

12 May 2023

Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

F.A.O Angela Leckie

Dear Angela

Rylands, Market Street – Application for Non-Material Amendments to Planning Permission (ref: 127881/FO/2020)

Please find enclosed an application under Section 96a of the Town and Country Planning Act (1990) (as amended) for a Variation of Condition Application to Planning Permission ref: 127881/FO/2020, dated 26 January 2021. This Permission relates to the Grade II Listed Rylands building, 108-127 Market Street.

The Applicant is CD9 Properties (Manchester) Ltd.

A concurrent Section 19 application is also being submitted to amend the Listed Building Consent Ref. 127882/LO/2020 which sits alongside the Planning Permission.

This application seeks to amend the wording of Conditions 2 (Drawings & Plans), 4 (Materials), 9 (Intrusive Investigations), 10 (Repair Methodology) and 11 (Detail Drawings & Specifications).

The amendments are summarised below, and are detailed further in the following sections of this letter:

- The application seeks amendments to the wording of Condition 2 on the Decision Notice to reflect updated drawings to be added to the approved document list; and
- The application seeks amendments to the time triggers of Condition 4 (Materials), 9 (Intrusive Investigations), 10 (Repair Methodology) and 11 (Detail Drawings & Specifications) to better align with the project programme.

The amendments were presented to the Local Planning Authority in April 2023, where it was agreed that the amendments are acceptable in principle and would comprise a non-material amendment to the approved development.

The proposed Description of Development is:

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

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“A non-material amendment to Conditions 2 (Drawings and Plans), 4 (Materials), 9 (Intrusive Investigations), 10 (Repair Methodology) and 11 (Detail Drawings and Specifications) of application referenced 127881/FO/2020 (under Section 96a of the Town and Country Planning Act 1990).”

Background and Planning History

Planning Permission ref: 127881/FO/2020 and LBC ref: 127882/LO/2020 were granted 26 January 2021, which facilitate the repair and refurbishment of the Grade II Listed building, including the replacement of its defunct department store use with proposed retail and leisure space at ground / basement levels, and the introduction of high quality Grade A workspace to the upper floors, including a four storey roof-top extension.

Proposed Amendments

The Applicant seeks to amend elements of the design.

A summary of the amendments is provided below and explained in full in the submission document prepared by Jeffrey Bell Architects. This will be reflected in revised drawings and documents as listed in Condition 2 of the decision notice attached to the Planning Permission.

In summary, the proposed design developments include:

Atrium

The atrium opening has been reduced in width by circa two metres, resulting in an increase in the net internal area, a simplified structural strategy, and removes the requirement for a new structural line to support the atrium edge.

Extension Form

The seventh, eighth, and ninth floorplates have extended to the southern elevation to correlate with the revised atrium and structural arrangement below. The seventh floor footprint has also been extended to the eastern end, and the new build extension floor construction has been changed to composite deck from slim floor.

Internal Ground and Basement Configuration

The amendments to the lower levels include: relocation of cycle facilities to the basement; relocation of the facilities management to the basement; relocation of the substation to the loading bay in Bridgewater Place; Leisure Unit 01 entrance has been relocated to Market Street from Bridgewater Place, and a dedicated office entrance has been provided to Stair 3, which is accessed from Tib Street.

Other

Other proposed design amendments include the addition of green roofs on Level 08, whilst the extent of the winter gardens to the 6th floor have been reduced. In order to reduce the quantum of potential strengthening works to the existing structure, elements of the original mezzanine steelwork are now retained.

The amendments also include the introduction of a Marketing Suite, which will be used to market the new office building, within the existing Debenham's space.

Proposed Condition Wording Updates

Similarly, the Applicant is seeking to amend the trigger points for the permissions in condition wording to clarify the date by which information needs to be submitted and approved.

The proposed condition wording is outlined below.

Condition 2 – List of Approved Plans

As a result of the changes outlined, the approved plans and drawings listed on Condition 2 attached to decision notice: ref: 127881/FO/2020 require amending.

A full list of all updated plans are provided in Appendix A, and the proposed amended wording of Condition 2 is outlined in Appendix B.

Condition 4 – Materials

In order to agree the appropriate timing for submission of relevant information relating to Materials and Samples, the wording of Condition 4 is provided below:

*"Notwithstanding the details submitted with the application, **the following shall be submitted for approval in writing by the City Council, as Local Planning Authority, in line with the timescales and details agreed by parts a) and c),** prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:*

- a) Extension and ground floor retail frontages - Samples and specifications of all materials to be used on all external elevations, 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 a programme for the production of the full sized sample panels (extension) and a strategy for quality control management; and*
- b) The sample panels and any additional materials and the quality control management strategy 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 - "**Prior to installation of new internal fabric and new external materials, a programme for providing details of all internal and external materials (other than the ground floor retail frontages) shall be submitted for approval in writing by the City Council as Local Planning Authority;***
- d) The materials 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 9 – Intrusive Investigations

In order to agree the appropriate timing for submission of relevant information relating to Intrusive Investigations, the wording of Condition 9 is provided below:

*“Notwithstanding the drawings approved in condition 2, **prior to commencement of works specified in parts a) to f) of this condition, the following details** ~~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;*
- 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);*
- 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.”*

Condition 10 – Repair Methodology

In order to agree the appropriate timing for submission of relevant information relating to Repair Methodology, the wording of Condition 10 is provided below:

*“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** ~~development shall commence in relation to each item~~ 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 submitted to and approved in writing by the City Council as Local*

Planning Authority subject to validation on site. All of the above shall be implemented in accordance with the approved details before the development is first occupied.”

Condition 11 – Detail Drawing

In order to agree the appropriate timing for submission of relevant information relating to Final Drawings, the wording of Condition 11 is provided below:

*“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** ~~no development shall commence in relation to the following work and installations unless and until final details (including where appropriate specification and method statement) of the following have been~~ 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 crittal 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 damp proofing;*
- 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.”

Planning Policy Framework

The Planning Policy Framework relevant to the proposed development has not changed since the approval of the original application.

The key Development Plan documents remain the 2012 Core Strategy and Saved Policies of the 2006 Manchester UDP. Full consideration of the proposed development against the planning policy framework is considered within the original Planning Statement, dated September 2020.

Application Submission

The application comprises this covering letter and the following documentation:

- Application Form and Notices prepared by Deloitte;
- Rylands Building Manchester NMA Cover document prepared by Jeffrey Bell Architects;
- Drawings and plans as outlined in Appendix A prepared by Jeffrey Bell Architects.

Summary and Conclusion

The amendments result in a development that is substantively unchanged from the approved development on-site. They will have no effect on the character, siting or density of development. All the changes proposed in this application have been discussed and agreed in principle with the Planning Authority during pre-application consultations. It is considered that the proposed amendments will facilitate the long-term regeneration of the Rylands building.

The development is therefore wholly compliant with the national and local policies and there are no material considerations which could justify refusal of the application. We therefore respectfully request that this application be supported by the Planning Authority.

The Application has the Planning Portal reference PP-12139582. Payment has been sent via Planning Portal for the sum of £234.00 (plus fees) in respect of the application fee.

I would be grateful if you could notify us of validation of the Application and please do not hesitate to contact me or my colleagues Michael Percival (mipercival@deloitte.co.uk / 0161 455 6672) Ollie Eyre (odeyre@deloitte.co.uk / 020 7303 4102) if you have any questions or require further information.

Yours Sincerely

Deloitte LLP

Deloitte LLP

Appendix A - Summary of Amendments to Approved Plans

Table 1.1 below identifies which drawings will be superseded by new drawings, as a result of the amendments to the Rylands building:

GA DEMOLITION	Approved Drawings	Amended Drawings
PROPOSED GA DEMOLITION PLAN -02 S-BASEMENT	AL[05]100	AL[05]1100
PROPOSED GA DEMOLITION PLAN -01 BASEMENT	AL[05]101	AL[05]1101
PROPOSED GA DEMOLITION PLAN 00 GROUND	AL[05]102	AL[05]1102
PROPOSED GA DEMOLITION 00 MEZZANINE	AL[05]103	AL[05]1103
PROPOSED GA DEMOLITION PLAN 01 FIRST	AL[05]104	AL[05]1104
PROPOSED GA DEMOLITION PLAN 02 SECOND	AL[05]105	AL[05]1105
PROPOSED GA DEMOLITION PLAN 03 THIRD	AL[05]106	AL[05]1106
PROPOSED GA DEMOLITION PLAN 04 FOURTH	AL[05]107	AL[05]1107
PROPOSED GA DEMOLITION PLAN 05 FIFTH	AL[05]108	AL[05]1108
PROPOSED GA DEMOLITION PLAN 06 SIXTH	AL[05]109	AL[05]1109
PROPOSED GA DEMOLITION PLAN 07 SEVENTH	AL[05]110	AL[05]1110
PROPOSED GA DEMOLITION PLAN 08 ROOF	AL[05]111	AL[05]1111
PROPOSED DEMOLITION ELEVATION A (SOUTH)	AL[05]120	AL[05]1120
PROPOSED DEMOLITION ELEVATION B (EAST)	AL[05]121	AL[05]1121
PROPOSED DEMOLITION ELEVATION C (NORTH)	AL[05]122	AL[05]1122
PROPOSED DEMOLITION ELEVATION D (WEST)	AL[05]123	AL[05]1123

SITE PLAN	Approved Drawings	Amended Drawings
PROPOSED SITE PLAN - ROOF PLAN	AL[05]206	AL[05]1206
LOCATION PLAN	AL [05]001	AL[05]1001

GA PLANS	Approved Drawings	Proposed Drawings
PROPOSED GA PLAN -02 S-BASEMENT	AL[05]210	AL[05]1210
PROPOSED GA PLAN -01 BASEMENT	AL[05]211	AL[05]1211
PROPOSED GA PLAN 00 GROUND	AL[05]212	AL[05]1212
PROPOSED GA PLAN 01 FIRST	AL[05]214	AL[05]1214
PROPOSED GA PLAN 02 SECOND	AL[05]215	AL[05]1215
PROPOSED GA PLAN 03 THIRD	AL[05]216	AL[05]1216
PROPOSED GA PLAN 04 FOURTH	AL[05]217	AL[05]1217
PROPOSED GA PLAN 05 FIFTH	AL[05]218	AL[05]1218
PROPOSED GA PLAN 06 SIXTH	AL[05]219	AL[05]1219
PROPOSED GA PLAN 07 SEVENTH	AL[05]220	AL[05]1220
PROPOSED GA PLAN 08 EIGHTH	AL[05]221	AL[05]1221
PROPOSED GA PLAN 09 NINTH	AL[05]222	AL[05]1222

PROPOSED GA PLAN 10 TENTH	AL[05]223	AL[05]1223
PROPOSED GA PLAN 11 ROOF	AL[05]224	AL[05]1224

GA SECTIONS	Approved Drawings	Proposed Drawings
PROPOSED GA SECTION 01	AL[05]250	AL[05]1250
PROPOSED GA SECTION 03	AL[05]254	AL[05]1254

GA ELEVATIONS	Approved Drawings	Proposed Drawings
PROPOSED ELEVATION A (SOUTH)	AL[05]260	AL[05]1260
PROPOSED ELEVATION B (EAST)	AL[05]262	AL[05]1262
PROPOSED ELEVATION C (NORTH)	AL[05]264	AL[05]1264
PROPOSED ELEVATION D (WEST)	AL[05]265	AL[05]1265

Appendix B – Proposed Condition 2 Wording

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

- a) Location Plan AL [05]1001, 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]1206 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,
- e) Proposed GA Section 01 AL[05]1250 REVA, Proposed GA Section 02 AL[05]252 REVA, and Proposed GA Section 03 AL[05]1254 REVA.
- f) Proposed Elevation A (South) AL[05]1260 REVA, Proposed Elevation B (East) AL[05]1262 REVA, Proposed Elevation C (North) AL[05]1264 REVA, Proposed Elevation D (West) AL[05]1265 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;
- g) 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;
- h) 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;
- i) 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;
- j) 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;
- k) 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;
- l) Air Quality Assessment by BWB Consulting;
- m) Drainage Strategy V1.10 11-09-20 prepared by Woolgar Hunter;
- n) Operational Management Strategy prepared by OBI and Jeffrey Bell Architects;
- o) Operational Management Strategy prepared by OBI and Jeffrey Bell Architects
- p) Structural Statement and Structural Addendum prepared by Woolgar Hunter;

- q) Rylands Building, Manchester Transport Statement Curtins Ref: 75314-CUR-00-XXRP-TP-001, Revision: V04 Issue Date: 10 September 2020 and Rylands Building - Forecasted Trip Generation 16th November 2020;
- r) GTech Surveys Limited, Television and Radio Reception, Impact Assessment Rylands Building;
- s) Wind Microclimate Desktop Survey prepared by Arc Aero 09 December 2020; and
- t) Sections 4,5 and 6 of the Crime Impact Assessment VERSION A: 07.09.20, 2017/0879/CIS/02.