MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

148-158 John Rylands Library

Address Line 1

Deansgate

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M3 3EH

Description of site location must be completed if postcode is not known:

Easting (x)

383575

Northing (y)

398208

Description

Applicant Details

Name/Company

Title

Mr

First name

Stuart

Surname

Lockwood

Company Name

The University of Manchester

Address

Address line 1

148-158 John Rylands Library Deansgate

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M3 3EH

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Rory

Surname

Chisholm

Company Name

Donald Insall Associates Ltd

Address

Address line 1

2nd Floor, Sligo House

Address line 2

32 - 34 Laystall Street

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M1 2JZ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Listed Building Consent for replacement of cloister roofs on both the north and south elevations.

Reference number

144597/LO/2025

Date of decision (date must be pre-application submission)

12/01/2026

Please state the condition number(s) to which this application relates

Condition number(s)

1, 2, 6, 7 and 8.

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

31/05/2026

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- [ ] Yes
- [x] No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 1 -
It is confirmed that the works began on site in late May 2026. MCC (Paul Mason and Michael Pearson) attended site in May 2026 to visit the scaffold and review progress.

Condition 2 -
It is confirmed that the works have been undertaken in accordance with the drawings listed in condition 2.

Condition 6 -
The existing lead has been inspected and confirmed as sound for reuse. As such the works have been undertaken using the existing lead.

Condition 7 -
1 no small piece of replacement stone is proposed to be included as part of these works. This would replace a single existing failed block of existing red sandstone. This would be an approx. 250mm2 area of stone, and would replace a whole existing block (from existing joint to existing joint); so as not to form a partial indent which would introduce a new joint line. The new stone would be a like-for-like red sandstone: specification 'St Bees'. See image in attached tracker 'MANJRL06-DischargeofConditions-Tracker' for sample tests of St Bees against the existing internal stone at the Rylands.

Condition 8 -
It is confirmed that the works have been undertaken in accordance with the submitted specification.

Please refer to the attached tracker - 'MANJRL06-DischargeofConditions-Tracker'

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

05/05/2026

Details of the pre-application advice received

Received advice during a site visit (05/05/26), the planning officer expressed general support for the scheme and agreed in principle with the strategy proposed for the discharge of each of the outstanding planning conditions.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Rory Chisholm

Date

21/09/2026