

20 December 2023

Planning Department
Town Hall
Albert Square
Manchester
M60 2LA

Dear Angela

Rylands Building, 109-127 Market Street – Application for Non-Material Amendments to Planning Permission Reference 127881/FO/2020

This covering letter has been prepared in support of a planning application under Section 96a of the Town and Country Planning Act 1990 (as amended) in order to make a Non-Material Amendment (“NMA”) to Planning Permission Reference 127881/FO/2020 (the ‘Original Permission’) in relation to Conditions 4, 6, 7a, 13, 15, 20, and 21.

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.

The Applicant is CD9 Properties (Manchester) Ltd.

The proposed description of development is as follows:

Non-Material Amendment to planning permission 127881/FO/2020 to change the wording of conditions 4 (shop frontages), 6 (construction management plan), 7a (local benefit proposal), 13 (public realm), 15 (acoustic insulation), 20 (embodied carbon) and 21 (operational energy).

1 Planning History

The original planning permission was granted on 26 January 2021 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

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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.

In July 2023 a non-material amendment was approved for:

Non-material amendment to amend Conditions 2 (Drawings and Plans), 4 (Materials), 9 (Details pre commencement), 10 (Conservation Strategies) and 11 (Details) attached to application ref no 127881/FO/2020.

2 Proposed Amendments

The Applicant seeks to make a NMA to the original permission to enable the scheme to come forward in accordance with their construction programme. The construction programme has become protracted in light of global economic events and it has therefore become challenging to deliver the proposed full scope of works within the timescales set out within the planning permission.

The programme seeks for initial early works that includes the demolition of the roof-top structures and plant. These works will facilitate ongoing listed building investigations and ultimately the delivery of the roof-top extension.

To enable these early works to come forward and implement the permission it is necessary to amend a number of the conditions attached to the permission. These have been summarised below and with amended wording suggested in blue and ~~scored out~~.

Condition 4

4) Notwithstanding the details submitted with the application, **no works other than the demolition of the roof-top plant shown on 1526-AL(05)111 shall commence until** ~~prior to commencement of development~~ a programme for the submission of the items as listed in (a) and (c) below **is shall** be submitted for approval in writing by the City Council, as Local Planning Authority:

a) Extension and external elevations including ground floor retail frontages

(i) Schedule for samples and specifications of all materials to be used on all external elevations including the extension

(ii) Drawings to illustrate details of full sized sample panels (extension) that will be produced (The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames);

and following agreement of these

(iii) a programme for the production of the full sized sample panels (extension); and

(iv) a strategy for quality control management;

b) Items (i) to (iv) shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above;

c) Listed Building

(i) A programme for providing details of all internal materials and finishes d) Item (i) shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above;

Condition 6

No works other than the demolition of the roof-top plant shown on 1526-AL(05)111 shall commence until

~~Prior to the commencement of the development~~ a detailed construction management plan outlining working practices during development ~~is shall be~~ 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 how there will be engagement, consult and notify them during the works;
 - *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.
- * Details of the loading and unloading of plant and materials;
 - * Details of the storage of plant and materials used in constructing the development;
 - * construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway);
 - * 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;
 - *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;
 - *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.

Condition 7a

No works other than the demolition of the roof-top plant shown on 1526-AL(05)111 shall commence until Prior to the commencement of the development, 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 shall be** 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:

- 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

Condition 13

No works other than the demolition of the roof-top plant shown on 1526-AL(05)111 shall commence until Prior to the commencement of the development a programme for submission of final details of the public realm works and highway works as shown in dwgs numbered Proposed External Works Plan AL[05]207 REVA **are shall be** submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted:

(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;

The details shall then be submitted and / or carried out in accordance with the approved programme and approved details.

Condition 15

No works other than the demolition of the roof-top plant shown on 1526-AL(05)111 shall commence until Prior to the commencement of the development 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 shall be** submitted to and approved in writing by the City Council as local planning authority.

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.

The approved noise insulation scheme shall be completed before each of the approved uses commence.

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 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.

Condition 20

No works other than the demolition of the roof-top plant shown on 1526-AL(05)111 shall commence until Prior to the commencement of the development an Embodied Carbon Strategy Report ~~is 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.

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.

Condition 21

No works other than the demolition of the roof-top plant shown on 1526-AL(05)111 shall commence until Prior to the commencement of the development an Operational Energy Strategy Report ~~is shall be~~ 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 Climate Challenge interim date net zero carbon target metrics for the development.

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.

3 Planning Policy Assessment

3.1 National Planning Policy Framework (2023)

Since the original application was submitted, a revised NPPF was adopted on 19 December 2023 further to revisions that were made in 2019. The revised NPPF continues to set out the Government's planning policies for England and how these are to be applied within a local setting. It requires planning policies to meet objectively assessed needs, with sufficient flexibility to adapt to rapid change.

The presumption in favour of sustainable development – the golden thread running through plan-making and decision taking (para. 11) – remains at the heart of the NPPF. Sustainable development is about positive growth, which supports economic, environmental and social progress for existing and future generations. Paragraph 140 of the 2023 NPPF states that: *"local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme"*

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life by supporting existing and future generations' health, social and cultural wellbeing. The NPPF also places emphasis on the importance of pre-application engagement with the Local Planning Authority and local community, which will help to resolve any issues and deliver more positive outcomes.

The revised scheme remains in full accordance with the key tenets of the NPPF. 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 new high-quality office-led scheme that supports the economic growth of the City Region.

3.2 Local Planning Policy – Local Development Plan

The key Development Plan documents remain the 2012 Manchester Core Strategy and Saved Policies of the Manchester Unitary Development Plan (UDP). There has been no change in local planning policy since the Planning Permission was granted. The Manchester Core Strategy was adopted in July 2012 and is the key, overarching Development Plan Document for Manchester. Overall, it is considered that the nature of the proposed non-material amendments to the approved scheme means that it remains in full accordance with the key spatial principles of the Core Strategy.

4 Summary

The application comprises this covering letter and the completed application Form.

The Application has the Planning Portal reference: PP- 12690213 and the application fee of £357 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 for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact Rachel Hopkins

(rachelhopkins@deloitte.co.uk / 0161 455 6812) if you have any questions or require any further information.

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The script is cursive and fluid, with the letters "D", "L", and "P" being particularly prominent.

Deloitte LLP