

14 March 2023

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

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 a) and c) 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 intrusive investigations, repair and strip out works. 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

LBC Condition 5a and 5c were previously partially discharged on 23 June 2021 (CDN/21/0142) and 29 December 2022 (CDN/22/0769). Since this time, additional asbestos contaminated materials have been discovered through investigation works on site and require removal.

The removal works are to be undertaken by the scheme’s main contractor, Russell WBHO, in line with the methodology set out in this letter. 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 5 (Parts a) and c) only) against the Listed Building Consent to undertake the scope of works outlined in the supporting information submitted alongside this application.

Full discharge of conditions 5a and 5c will be sought prior to commencement of main works in July 2023 once all necessary fabric and structural investigations have taken place.

Condition Discharge information

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

5) 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

(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.

The following details have been submitted in relation to Condition 5a:

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

Russell WBHO produced the Boreholes & Site Investigation (dated February 2023). This method statements detail 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 5 in relation to the removal of asbestos contaminated materials and other 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;
- Soft Strip Works Method Statement prepared by Reddish Vale; and
- Proposed Demolition Plans prepared by Jeffrey Bell Architects.

During last round of asbestos removal (as consented by ref: CDN/22/0779) additional asbestos containing materials have been located within the building 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 5 (parts a) and c) only).

Application Documentation

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

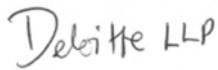
- Application forms for the discharge of conditions prepared by Deloitte;
- Planning Method Statement for the Removal of Asbestos prepared by Russell WBHO, including Appendices;
- Escalator Removal Method Statement prepared by Reddish Vale;
- Soft Strip Works Method Statement prepared by Reddish Vale;
- Proposed Demolition Plans prepared by Jeffrey Bell Architects; and
- Contractors Task Method Statement for Boreholes & Site Investigations (including Structural Appendices prepared by Woolgar Hunter) prepared by Russell WBHO.

The application has been submitted through Planning Portal and the reference for this application is PP-11982215.

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