the amenity of neighbouring receptors.

Energy and Sustainability

Places for Everyone Policy JP-S2 (Carbon and Energy) and the partially superseded Core Strategy Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) outline that development should contribute to delivering a carbon neutral Greater Manchester no later than 2038. PfE Policy JP-S2 outlines that retrofits should be promoted, with measures to improve energy efficiency and low carbon technology.

Novo, the project's Energy and Sustainability consultant has drafted an Environmental Standards Statement Summary which confirms that the proposed amendments will not materially alter the targets and objectives within the Energy and Sustainability Statement and Net Zero Strategy Reports submitted to and approved by Manchester City Council.

Heritage Impact

Core Strategy Policy CC 9 (Design and Heritage) outlines that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. Similarly, PfE Policy JP-P2 (Heritage) outlines how development proposals which safeguard the significance of listed assets in Greater Manchester will be supported in principle, provided they are not contrary to national and local planning policies.

The proposed amendments maintain the beneficial impacts to the listed building (as outlined the Heritage Statement submitted as part of the original application), through the retention of the expansive, open-plan spatial quality of Floors 1-6 and the sensitive, conservation-led approach to the high significance 7th floor. The proposed amendments to the ground floor will restore a sense of the lost independent shops and arcade, which will be achieved with the additional enhancement of creating a pedestrian link northwards onto Bridgewater Place.

Instances of adverse impacts, including the construction of a new dedicated lift and toilet core, have been minimised through the rationalisation of lift cores, representing an improvement to the scheme as originally consented. 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 do not materially alter this conclusion.

This application is supported by a Design and Access Statement, which includes massing visuals and revised CGIs from the heritage views (previously agreed with the LPA as part of the original application). These CGIs demonstrate that the proposed changes (pertinently those relating to the roof top extension) will result in minor beneficial-to-negligible impacts on the setting heritage interest of the Rylands building. These impacts can be summarised as:

- View 01 (Market Street) – Negligible – conclusions from original Heritage Statement remain extent;

- View 02 (High Street) – Negligible – the continuation of the extension facade maintains visual consistency with the roofscape. The extension is clearly understood as a servient, contemporary addition to the host building;
- View 05 (West Along Piccadilly) – Negligible – conclusions from original Heritage Statement remain extent;
- View 06 (Piccadilly Gardens) – Minor beneficial – the omission of the lift-run on the roof-level facilitates a more consistent roofscape;
- View 07 (Back Piccadilly) - Minor beneficial – the omission of the lift-run on the roof-level facilitates a more consistent roofscape;
- View 08 (Birchin Lane) - Negligible – conclusions from original Heritage Statement remain extent.

The proposed amendments will allow the redevelopment of Rylands to continue to make a positive contribution to MCC's ambitions. The Proposed Development is well-designed, contributes to the delivery of new, high-quality office and retail floorspace within the city centre, and utilises a historically underutilised Listed Asset.

Overall, it is considered that the nature of the proposed minor material amendment means that it remains in full accordance with the key spatial principles of the Core Strategy.

National Planning Policy Framework

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 most significant change occurring in 2021 was to paragraph 22, encouraging local authorities to “employ long-term thinking in developing their local plan visions, where appropriate, to enable sustainable development.” Additionally, the wording of paragraph 8c was amended, giving developers more responsibility to actively “protect and enhance our natural, built and historic environment.”

The latest changes made to the NPPF in September and December 2023, focusing on reforms to housing delivery. The main alterations or additions include policies on the appearance or character of residential development, Green Belt alterations and energy efficiency improvements.

The 2024 consultation draft, whilst holding limited weight, is a material consideration in the determination of the planning application. The main changes proposed in the consultation draft relate to the introduction of a new, mandatory standard method for assessing housing need; the reinstatement of the five-year housing land supply; a presumption in favour of developing on previously developed land; and the introduction of a “Grey Belt” definition. Paragraph 85(c) of the consultation draft highlights the need for planning policies to accommodate the unique site requirements of diverse industries, for them to foster economic growth and resilience. This includes enabling the expansion and modernisation of existing businesses, particularly those of local, regional, or national significance.

These changes to the NPPF have been considered in the context of the proposed amendments and it has been concluded that they do not materially change the decisions from the original assessment. The approved proposals, as amended by this application will restore and repurpose 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.

7 Application Submission

The application comprises this covering letter and the following documentation:

- Application Form and Notices prepared by Deloitte,
- Drawings and Plans, as outlined in Appendix A, prepared by Jeffrey Bell Architects;
- Design and Access Statement prepared by Jeffrey Bell Architects;
- Daylight and Sunlight Summary Note prepared by Proximity;
- Plant Noise Assessment Report prepared Jameson Acoustics;
- Environment Standards Statement Summary prepared Novo;
- Paint Sample Schedule prepared by Stephen Levrant Heritage Architecture.

8 Summary

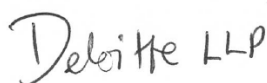
The proposed amendments, as outlined in this covering letter, ensures that the redevelopment of the Rylands building remains a viable, deliverable and high-quality solution for a previously underutilised listed building. All the changes proposed in this application have been discussed and agreed in principle 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.

The development is wholly compliant with the national and local policies and there are no material considerations which could justify refusal of the application. We therefore respectfully request that this application be supported by the Planning Authority.

The Application has the Planning Portal reference PP-13523991. Payment has been sent via Planning Portal for the sum of £363.00 (plus fees) in respect of the application fee.

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



Deloitte LLP

9 Appendices

2.9 Appendix A – Table of Amended Drawings

Table 1.1 below identifies which drawings will be superseded by the new drawings, as a result of the amendments to the Rylands building:

Site Plan	Approved Drawings	Amended Drawings
SITE PLAN - ROOF PLAN	AL[05]1206	AL[05]3206
GA Demolition	Approved Drawings	Amended Drawings
GA DEMOLITION PLAN -02 S-BASEMENT	AL[05]1100	AL[05]3100
GA DEMOLITION PLAN -01 BASEMENT	AL[05]1101	AL[05]3101
GA DEMOLITION PLAN 00 GROUND	AL[05]1102	AL[05]3102
GA DEMOLITION 00 MEZZANINE	AL[05]1103	AL[05]3103
GA DEMOLITION PLAN 01 FIRST	AL[05]1104	AL[05]3104
GA DEMOLITION PLAN 02 SECOND	AL[05]1105	AL[05]3105
GA DEMOLITION PLAN 03 THIRD	AL[05]1106	AL[05]3106
GA DEMOLITION PLAN 04 FOURTH	AL[05]1107	AL[05]3107
GA DEMOLITION PLAN 05 FIFTH	AL[05]1108	AL[05]3108
GA DEMOLITION PLAN 06 SIXTH	AL[05]1109	AL[05]3109
GA DEMOLITION PLAN 07 SEVENTH	AL[05]1110	AL[05]3110
GA DEMOLITION PLAN 08 ROOF	AL[05]1111	AL[05]3111
DEMOLITION ELEVATION A (SOUTH)	AL[05]1120	AL[05]3120
DEMOLITION ELEVATION B (EAST)	AL[05]1121	AL[05]3121
DEMOLITION ELEVATION C (NORTH)	AL[05]1122	AL[05]3122
DEMOLITION ELEVATION D (WEST)	AL[05]1123	AL[05]3123
GA Plans	Approved Drawings	Amended Drawings
GA PLAN -02 S-BASEMENT	AL[05]1210	AL[05]3210
GA PLAN -01 BASEMENT	AL[05]1211	AL[05]3211
GA PLAN 00 GROUND	AL[05]1212	AL[05]3212
GA PLAN 01 FIRST	AL[05]1214	AL[05]3214
GA PLAN 02 SECOND	AL[05]1215	AL[05]3215
GA PLAN 03 THIRD	AL[05]1216	AL[05]3216
GA PLAN 04 FOURTH	AL[05]1217	AL[05]3217
GA PLAN 05 FIFTH	AL[05]1218	AL[05]3218
GA PLAN 06 SIXTH	AL[05]1219	AL[05]3219
GA PLAN 07 SEVENTH	AL[05]1220	AL[05]3220
GA PLAN 08 EIGHTH	AL[05]1221	AL[05]3221
GA PLAN 09 NINTH	AL[05]1222	AL[05]3222
GA PLAN 10 TENTH	AL[05]1223	AL[05]3223
GA PLAN 11 ROOF	AL[05]1224	AL[05]3224
GA Sections	Approved Drawings	Amended Drawings
GA SECTION 01	AL[05]1250	AL[05]3250

GA SECTION 03	AL[05]1254	AL[05]3254
GA Elevations	Approved Drawings	Amended Drawings
ELEVATION A (SOUTH)	AL[05]1260	AL[05]4260
ELEVATION B (EAST)	AL[05]1262	AL[05]4262
ELEVATION C (NORTH)	AL[05]1264	AL[05]4264
ELEVATION D (WEST)	AL[05]1265	AL[05]4265