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7 January 2026

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

Dear Angela,

Rylands Building, Manchester (Planning Application Ref. 136975/NMC/2023).

Please find enclosed an application for partial discharge of Conditions 9c, 10 and 39, attached to Planning Permission ref. 136975/NMC/2023. The application is submitted by CD9 Properties (Manchester) Ltd ('the Applicant').

This application is submitted to partially discharge Condition 9c (Storage of Heritage Items), Condition 10 (Conservation Strategy Works) and Condition 39 (Window Fritting and Obscuration), 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
Planning Permission was granted on 26 January 2021 (Ref. 127881/FO/2020), for:

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.

On 07 July 2023 a S73 application (Ref. 136975/NMC/2023) was approved for:

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Non-material amendment to amend Conditions 2 (Drawings and Plans), 4 (Materials), 9 (Details pre commencement), 10 (Conservation Strategies) and 11 (Details) attached to application ref no 127881/FO/2020.

On 22 March 2024 a discharge of condition application was approved and refused (Ref. CDN/23/0193), for:

Discharge of Conditions 6 (Construction Management Plan), 7 (Local Labour - part a), 9 (Details pre-commencement - part a, b, c and f), (Partial discharge) 15 (Noise Use - part a), 20 (Net Zero Embodied Carbon) (Partial Discharge) and 21 (Operational Carbon Statement) (Partial Discharge) attached to the planning permission 127881/FO/2020 as amended by 136975/NMC/2023

On 17th April 2025, a S.73 application (Ref. 141594/JO/2024) was approved for:

Variation of conditions 2 (Drawings and Plans), 6 (CMP) , 7 (Local Labour), 9 (Details pre commencement), (10) Conservation Strategies, 13 (Public Realm), 15 (Acoustic Insulation) 20 (Embodied Carbon) and 21 (Operational Energy) attached to planning permission 127881/FO/2020 (as amended by 136975/NMC/2023 and 138895/NMC/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 9c (Storage of Heritage Items), 10 (Conservation Strategy Works) and 39 (Window Fritting)

In order to facilitate the repair works as consented above, it is necessary to discharge Conditions 9c, 10 and 39, 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 application (Ref. CDN/23/0193).

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Condition Wording	Relevant Technical Item	Documents Submitted	Partial or Full Discharge
Condition 9c – 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	**Storage of Heritage Items**	Storage of Heritage Items, by Stephen Levrant Heritage Architecture; dated April 2025.	Partial

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Condition Wording	Relevant Technical Item	Documents Submitted	Partial or Full Discharge
Rylands Building, Manchester - Storage of heritage items 2nd April 2025 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 10 – 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	**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.	Partial

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Condition Wording	Relevant Technical Item	Documents Submitted	Partial or Full Discharge
commence unless and until final details or repair methodology, technique and specifications (including where appropriate specification and method statement) have been 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: Laylight Removal Restoration Installation Heritage by Calibre Metalwork; dated January 2025. 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.	

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Condition Wording	Relevant Technical Item	Documents Submitted	Partial or Full Discharge
		Method Statement: Laylight Removal Restoration Installation Heritage by Calibre Metalwork; dated January 2025. 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. Proposed Elevation A (South) Metalwork (Drawing Ref. 1526AL(92)001) by Jeffrey Bell Architects, dated March 2023. 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.	

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Condition Wording	Relevant Technical Item	Documents Submitted	Partial or Full Discharge
		Brown Bronze Patina Powder Safety Data Sheet, dated August 2020. 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 by Calibre Metalwork.	
	Stained Glass Restoration	Method Statement: Restoration of Stain Glass Horizontal Lights by Calibre Metalwork, dated November 2024.	

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Condition Wording	Relevant Technical Item	Documents Submitted	Partial or Full Discharge
Condition 39 – Window Fritting/Obscuration "Before first occupation, any windows within the existing facade and extension facing Bridgewater Place, which face any windows within the any directly facing buildings, shall be fritted or have obscure glazing or such other alternative equivalent be agreed in writing with the City Council as Local Planning Authority and shall remain so or as otherwise approved in perpetuity."	**Window Fritting/Obscuration**	Proposed Window Fritting Solid Obscured Option by Jeffrey Bell Architects, dated January 2025.	Partial

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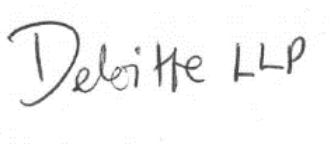
Summary

The above information is submitted to partially discharge Conditions 9c (Strip out works), 10 (Conservation Strategy Works) and 39 (Window Fritting and Obscurement). 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 / miccummings@deloitte.co.uk).

Yours sincerely,



John Cooper
Deloitte LLP