

26 October 2022

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

Dear Angela

Rylands Building, Manchester (PP Ref. 127881/FO/2020 and LBC Ref. 127882/LO/2020)

Please find enclosed an application for the partial discharge of Conditions 9a and 9c attached to the planning permission (ref. 127881/FO/2020) and 5a and 5c attached to the listed building consent (127882/LO/2020). The applicant is CD9 Properties (Manchester) Ltd.

Planning Permission (PP) Condition 9a and Listed Building Consent (LBC) Condition 5a were formally discharged on 23 June 2021 (CDN/21/0141 / 0142). However, due to Debenhams still occupying multiple floors of the Rylands buildings, the full scope of works could not be undertaken.

To allow the developments of the proposals to progress, the same level of understanding needs to be reached throughout the building through extending the investigative work to areas previously occupied by Debenhams.

In accordance with PP Condition 9a and LBC Condition 5a, the details from CDN/21/0141 and CDN/21/0142 discharges are re-provided and updated with additional detail agreed in principle via email on 07-02-2022 to partially discharge Conditions 9a and 5a.

In addition to these works agreed in principle, asbestos removal is also now proposed. Malrod have produced a method statement detailing the task, which includes location of each and method of removal.

Finally, this application also seeks to discharge PP Condition 9c and LBC Condition 5c. To support the discharge of these conditions, Method Statements have been prepared by HNC Demolition Ltd, which provide sufficient information to partially discharge these conditions.

For clarity, the planning permission relates to:

“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.”

For clarity, the listed building consent relates to:

“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.”

In order to carry out these intrusive works the Applicant is seeking to discharge the following elements:

Condition Wording	Information Submitted
Planning Permission 127881/FO/2020	
<i>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:</i> <i>(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;</i>	Structural Investigations: • Structural Inspection Strategy by Woolgar Hunter date 09 February 2021; • OUW Drawings (Reduced Scope) v1.30; • OUW Schedule v.1.30; • Proposed Structural Opening Up Works Task Method Statement; • Proposed Structural Opening Up Risk Assessment; and • Email correspondence between 17-12-21 and 07-02-2022.
<i>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</i>	Asbestos: • Malrod Asbestos Removal Method Statement – with

<i>(a) the existing shop fit out;</i> <i>(b) the Bet Fred Unit; and</i> <i>(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.</i> <i>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;</i>	Appended Site Photographs and Locations by OHS. Removal of non-significant fabric: • HNCMS-01-MS-001 7th Floor; • HNCMS-01-MS-001 Removal of Air Handling Units 7th Floor; • HNCMS-001-MS-004 Demolition block and Stud walls; and • HNCMS-001-MS-003 Removal of Floor Coverings (Machine All Floors)
Listed Building Consent 127882/LO/2020	
<i>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:</i> <i>(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;</i>	Structural Investigations: • Structural Inspection Strategy by Woolgar Hunter date 09 February 2021. • OUW Drawings (Reduced Scope) v1.30; • OUW Schedule v.1.30; • Proposed Structural Opening Up Works Task Method Statement; • Proposed Structural Opening Up Risk Assessment; and • Email correspondence between 17-12-21 and 07-02-2022
<i>5c) 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</i> <i>(a) the existing shop fit out;</i> <i>(b) the Bet Fred Unit; and</i>	Asbestos: • Malrod Asbestos Removal Method Statement – with Appended Site Photographs and Locations by OHS.

<i>(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.</i> <i>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;</i>	Removal of non-significant fabric: • HNCMS-01-MS-001 7th Floor; • HNCMS-01-MS-001 Removal of Air Handling Units 7th Floor; • HNCMS-001-MS-004 Demolition block and Stud walls; and • HNCMS-001-MS-003 Removal of Floor Coverings (Machine All Floors).
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Application Documentation

The application has been submitted through the Planning Portal, and comprises of the following documents:

- Application forms for the discharge of conditions prepared by Deloitte;
- Structural Investigations Survey Report by Woolgar Hunter;
- OUW Drawings (Reduced Scope) v1.30 prepared by Woolgar Hunter;
- OUW Schedule v.1.30 prepared by Woolgar Hunter;
- Proposed Structural Opening Up Works Task Method Statement prepared by WJ Structures;
- Proposed Structural Opening Up Risk Assessment prepared by WJ Structures;
- Method Statements prepared by HNC Demolition; and
- Asbestos Removal Method Statement prepared by Malrod.

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-11513290).

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 colleague Rachel Hopkins (0161 455 6812) / rachelhopkins@deloitte.co.uk.

Yours sincerely

Deloitte LLP.

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