

24 May 2023

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Manchester City Council
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Dear Angela

Rylands Building, Manchester (LBC Ref. 127882/LO/2020)
Application for Discharge of Listed Building Consent Conditions

Please find enclosed an application for the partial discharge of Conditions 5 (parts b) and f) only) attached to listed building consent reference 127882/LO/2020, which relates to the Rylands (former Debenhams Building) on Market Street in Manchester City Centre. The information submitted as part of this condition discharge application relates to paint sampling and the method statements for the dismantling of heritage staircases. The applicant is CD9 Properties (Manchester) Ltd.

For clarity, the description of the works set out on the listed building consent is as follows:

“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.”

This letter sets out the previously agreed physical works and further works required, which are set out in detail within the supporting documentation.

Background

The Applicant therefore seeks the discharge of conditions 5 (parts b) and f) only) against the Listed Building Consent to undertake the scope of works outlined in the supporting information submitted alongside this application.

Condition Discharge information

To conduct these works, the Applicant is seeking to partially discharge Condition 5 (parts b) and f) only), which are worded as set out below:

5) Notwithstanding the drawings approved in condition two, 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:

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;

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;.

The following details have been submitted in relation to Condition 5 (parts b) and f) only):

- Principles of Paint Analysis prepared by Stephen Levrant Architecture;
- Proposed Paint and Plaster Analysis Floor Plans produced by Jeffrey Bell Architects; and
- Planning Method Statement for Heritage Staircase (including Column Encasements and Heritage Lift Doors) produced by Russell WBHO.

The Principles of Paint Analysis document (dated August 2022) has been produced to discharge condition 5 (part b) only), and provides a schedule of locations for paint sampling, and the number of samples needed per location. Stephen Levrant Heritage Architecture have produced the documents and confirmed the works will not impact any historically significant areas. In order to maximise the information gained through the analysis, all samples will also be assessed for lead content.

In order to discharge condition 5 (part f) only), Russell WBHO have produced a Planning Method Statement for the recording, dismantling and storage of the heritage staircases between levels 5-6, and 6-7 in the Rylands building. The Method Statement also details the careful removal of decorative column encasements on the staircases, in addition to the careful removal of the lift doors on floors 5-7 to facilitate the removal of the heritage staircases.

Application Documentation

This application for the discharge of planning conditions associated with the Listed Building Consent reference PP-11982215 comprises of the following documents:

- Application forms for the discharge of conditions prepared by Deloitte;
- Principles of Paint Analysis prepared by Stephen Levrant Architecture;
- Proposed Paint and Plaster Analysis Floor Plans produced by Jeffrey Bell Architects; and

- Planning Method Statement for Heritage Staircase (including Column Encasements and Heritage Lift Doors) produced by Russell WBHO.

The application has been submitted through Planning Portal and the reference for this application is PP-12186421.

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 in this letter and 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

A handwritten signature in dark ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP