The John Rylands Research Insitute and Library, Cloister Roofs; discharge of conditions application regarding LBC application 144597/LO/2025

Discharge of Conditions Tracker

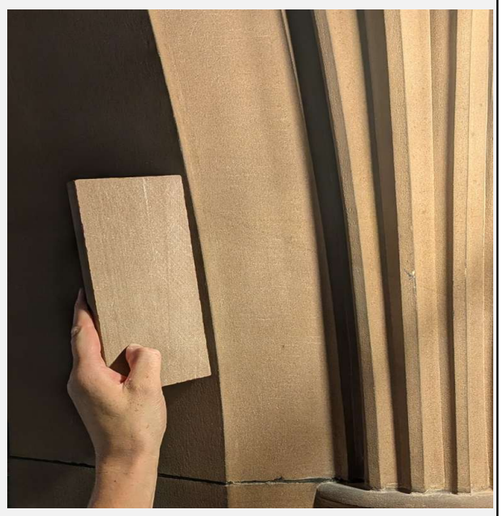
Issued 03.03.2026 by Donald Insall Associates for application to discharge conditions 3,4 and 5.

Updated 21.09.2026 by Donald Insall Associates for application to discharge conditions 1,2, 6, 7 and 8.

Condition Number	Condition Wording	Sample required?	Status	Comment / Supporting information provided	Associated Photograph
	Note: All wording shown below, within the column 'Condition Wording' is copied from the document: *'Manchester City Council Decision Notice 144597/LO/2025'. Decision issued date: 12.01.2026*				
1	Condtion The development must be begun not later than the expiration of three years beginning with the date of this permission. Reason Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990		**Supporting information provided by applicant/agent.** **Awaiting response from MCC regarding discharge.**	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.	
2	Condition The development hereby approved shall be carried out in accordance with the following drawings and documents: Location Plan (Planning Portal Reference: PP-14491143v1) JRL.06 - DIA - ZZ - ZZ - D30 - ACL - 2000 Revision P1: Cloister Roofs Plan as Proposed JRL.06 - DIA - ZZ - ZZ - D20 - ACL - 2401 Revision P1: Typical Lead Details as Proposed 1 of 2 JRL.06 - DIA - ZZ - ZZ - D20 - ACL - 2402 Revision P1: Typical Lead Details as Proposed 2 of 2 JRL.06 - DIA - ZZ - ZZ - D20 - ACL - 2500 Revision P1: Roof Build Up Details as Proposed JRL.06 - DIA - ZZ - ZZ - D30 - ACL - 4500 Revision P1: North Elevation as Proposed JRL.06 - DIA - ZZ - ZZ - D30 - ACL - 4502 Revision P1: South Elevation as Proposed Heritage, Design and Access Statement (Prepared by Donald Insall Associates) MAN.JRL.06 - The John Rylands Library - Cloister Roof Works (Prepared by Donald Insall Associates; Dated 04/12/2025; Received 17/12/2025) Email correspondence (Prepared by Donald Insall Associates; Dated and received 17/12/2025) Email correspondence RE internal repairs (Prepared by Donald Insall Associates; Dated and received 06/01/2026) All stamped as received by the Local Planning Authority on 12/11/2025, unless specified otherwise.		**Supporting information provided by applicant/agent.** **Awaiting response from MCC regarding discharge.**	It is confirmed that the works have been undertaken in accordance with the drawings listed in condition 2.	

3	Condition Prior to the commencement of the development, a methodology for the protection of the listed building, including its windows, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details which shall be adhered to for the full duration of the works hereby approved. Reason In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.		**Condition Discharged** 26.05.2026 Planning portal ref: PP-14749333	Information has been drafted by contractor in relation to this condition. Please refer to the document listed below for information: JRL - Method Statement – Temporary Protection	
4	Condition Prior to the installation of any scaffolding, a methodology and specification for any associated scaffolding and support structure, including its location, means of affixing to the building, if applicable, 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 Local Planning Authority. The scaffolding methodology shall be implemented and remain in place for the duration of the development. The building shall be repaired and made good following removal of the scaffolding within one month of removal. In the event that scaffolding is not required to carry out the development hereby approved, a methodology and specification for the alternative means of access, and details of making good to the building fabric following removal if applicable, shall be 144597/LO/2025 submitted to and approved in writing by the Local Planning Authority prior to being undertaken. The approved details shall be implemented as part of the development. Where necessary the building shall be repaired and made good following removal of any fixings within one month of removal. Reason In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.		**Condition Discharged** 26.05.2026 Planning portal ref: PP-14749333	Information has been drafted by contractor in relation to this condition. Please refer to the documents listed below for information: V3- John Rylands Library, Spinningfields, Temp Roof - Approval Rev B V3-Calcs - John Rylands Library, Spinningfields, Temp Roof - Approval Rev B V3-Calcs - John Rylands Library, Wood St, Temp Roof - Approval Rev B V3-John Rylands Library, Wood St, Temp Roof - Approval Rev B	

5	Condition Prior to the commencement of the development, with the exception of site preparation works, material samples of the new asphalt roof and reflective treatment hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details. Reason In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.	Yes	**Condition Discharged** 26.05.2026 Planning portal ref: PP-14749333	Information has been drafted by contractor in relation to this condition. Please refer to the photograph listed below for information: JRL - Photograph - Asphalt Sample	
6	Condition The listed building's leadwork shall be lifted, redressed and lapped in accordance with the following drawings: JRL.06 - DIA - ZZ - ZZ - D20 - ACL - 2401 Revision P1: Typical Lead Details as Proposed 1 of 2 JRL.06 - DIA - ZZ - ZZ - D20 - ACL - 2402 Revision P1: Typical Lead Details as Proposed 2 of 2 JRL.06 - DIA - ZZ - ZZ - D20 - ACL - 2500 Revision P1: Roof Build Up Details as Proposed All stamped as received by the Local Planning Authority on 12/11/2025. In the event that existing leadwork cannot be reused, prior to the installation of any new leadwork, material samples of such material, as well as architectural drawings detailing where it is to be laid, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details. Reason In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and s		**Supporting information provided by applicant/agent.** **Awaiting response from MCC regarding discharge.**	The existing lead has been inspected and confirmed as sound for reuse. As such the works have been undertaken using the existing lead.	

7	Condition The making good of internal stonework affected by water ingress shall be carried out with natural brushes, as detailed in the methodology contained within the email correspondence prepared by Donald Insall Associates (Dated and received 06/01/2026). Should any additional or more intrusive works be required, no such works shall proceed until they have been submitted to and approved in writing by the Local 144597/LO/2025 Page 5 of 7 Planning Authority. The works shall then proceed in accordance with the approved details. Reason In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.		**Supporting information provided by applicant/agent.** **Awaiting response from MCC regarding discharge.**	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 250mm^2 area of stone, and would replace a whole existing block (from existing joint to existing joint); so as <u>not</u> 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 adjacent for sample tests of St Bees against the existing internal stone at the Rylands.	
8	Condition The development hereby approved shall proceed in accordance with the submitted Conservation Specification, all detailed within the report prepared by Donald Insall Associates (Reference: MAN.JRL.06 - The John Rylands Library - Cloister Roof Works; Stamped as received by the Local Planning Authority on 17/12/2025). Reason In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.		**Supporting information provided by applicant/agent.** **Awaiting response from MCC regarding discharge.**	It is confirmed that the works have been undertaken in accordance with the submitted specification.	

Key

Condition Discharged
In-principle agreement made.

Supporting information provided by applicant/agent. **Awaiting response from MCC regarding discharge.**
Supporting information provided by applicant/ agent, with further information requested by MCC.
Supporting information not yet provided by applicant/ agent.