



Planning

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Date: 7 July 2023

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 136975/NMC/2023

Description: 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.

Location: 109-127 Market Street, Manchester, M60 1TA

I refer to your application for a non-material amendment to planning permission reference 127881/FO/2020.

Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed amendments and changes to the condition triggers will have no material impact upon the previously approved scheme and will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

The proposed amendments relate to changes resulting from further structural investigations and detailed design development relating to the detailing of repair, refurbishment, alteration and extension of the building as well as to associated conditions as detailed above.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 127881/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 127881/FO/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- (a) Location Plan AL [05]001, Existing Site Plan - Ground Floor AL[05]005 and Existing Site Plan - Roof Plan AL[05]006, Proposed Site Plan - Ground Floor AL[05]205 REVA and Proposed Site Plan - Roof Plan AL[05]206 REVA;
- (b) Proposed GA Demolition Plan -02 S-Basement AL[05]1100, Proposed GA Demolition Plan -01 Basement AL[05]1101 REVA, Proposed GA Demolition Plan 00 Ground AL[05]1102 REVA, Proposed GA Demolition 00 Mezzanine AL[05]1103, Proposed GA Demolition Plan 01 First AL[05]1104 REVA, Proposed GA Demolition Plan 02 Second AL[05]1105 REVA, Proposed GA Demolition Plan 03 Third AL[05]1106 REVA, Proposed GA Demolition Plan 04 Fourth AL[05]1107 REVA, Proposed GA Demolition Plan 05 Fifth AL[05]1108 REVA, Proposed GA Demolition Plan 06 Sixth AL[05]1109 REVA, Proposed GA Demolition Plan 07 Seventh AL[05]1110 REVA, Proposed GA Demolition Plan 08 Roof AL[05]1111, Proposed Demolition Elevation A (South) AL[05]1120, Proposed Demolition Elevation B (East) AL[05]1121, Proposed Demolition Elevation C (North) AL[05]1122 and Proposed Demolition Elevation D (West) AL[05]1123;
- (c) Proposed External Works Plan AL[05]207 REVA;
- (d) Proposed GA Plan -02 Sub Basement AL[05]1210 REVA, Proposed GA Plan -01 Basement AL[05]1211 REVA, Proposed GA Plan 00 Ground AL[05]1212 REVA, Proposed GA Plan 01 First AL[05]1214 REVA, Proposed GA Plan 02 Second AL[05]1215 REVA, Proposed GA Plan 03 Third AL[05]1216 REVA, Proposed GA Plan 04 Fourth AL[05]1217 REVA, Proposed GA Plan 05 Fifth AL[05]1218 REVA, Proposed GA Plan 06 Sixth AL[05]1219 REVA, Proposed GA Plan 07 Seventh AL[05]1220 REVA, Proposed GA Plan 08 Eight AL[05]1221 REVA, Proposed GA Plan 09 Ninth AL[05]1222 REVA, Proposed GA Plan 10 Tenth AL[05]1223 REVA, Proposed GA Plan 11 Roof AL[05]1224 REVA, Proposed GA Ceiling Plan 00 Ground AL[05]230 REVA, Proposed GA Ceiling Plan 01 First - Sixth AL[05]231 REVA and Proposed GA Ceiling Plan 07 Seventh AL[05]232 REVA,
- (f) Proposed GA Section 01 AL[05]1250 REVA, Proposed GA Section 01 - Adjacent Prop AL[05]251 REVA, Proposed GA Section 02 AL[05]252 REVA, Proposed GA Section 02 - Adjacent Prop AL[05]253 REVA and Proposed GA Section 03 AL[05]1254 REVA;
- (g) Proposed Elevation A (South) AL[05]1260 REVA, Proposed Elevation A (South) - Adjacent Prop AL[05]261 REVA, Proposed Elevation B (East) AL[05]1262 REVA, Proposed Elevation B (East) - Adjacent Prop AL[05]263 REVA, Proposed Elevation C (North) AL[05]1264 REVA, Proposed Elevation D (West) AL[05]1265 REVA, Proposed Elevation D (West) - Adjacent Prop AL[05]266 REVA, Proposed GA Finishes Plan 00 Ground AL[05]270 REVA, Proposed GA Finishes Plan 01 First - Sixth AL[05]271 REVA and Proposed GA Finishes Plan 07 Seventh AL[05]272 REVA;
- (h) Proposed Shop Front - High Street AL[05]300, Proposed Shop Front - Market Street AL[05]301, Proposed Shop Front - Market / Tib Corner AL[05]302, Proposed Shop Front - Tib Street AL[05]303, Office Entrance - Existing Elevation AL[05]310, Office Entrance - Existing Plan AL[05]311, Office Entrance - Existing Section AL[05]312, Office Entrance - Proposed Elevation AL[05]313, Office Entrance - Proposed Plan AL[05]314, Office Entrance - Proposed Section AL[05]315, Proposed Arcade Entrance 1 - Elevation AL[05]320, Proposed Arcade Entrance 1 - Plan AL[05]321 REVA, Proposed Arcade Entrance 1 - Section AL[05]322 REVA, Arcade Entrance 2 - Existing Elevation AL[05]330, Arcade Entrance 2 - Existing Plan AL[05]331, Arcade Entrance 2 - Existing Section AL[05]332, Arcade Entrance 2 - Proposed Elevation AL[05]333, Arcade Entrance 2 - Proposed Plan AL[05]334, Arcade Entrance 2 - Proposed Section AL[05]335, Proposed

Arcade Entrance 3 AL[05]340 REVA, Proposed Leisure Entrance 1 AL[05]345, Proposed Leisure Entrance 2 AL[05]350, Proposed Cycle Entrance - Elevation & Plan AL[05]355 and Proposed Cycle Entrance - Section AL[05]356;

(i) Proposed Extension Façade Study 01 AL[05]360 REVA, Proposed Extension Façade Study 02 AL[05]361 REVA, Proposed Extension Façade Detail AL[05]362 REVA, Proposed Winter Gardens AL[05]370 REVA, Proposed Winter Gardens - Plan AL[05]371, Proposed Winter Gardens - Long Section AL[05]372, Proposed Winter Gardens - Short Sections AL[05]373, Proposed Atrium Roof Study AL[05]380 REVA, Proposed Atrium Facade Study AL[05]381

(j) Seventh Floor Dining Room North Elevation AL[05]385 REVA, Proposed Office Lobby - Plan AL[05]390 REVA, Proposed Office Lobby - Elevations AL[05]391 REVA, Proposed Office Lobby - Elevations AL[05]392 REVA, Boardroom - Existing Plan AL[05]400, Boardroom - Existing Ceiling Plan AL[05]401, Boardroom - Existing Elevations AL[05]402, Boardroom - Proposed Plan AL[05]403, Boardroom - Proposed Ceiling Plan AL[05]404, Boardroom - Proposed Elevations AL[05]405, AL[05]412, Managers Dining Room - Proposed Plan AL[05]413, Managers Dining Room - Proposed Ceiling Plan AL[05]414, Managers Dining Room - Proposed Elevations AL[05]415, Dining Room - Proposed Plan AL[05]419 REVA, Dining Room - Proposed Ceiling Plan AL[05]420 REVA, Dining Room - Proposed Elevations AL[05]421, Proposed Staircase 02 - Plan AL[05]430, Proposed Staircase 02 - Elevation 01 AL[05]431, Proposed Staircase 02 - Elevation 02 AL[05]432, Proposed Staircase 02 - Elevation 03 AL[05]433, Proposed Staircase 02 - Elevation 04 AL[05]434, Proposed Staircase 03 - Plan AL[05]435, Proposed Staircase 03 - Elevation 01 AL[05]436, Proposed Staircase 03 - Elevation 02 AL[05]437, Proposed Staircase 03 - Elevation 03 AL[05]438, Proposed Staircase 03 - Elevation 04 AL[05]439, Proposed Core 1 - Plan AL[05]440 REVA, Proposed Core 1 - Elevations AL[05]441 and Proposed Core 2 AL[05]442;

(k) Proposed Window Types Elevation A (South) AL[05]450 REVA, Proposed Window Types Elevation B (East) AL[05]451 REVA, Proposed Window Types Elevation C (North) AL[05]452 REVA, Proposed Window Types Elevation D (West) AL[05]453 REVA, Proposed Window Type 01 AL[05]454, Proposed Window Type 02 AL[05]455, Proposed Window Type 03 AL[05]456, Proposed Window Type 04 AL[05]457, Proposed Window Type 05 AL[05]458, Proposed Window Type 06 AL[05]459 and Proposed Window Type 07 AL[05]460;

(l) Sections 6.1, 6.6 and 8.0 of the Design and Access Statement prepared Jeffrey Bell Architects as amended by section 6.0 of the Design and Access Addendum prepared by Jeffery Bell Architects;

(m) Air Quality Assessment by BWB Consulting;

(n) Drainage Strategy V1.10 11-09-20 prepared by Woolgar Hunter;

(o) Operational Management Strategy prepared by OBI and Jeffrey Bell Architects;

(p) Rylands Building, Manchester, Servicing Management Plan Curtins Ref: 75314-CUR-00-XX-RP-TP-003 Revision: V04
Issue Date: 10 September 2020;

(q) Structural Statement and Structural Addendum prepared by Woolgar Hunter;

(r) Rylands Building, Manchester Transport Statement Curtins Ref: 75314-CUR-00-XX-RP-TP-001, Revision: V04 Issue Date: 10 September 2020 and Rylands Building - Forecasted Trip Generation 16th November 2020;

(t) GTech Surveys Limited, Television and Radio Reception, Impact Assessment Rylands Building;

(u) Wind Microclimate Desktop Survey prepared by Arc Aero 09 December 2020; and

(v) Sections 4,5 and 6 of the Crime Impact Assessment VERSION A: 07.09.20, 2017/0879/CIS/02

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan polices DC18.1 DC19.1, DC20 and DC26.1.

4) Notwithstanding the details submitted with the application, prior to commencement of development a programme for the submission of the items as listed in (a) and (c) below 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;

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

9) Notwithstanding the drawings approved in condition 2, prior to commencement of works specified in parts a) to f) of this condition, the required information set out in a) to f) 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; The proposed method statement shall be updated to include evidence of appropriate measures to protect the culvert's structural integrity during the proposed intrusive site investigations to inform the structural design. This shall include appropriate trial locations and the avoidance of loading by machinery. This should be supplied by an appropriately qualified structural engineer. This should also include evidence of investigations (as far as feasible) to determine if the culvert is located onsite or under the adjacent Tib Street.

(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 a exposed wood finish)as a record and in order to inform the proposed decoration;

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

(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 be need to be subject to a further planning application) and evidence of appropriate embedded design in the proposed scheme in response to loading and foundation implications on the culvert asset, to protect both the building and the culvert. These should also provide appropriate provisions for the construction phase. This should be in the form of an assessment supplied by an appropriately qualified structural engineer. It should include a residual risk assessment if the culvert could not be definitively located by investigations under 5a).

(e) Full scaled drawn details of M & E (Air conditioning and other internal and external plant) including elevations, sections and reflective ceiling plans; and

(f) 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;

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

10) Notwithstanding the details within condition 2 (d) and the Rylands Building, Manchester, Conservation Strategy by SLHA dated October 2020 (parts 3,4 and 5), no works outlined within sections 3 and 4 of the Conservation Strategy shall commence unless and until final details or repair methodology, technique and specifications (including where appropriate specification and method statement) have been reviewed on site, submitted to and approved in writing by the City Council as Local Planning Authority. All of the above shall be implemented in accordance with the approved details before the development is first occupied

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

11) Notwithstanding the details as set out in condition 2 above, prior to each of the works specified in parts a) to o) of this condition being undertaken on site, final details (including where appropriate specification and method statement) shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- (a) Details of the new ground floor frontages including 1:20 elevations and sections;
- (b) Final details of the fascia, signage zones and a signage strategy for the ground floor;
- (c) Details of repairs and upgrade of existing roof;
- (d) Details of new critical windows including location within existing window openings and making good of any existing fabric damage due to removal of the existing windows;
;
- (e) Details of the arcade fit out and arcade shop frontages;
- (f) A strategy for how existing features (including joinery and metalwork) will be reused;
- (g) A strategy for the re-use / relocation of the 7th floor doors and details of the final locations;
- (h) Details of the security doors and gates;
- (i) Strategy and details (1:20) for the reinstatement of the moulded dado and skirting;
- (j) Details of making good fabric following (a) structural interventions; (b) removal of fabric and (c) formation of new openings;
- (k) A schedule of removal of redundant signs and external fixtures and fittings and details and including method statements for repair work and making good to external elevations;
- (l) Details of any proposed dampproofing;
- (m) A strategy for the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment) along with final details of these items;
- (n) Any building lighting scheme; and

(o) Details of all new entrances.

All of the above shall be implemented in accordance with the approved details before the development is first occupied:

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

28) (a) Prior to installation of any external ventilation louvres at ground floor level final details of the location of these or a strategy for their location shall be submitted to and approved in writing by the City Council as Local Planning Authority. The ventilation louvres shall then be implemented in accordance with the agreed detail prior to the equipment to which they relate becoming operational.

(b) Final details of the method of extraction of any fumes, vapours and odours from each of the ground floor and basement units where cooking facilities are required shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing