

14 March 2023

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

Dear Angela

Rylands Building, Manchester (PP Ref. 127881/FO/2020)
Application for Partial and Full Discharge of Planning Permission Conditions

Please find enclosed an application for the partial discharge of Conditions 7 (part a) only), 9 (part a) and part c) only), and 15 (part a) only), alongside the discharge of Conditions 6, 20 and 21 attached to the planning permission 127881/FO/2020, relating to Rylands, Manchester. The applicant is CD9 Properties (Manchester) Ltd.

For clarity, the description of the works set out on the planning permission 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.”

This letter sets out the previously agreed physical works and further works required, alongside the method for undertaking the works, as set out in detail within the supporting documentation.

Background

Planning Permission Conditions 9 (parts a) and c)) were previously partially discharged on 23 June 2021 (CDN/21/0141) and 29 December 2022 (CDN/22/0779). Since this time, additional asbestos contaminated materials have been discovered through investigation works on site and require removal. The methodology for removal is set out in the supporting information and is to be undertaken by the scheme's main contractor, Russell WBHO. Similarly, the scheme's structural engineers, Woolgar Hunter, have set

out in detail the required additional site investigations and opening up works in order to fully set out in detail how the structural elements for the building and new structures will be delivered.

The Applicant therefore seeks the partial discharge of conditions against the Planning Permission to undertake the scope of works outlined in the supporting information submitted alongside this application.

This application also seeks to fully discharge Planning Permission Conditions 6 (CMP), 20 (Embodied Carbon) and 21 (Operational Energy). It also seeks to partially discharge condition 7 (Local Labour – part a) only) and Condition 15a (Acoustic Treatment Scheme).

Condition Discharge Information

To carry out the initial investigatory and strip out works, the Applicant is seeking to discharge and partially discharge the conditions as set out under the subheadings below:

Condition 6 – Construction Management Plan

Condition 6 is worded as follows:

6) Prior to the commencement of the development a detailed construction management plan outlining working practices during development 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; and*
- *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*

To allow the Local Planning Authority to discharge planning condition 6, the following information has been submitted:

- Construction Management Plan prepared by Russell WBHO, including the following appendices:
 - Draft Tender Programme;
 - Site Logistics Plan;
 - Traffic Management Plan;
 - Site Waste Management Policy;
 - Demolition Plans; and
 - Crane Plan.

The Construction Management Plan (RevB, dated 03 March 2023) details the full scope of proposed construction activity and measures that contractors will adhere to in order ensure safety and security whilst minimising disruption to the amenity of nearby receptors. This also covers site logistics and positioning of the crane during the works.

Condition 7a – Local Benefits Proposal

Condition 7a is worded as follows:

7a) 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, 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*

A Local Benefit Proposal prepared by Russell WBHO has been prepared and is submitted with this application to allow for the Local Planning Authority to partially discharge Condition 7 (part a) only), which includes a Local Employment Plan and Local Labour KPI Monitoring Form. These documents detail how Russell WBHO will endeavour to employ operatives from “M” postcodes (Tiers 1 and 2) where possible.

Additionally, it details how Russell WBHO expect to employ 90% of subcontractors from Tiers 1 and 2 and 80% of suppliers from Tiers 1 and 2. The Local Employment Plan also illustrates Russell WBHO’s commitment to providing apprenticeship opportunities where possible.

Condition 9a) and 9c) – Schedule of Intrusive Investigations

Condition 9a and 9c are worded as follows:

9) 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:

(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;

And

9c) 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 (condition12(f)) including incorporation of any exposed element of original shopfront;

The following details have been submitted in relation to Condition 9a:

- Contractors Task Method Statement for Boreholes & Site Investigations prepared by Russell WBHO.

Russell WBHO produced the Boreholes & Site Investigation (dated February 2023). This method statement details the rationale, location, number, and scope of investigative works required to fully understand the structural details of the Rylands building.

These boreholes and site investigations have also been specified by Woolgar Hunter to allow the detailed structural strategy to be provided. Heritage Architecture has reviewed these documents and confirmed the works will not impact any historically significant areas beyond that previously set out and tested in the approved scheme.

In addition, details are also submitted to discharge part (c) of Condition 9 in relation to the removal of asbestos and other non-historic fabric:

- Planning Method Statement for the Removal of Asbestos prepared by Russell WBHO, containing the following appendices:
 - o Non-Licensed Asbestos Strip Method Statement prepared by Reddish Vale;
 - o Enabling Works Method Statement prepared by Reddish Vale;
- Escalator Removal Method Statement prepared by Reddish Vale; and
- Soft Strip Works Method Statement prepared by Reddish Vale.

As outlined, during last round of asbestos removal (as consented by ref: CDN/22/0779) additional asbestos containing materials have been located within the building following investigation works that need to be removed prior to the main works commencing.

The Planning Method Statement for the Removal of Asbestos document (dated February 2023) provides photographs and the locations of the asbestos containing materials, and the rationale for its removal. Heritage Architecture have reviewed these documents and confirmed the works will not impact any historically significant areas. The Method Statement for the removal of the redundant escalators and the soft strip of every floor is also included within this submission.

The above information is therefore submitted to the LPA to partially discharge Condition 9 (parts a) and c) only).

Condition 15a – Acoustic Treatment

Condition 15a is worded as follows:

15a) Before the development commences 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 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 following details have been submitted in relation to Condition 15a:

- Acoustic Treatment Scheme Drawings prepared by Jeffrey Bell Architects; and
- Acoustic Report prepared by BWB.

The Acoustic Treatment Scheme prepared by Jeffrey Bell Architects and Stage 3 Acoustic Report prepared by BWB detail the specification and location of acoustic insulation and ventilation to prevent noise transfer from the ground floor and basement units to the office uses.

These details are submitted to allow the Local Planning Authority discharge part (a) of Condition 15. Validation of these ratings will be undertaken to discharge part (b) of Condition 15 at the appropriate time as dictated by the condition.

Condition 20 and 21- Embodied and Operational Carbon

Condition 20 and 21 are worded as follows:

20) 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.

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.

And

21) Prior to commencement of the development, an Operational Energy Strategy Report 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.

A Net Zero Carbon and Circular Economy Strategy Report prepared by Max Fordham has been submitted to discharge the pre-commencement element of these conditions. This summarises that:

- The Report prepared by Max Fordham details how embodied carbon will reduced through the re-use and recycling of strip-out materials, including:
 - o 95% of strip-out material to be diverted from landfill and refused;
 - o 20% of stripped out materials will be reused;
 - o 50-60% of new materials to be demountable at end of life;
 - o 40-50% of removable materials to be recyclable.
- The Report produced by Max Fordham also details how the development will reach its operational energy demand target of 206 kWh/m2/year, and how the building will achieve a 5.0 star NABERS rating.

On this basis, the pre-commencement elements of conditions 20 and 21 merit partial discharge by the Local Planning Authority. The reporting on the embodied and operational carbon for the development will be submitted to fully discharge conditions 20 and 21 as dictated by the condition wording.

Application Documentation

In addition to this covering letter summarising the submission documentation against each condition, the application has been submitted through the Planning Portal, and comprises of the following documents:

- Application forms prepared by Deloitte;
- Construction Management Plan (& Appendices) prepared by Russell WBHO;
- Local Benefit Proposal prepared by Russell WBHO;
- Acoustic Treatment Scheme Drawings prepared by Jeffrey Bell Architects

- Stage 3 Acoustic Report prepared by BWB;
- Planning Method Statement for the Removal of Asbestos prepared by Russell WBHO, containing;
 - Non-Licensed Asbestos Strip Method Statement prepared by Reddish Vale;
 - Enabling Works Method Statement prepared by Reddish Vale;
 - Escalator Removal Method Statement prepared by Reddish Vale;
 - Soft Strip Works Method Statement prepared by Reddish Vale;
- Contractors Task Method Statement for Boreholes & Site Investigations prepared by Russell WBHO; and
- Stage 3 + Net Zero Carbon and Circular Economy Strategy Report prepared by Max Fordham.

The application fee of £142.80 for the application to agree details reserved by a condition attached to full planning permission 127881/FO/2020 will be paid through internal transfer (Planning Portal Reference number PP-11982192).

We request the Local Planning Authority's express written consent that the enclosed information is sufficient to allow the partial 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 my colleagues Michael Percival (0161 455 6672 / mipercival@deloitte.co.uk) or Ollie Eyre (020 7303 4102 / odeyre@deloitte.co.uk).

Yours sincerely



Deloitte LLP