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20 December 2023

Planning Department
Town Hall
Albert Square
Manchester
M60 2LA

Dear Angela

Rylands Building, 109-127 Market Street – Application for a Section 19 Application to amend Listed Building Consent Reference 136966/JO/2023

This covering letter has been prepared in support of a planning application under Section 19 ("S.19") of the Town and Country Planning Act 1990 (as amended) in order to make an Amendment to Listed Building Consent Reference 136966/JO/2023 in relation to Condition 3.

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:

> *S19 application to amend conditions 2 (Drawing & Details), 3 (Materials), 5 (Details pre commencement), 6 (Conservation Strategies) and 7 (Details) attached to application ref no 127882/LO/2020, relating to the repair, refurbishment, alteration of building.*

1 Planning History

The listed building consent was granted on 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;*

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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.

In July 2023 a S.19 application was approved for:

S19 application to amend conditions 2 (Drawing & Details), 3 (Materials), 5 (Details pre commencement), 6 (Conservation Strategies) and 7 (Details) attached to application ref no 127882/LO/2020, relating to the repair, refurbishment, alteration of building.

2 Proposed Amendments

The Applicant seeks to make a S.19 to the original consent 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 it is necessary to amend a number of the conditions attached to the consent. These have been summarised below and with amended wording suggested in blue and ~~scored out~~.

Condition 3

3) 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 the following 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

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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- 12691116.

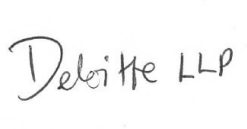
On the basis of the information submitted, we seek your agreement that the proposed amendments are acceptable.

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.

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Yours sincerely



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