

7 January 2025

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

Dear Angela,

Rylands Building, Manchester (Planning Application Ref. 136966/JO/2023)

Please find enclosed an application for partial discharge of Conditions 5c and 6, attached to Listed building Consent Ref. 136966/JO/2023. The application is submitted by CD9 Properties (Manchester) Ltd ('the Applicant').

This application is submitted to partially discharge Condition 5c (Strip out works) and Condition 6 (Conservation Strategy Works), in relation to the comprehensive refurbishment of Rylands Building, Manchester.

The Rylands Building ('the Site') is a well-known building located on a prominent thoroughfare within Manchester City Centre. The Site extends to 0.44 ha and is bound by Bridgewater Place to the north, Tib Street to the east, Market Street to the south and High Street to the west.

Planning History

LBC was granted on 26 January 2021 (Ref. 127882/LO/2020), for:

"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."

On 07 July 2023 a S19 application was approved (136966/JO/2023) for:

S19 application to amend conditions 2 (Drawing & Details), 3 (Materials), 5 (Details pre commencement), 6 (Conservation Strategies) and 7 (Details) attached to application ref no 127882/LO/2020, relating to the repair, refurbishment, alteration of building.

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On 22 February 2024 a discharge of condition application was approved (Ref. CDN/23/0178), for:

Discharge of listed building condition 5 (a) (intrusive investigations) and (c) (strip out works) attached to listed building consent 127882/LO/2020 as amended by 136966/JO/2023

On 23 December 2024 a discharge of condition application was submitted (Ref. CDN/24/1200), for:

Discharge of Condition 4 (Scaffolding) and of 5a (Intrusive Investigations) and 5c (Strip out Method Statement) (Details pre commencement) attached to Listed Building Consent 136966/JO/2023 -Re-discharge of CDN/23/0178

On 17th April 2025, a S.19 application (LBC Ref. 141562/JO/2024) was approved for:

S19 application to vary conditions 2 (Drawing & Details) and 5 (Details pre commencement) attached to listed building consent 136966/JO/2023 to make minor amendments including changes to the ground S19 application to vary conditions 2 (Drawing & Details) and 5 (Details pre commencement) attached to listed building consent 136966/JO/2023 to make minor amendments including changes to the ground floor layout, changes to roof top design and layout, introduction of plant room to 7th floor, rationalisation of facade detailing, removal of 6th floor winter garden, and incorporation of green roof.

Discharge of Conditions 5c (Strip out works) and Condition 6 (Conservation Strategy Works)

In order to facilitate the repair works as consented above, it is necessary to discharge Conditions 5c and 6, in line with the below.

To confirm, the following information is submitted subsequently and in addition to that approved under the previous discharge of condition applications (Ref. CDN/23/0178 and CDN/24/1200).

Condition Wording	Relevant Technical Item	Documents Submitted	Partial or Full Discharge
Condition 5c – Strip out Works “The development shall be implemented in accordance with the following: (c) Strip Out Works (CDN/22/0779); Malrod Asbestos Removal Method Statement - with Appended Site Photographs and Locations by OHS (as received by the City Council on 26.10.2022); Removal of non-significant fabric: HNCMS-01-MS-001 7th Floor (as received by the City Council on 26.10.2022); HNCMS-01-MS-001 Removal of Air Handling Units 7th Floor (as received by the City Council on 26.10.2022); HNCMS-001-MS-004 Demolition block and Stud walls (as received by the City Council on 26.10.2022); HNCMS-001-MS-003 Removal of Floor Coverings (Machine All Floors) (as received by the City Council on 26.10.2022); and Planning Method Statement for the Removal of Asbestos Rev: Rev B prepared by Russell WBHO, containing the following appendices: *Non-Licenced Asbestos Strip Method Statement prepared by Reddish Vale; *Enabling Works Method Statement prepared by Reddish Vale; *Escalator Removal Method Statement prepared by Reddish Vale; and *Soft Strip Works Method Statement prepared by Reddish Vale (as received by the City Council on 22.03.2023); and Rylands Building, Manchester - Storage of heritage items 2nd April 2025	Storage of Heritage Items	Storage of Heritage Items, by Stephen Levrant Heritage Architecture; dated April 2025.	Partial

Condition Wording	Relevant Technical Item	Documents Submitted	Partial or Full Discharge
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. Any proposed changes to the above approved documents will need to be agreed in writing and re-discharged against this part of the condition.”			
Condition 6 – Conservation Strategy Works “Notwithstanding the details within condition 2 (d)), Stone Central Intrusive Structural Opening Up Method Statement (dated 12/09/24), Stone Central Façade Cleaning Method Statement (dated 14/10/24), Stone Central Scaffold Tie Repair Method Statement (dated 14/10/24), Stone Central Restoration Sample Method Statement (14/10/24), Stone Central Repointing Sample Method Statement (dated 14/10/24), Stone Central Façade Sample Method Statement (14/10/24), Frank O'Gara'Demolition Plan' (dated 8/07/24) and the Rylands Building, Manchester, Conservation Strategy by SLHA dated October 2020 (parts 3,4 and 5), no works outlined 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	Large Metalwork Items	Method Statement: Ironwork Insitu Vs Offsite Restoration Method Statement by Calibre Metalwork. Method Statement: 14no Windows – Removal Restoration Installation by Calibre Metalwork; dated January 2025. Method Statement: Bronze Frieze Removal Restoration Installation by Calibre Metalwork dated January 2025. Method Statement: Honeycomb Removal Restoration Installation Methodology by Calibre Metalwork; dated January 2025. Method Statement: Laylight Removal Restoration Installation Heritage by Calibre Metalwork; dated January 2025.	Partial

Condition Wording	Relevant Technical Item	Documents Submitted	Partial or Full Discharge
reviewed on site, submitted to and approved in writing by the City Council as Local Planning Authority. All of the above shall be implemented in accordance with the approved details before the development is first occupied.”		Method Statement: Level 6 Balconies Removal Restoration Installation by Calibre Metalwork; dated January 2025. Method Statement: Spandrel Panels Methodology by Calibre Metalwork; dated January 2025.	
	Small Metalwork Items	Method Statement: Non-Intrusive Condition Survey by Calibre Metalwork; dated November 2024. Method Statement: 14no Windows – Removal Restoration Installation by Calibre Metalwork; dated January 2025. Method Statement: Bronze Frieze Removal Restoration Installation by Calibre Metalwork dated January 2025. Method Statement: Honeycomb Removal Restoration Installation Methodology by Calibre Metalwork; dated January 2025. Method Statement: Laylight Removal Restoration Installation Heritage by Calibre Metalwork; dated January 2025.	

Condition Wording	Relevant Technical Item	Documents Submitted	Partial or Full Discharge
		Method Statement: Level 6 Balconies Removal Restoration Installation by Calibre Metalwork; dated January 2025. Method Statement: Spandrel Panels Methodology by Calibre Metalwork; dated January 2025. Method statement: Clock and Gantry Installation by Calibre Metalwork; dated January 2025. 1526_AL(92)001_PROPOSED ELEVATION A (SOUTH)_ METALWORK_ER REVIEW 20240823 Heritage Putty Product Data Sheet by Hodgson Sealants, dated August 2019. Incralac Protective Lacquer for Non Ferrous Metals; Brass & Copper Technical Data Sheet by Indestructible Paint Ltd. Pheonix Metal Casement Putty Product Data Sheet by Hodgson Sealants, dated July 2013. Brown Bronze Patina Powder Safety Data Sheet dated August 2020.	

Condition Wording	Relevant Technical Item	Documents Submitted	Partial or Full Discharge
		Renaissance Metal Decorroder Safety Data Sheet by Talas, dated June 2018.	
	Metalwork Survey	Method Statement: Non-Intrusive Condition Survey by Calibre Metalwork; dated November 2024	
	Cupola MEP (sprinkler) Works	Seventh Floor Dining Room Proposed Ceiling Plan, Drawing Ref. 1526-AL(80)-5501, by Jeffrey Bell Architects, dated July 2023. Proposed Typical Soffit Scenario Level 07 Cupolas, Drawing Ref. 1526-AL(28)120 by Jeffrey Bell Architects, dated December 2023. Level 7 Heritage Plaster Note.	
	Stained Glass Iron Frame Removal (Cupola Restoration)	Method Statement – Metal Frieze and Stain Glass Removal	
	Stained Glass Restoration	Restoration of Stain Glass Horizontal Lights – Method Statement.	



Summary

The above information is submitted to partially discharge Condition 5c (Strip out works) and Condition 6 (Conservation Strategy Works). The attached documentation demonstrates that the proposals will be carried out in accordance with the conditions.

We request the Local Planning Authority's express written consent that the enclosed information is sufficient to allow the 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 Eleanor Scrafton (+44 161 455 8598) / escrafton@deloitte.co.uk or Michaela Cummings (+44 161 455 8254 / miccumings@deloitte.co.uk).

Yours sincerely,

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

Deloitte LLP