

27 October 2022

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

Dear Angela

Rylands Building, Manchester (LBC Ref. 127882/LO/2020)

Please find enclosed an application for the discharge of Condition 4 attached to the listed building consent (127882/LO/2020). The applicant is CD9 Properties (Manchester) Ltd.

Advertisement consent was granted in September 2022 for the erection of 2 illuminated advertisements under ref: 132893/AOH/2022. The full description of development is:

“Erection of 2 no. illuminated scaffold mounted banner advertisements for a temporary period of 6 months”

In order to facilitate the erection of the scaffolding consented above, it is necessary to discharge Condition 4 of listed building consent (127882/LO/2020).

For clarity, Condition 4 is worded as follows:

“Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding and support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless and until the above details have been agreed.”

Additionally, 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 erect the scaffolding, the Applicant is seeking to discharge the following:

Condition Wording	Information Submitted
Listed Building Consent 127882/LO/2020	
<i>4) Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding and support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless and until the above details have been agreed.</i>	The following information has been submitted to discharge the associated LBC condition: • Scaffolding Method Statement prepared by Infinity Outdoor Ltd; • Selected Chapters of the Conservation Strategy prepared by Stephen Levrant Heritage Architecture; • Drawings prepared by Infinity Outdoor: ○ IOL.RB.09; ○ IOL.RB.08; ○ IOL.RB.07; ○ IOL.RB.06; ○ IOL.RB.02; and Drawing (ref: 22-BSD-781-01) prepared by Bespoke Scaffold Design Ltd. The works will be carried out sensitively and with agreed methodology with the appointed heritage consultant on the project.

Application Documentation

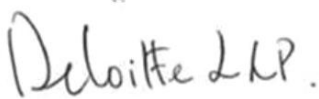
The application has been submitted through the Planning Portal, and comprises of the following documents:

- Application forms for the discharge of conditions prepared by Deloitte;
- Scaffolding Method Statement prepared by Infinity Outdoors;
- Drawing (References IOL.RB.09, IOL.RB.08; IOL.RB.07, IOL.RB.06 and IOL.RB.02) prepared by Infinity Outdoors;
- Drawing (ref: 22-BSD-781-01) prepared by Bespoke Scaffold Design Ltd; and
- Selected Chapters of the Conservation Strategy prepared by Stephen Levrant Heritage Architecture

We request the Local Planning Authority's express written consent that the enclosed information is sufficient to allow the discharge of the condition 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

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

Deloitte LLP