

13 August 2021

Deloitte LLP
P O Box 500
2 Hardman Street
Manchester
M60 2AT

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitterealestate.co.uk

Direct phone: 0161 455 6512
johcooper@deloitte.co.uk

F.A.O Angela Leckie
Manchester City Council
Planning and Development
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Angela,

Hanover Building NOMA
Application for Discharge of Condition - Planning Permission Reference: 128890/FO/2020

Please find enclosed an application for the discharge of Condition 11 attached to Planning Permission ref: 128890/FO/2020 granted 26 February 2021.

The Planning Permission relates to the change of use of the ground floor of the Hanover building to allow retail and commercial uses; and creation of new external doors to support the operation of these.

The Applicant is NOMA (GP) Ltd.

For clarity, the description of development for the proposals are as follows:

“Planning permission for the expansion of use classes in the ground and lower ground units of Grade II Listed Hanover Building and E-Block to Use Class E and Sui generis (drinking establishment); together with the creation of new entrances at ground floor level, external plant and associated works.”

1 Background

Prior to occupation of the retail units, a holistic Signage Strategy is proposed – which will link in with the NOMA estate whilst not being overly obtrusive. This comprises the below

- Each unit has a primary blade signage location, to right of door
- Each unit has a secondary blade sign to cover the alternative approach route

This application for condition discharge of the projecting sign should be seen as part 1 of a signage strategy approach. The Applicant intends to shortly submit a further condition discharge application in respect of signage in window locations following further pre-application discussions.

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee (“DTTL”). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms. Real Estate Services regulated by RICS.

This condition discharge application should be read alongside the concurrently submitted advertisement consent, as well as the concurrent listed building consent application for the signage.

2 Submission

Table 1 below confirms the documents submitted in support of this application for the discharge of Condition 11.

Table 1: Conditions 11 Submission Documents

Condition Wording	Submission Document(s)
<u>Condition 11</u> Prior to occupation of any of units 1-4 final details of the signage strategy shall be submitted to and approved in writing by the City Council as Local Planning Authority.	NOMA - Hanover Retail Signage Framework

3 Application Documentation

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

- Application Form for the discharge of condition; and,
- Documents listed in Table 1.

The fee of £116.00 + £25 has been paid online.

The Planning Portal Reference number for the submitted condition discharge application is PP-10127469.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the formal discharge of the conditions outlined above

If you require any further details, please do not hesitate to contact my colleague Frances Hampson (fhampson@deloitte.co.uk / 0161 455 6766) or Eithne FitzGerald (+44 161 455 6963 / eithnefitzgerald@deloitte.co.uk).

Yours sincerely



John Cooper
For Deloitte LLP