MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	128890/FO/2020 and 128891/LO/2020
Date registered valid:	15 December 2020
Proposal:	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. Listed Building Consent for internal and external alterations to the ground and lower ground floor, including new entrances, installation of plant,and associated works and internal fit out of Unit 4
Application no.	128891/LO/2020
Date registered valid:	15 December 2020
Proposal:	Listed Building Consent for internal and external alterations to the ground and lower ground floor, including new entrances, installation of plant,and associated works and internal fit out of Unit 4
Address:	Hanover Building, 130 Corporation Street, Manchester, M4 4GW
Ward(s):	Piccadilly Ward
Applicant:	NOMA (GP) Ltd C/o Agent
Agent (if any):	Ms Katie Wray Deloitte LLP 2 Hardman Street, Spinningfields, Manchester, M3 3HF
Case officer:	Angela Leckie Tel: 0161 234 4651 Email: angela.leckie@manchester.gov.uk
Recommendations:	Approve
Date of recommendation:	**26-02-21**

Application details

Type of application:	Full Application Consent and Listed Building Consent
Development type:	Minor Other

Date of site visit: 13-01-21

Standard consultations:
Printed: 18 December 2020 Expired: 8 January 2021

Neighbour notifications
Printed: 18 December 2020 Expired: 8 January 2021

Site notices
Posted: 23 December 2020 Expired: 13 January 2021

Press advert
Published: 22 December 2020 Expired: 12 January 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Shudehill Conservation Area

Tree Preservation Order: Not applicable

The application relates to a site bounded by Corporation Street, Hanover Street, Balloon Street, and Federation Street. It contains 2 buildings known as Hanover Buildings and separately as Hanover House and 'E-block'. The buildings are grade II listed and are within the Shudehill Conservation Area and are surrounded by a number of other Grade II Listed Building within the NOMA historic estate.

In September 2016, Planning Permission and Listed Building Consent was granted for the Grade II Listed Hanover House and E Block, for internal and external alterations to restore and refurbish the building to accommodate high quality office floorspace (Use Class B1) across floors 1 to 6, retail uses at ground floor and basement (Use Class A1, A2 and A3), or commercial storage space (Class B8) (upper and lower basement). The consents included works to open the connection between Hanover Street and Balloon Street within a covered atrium, insert bridge links within atrium, alterations to facades including to windows and entrances, addition of roof level extension and plant room and new roof to E-block (App ref 112136/FO/2016C1 and LPA ref 112137/LO/2016/C1). The implementation of these consents represented one of the initial key projects of the NOMA regeneration strategy which relates to 20 acres of land falling largely within their ownership and the regeneration strategies (2009, updated in 2010, 2013, 2015 and 2020) which have been approved by MCC.

Following the £34 million refurbishment of Hanover, the above consents have now been largely completed with an anchor tenant Amazon, now leasing much of the office space within the building. The completion of the office element within Hanover has been crucial to the success of NOMA, acting as a gateway building linking NOMA to the city centre as well as other regeneration projects in the area including Victoria Station and New Victoria. The integration of Amazon alongside shared start-up space within Hanover aims to encourage collaboration and innovation, whilst strengthening Manchester's digital and creative sectors, which are growing in prominence in this area of the City Centre.

The buildings were built by the Co-operative Wholesale Society (CWS) around 1900. Block E was built first as a warehouse and showroom for wholesale and retail sales. Hanover House was built for administrative offices and a meeting hall. Block E has been vacant since the late 1970's whilst Hanover House has remained in use as offices for the Co-operative Group. Considered together *E-Block & Hanover House* are a product of the development of Manchester's strong commercial sector, and reflect the construction of new kinds of merchant's warehouses from the first quarter of the 19th century.

Description of area

The Site is surrounded by a mix of city centre uses, including the office-led, mixed-use development within the wider NOMA estate, residential apartments, public realm and landscaping at Sadler's Yard, 1 Angel Square and Angel Meadow. It is also in close proximity to two major public transport modes, Manchester Victoria Station to the south west and Shudehill Interchange to the south east. There are a number of temporary surface car parks in the area, which are future development plots within the NOMA Masterplan

Description of development and background

The applicants are now seeking to deliver the ground floor and basement retail element of the above refurbishment scheme. Delivering the retail units and new entrances would complete the final phase of the refurbishment scheme. The redesigned and re-purposed office space would be supported by basement and ground floor mixed-uses which will be a further catalyst for investment in the historic estate. In keeping with its growing reputation as a creative hub and centre for innovation, NOMA have set out to deliver something 'different' in terms of the retail offer, which would be complementary to the character of the listed building, the character of the Shudehill Conservation Area and the wider vision for NOMA as a mixed use neighbourhood.

Since the initial application for Hanover was submitted, the vision for the retail part of the scheme has shifted from a more traditional retail store to one with a more 'experience led' offering. Given that prospective tenants were unknown at the time the 2016 applications were approved, conditions attached to the decision notices allowed for details specific to the retail element to be provided separately. Subsequently, and in part due to the growing success of NOMA, there has been increased tenant interest in the units albeit for a slightly different range of uses than original envisioned in 2016. Therefore, these Planning and Listed Building Consent application are driven by this shift in anticipated tenant interest and requirements, particularly in relation to Units 3 and 4 on Federation Street where tenants are already on-board.

These new submissions are essentially drop in applications which will supersede all remaining conditions (5, 6, 7, 8, 10 and 14) attached to the ground floor and basement units under the previous consent.

Consent is now sought for the use classes of the ground and lower ground units for Use Class E and Sui generis (drinking establishment); together with the creation of new entrances at ground floor level, external plant and associated internal and external works.

It is proposed for Unit 4 to take up of the majority of the ground floor 1,163 sq.ft) and the entire lower ground level. (An office occupier has been signed up for this unit)

Unit 3 will take up reduced floorspace and it is understood would be occupied by either a restaurant (Use Class E) or a bar operator (Sui Generis). This unit will take up 253 sq. ft of the ground floor only.

Within retail units 1, 2 and 4 vertical circulation is required to connect the two levels of the units The internal works for units 1,2 3 and 4 would be to facilitate access / egress to each unit including provision of full disabled access and means of escape.

External works would include the following:

Federation Street / E- Block

- Formation of 2 new openings to provide the main access to Units 3 and 4 and a third opening to provide a new fire escape stair and wheelchair access including a lift to ground and lower ground of Unit 4. Some louvres are required in these areas and whole sash unit would be replaced with a new frame split for a 50/50 split with glazing to the lower half.

- Affixing steel grilles in front of lower level glazing to allow access for hand cleaning but prevent casual vandalism and unauthorised access through these points. This will allow for all the original windows to be retained.

- Removal of 3 windows and insertion of louvres. The proposals utilization of the existing window openings would see steel louvres inserted within the stone reveals.

Corporation Street / Hanover Building

External Works would include the following:

- Formation of 2 new entrances on the corners adjacent to the junctions with Balloon and Hanover associated internal and external structural works to provide the main access to each of Units 1 and 2. These will be structural glass.
- Insertion of gates to each entrance;
- Insertion of louvres added to the lower ground floor level via pavement level openings.

Internally works would comprise a shell fit out. Consent is also sought for the principle of the formation of access (stairs and platform lift) linking ground floor and lower ground (potential locations indicated on submitted plans but final location to be agreed by condition once a tenant is secured).

Hanover Street

- Removal of 10 windows and insertion of louvres. The proposals utilization of the existing window openings would see steel louvres inserted within the stone reveals.

Balloon Street

- Removal of 11 windows and insertion of louvres. The proposals utilization of the existing window openings would see steel louvres inserted within the stone reveals. The additional louvres will be located generally at a higher level on this façade, as the ventilation system is ceiling mounted, so they will likely be less obtrusive.

- Removal of non original door on the corner of Balloon Street and Corporation Street and associated internal stair.

Unit 4 internal works

These would include:

Formation of a new accommodation stair and platform lift within Unit 4, to provide access to between the ground and basement level;
Insertion of partitions;
Installation of fire protection to ceiings;

Other works would include: Repairs to lightwells; repair/replacement of existing pavement support steelwork; Removal of redundant modern M&E, installation of new M&E equipment at ceiling level and to walls; Installation of new partition to split the space between tenancies; removal of non original finishes; decorating and repair and reinstatement works to historic fabric.

The final fit out of units 1,2 and 3 would be subject to further application for listed building consent.

Consultations & Notification Responses

Publicity - The occupiers of adjacent premises were notified about the application and the application were advertised in the local press and site notices placed adjacent to the site as follows:

128890 - Affecting the setting of a Listed Building, a conservation area and a Public Interest Development.
128891- Affecting a Listed Building

No representations have been received.

The Head of Neighbourhood Services (Highway Services) - Has no objections.

Head of Regulatory and Enforcement Services (Environmental Health)- Have no objections but have recommended conditions relating to the storage and disposal of refuse, acoustic insulation of the A3/ A4 uses and indoor sport, recreation or fitness use, acoustic insulation of associated plant and equipment, fume extraction, hours of operation and the hours during which deliveries can take place.

GMP (Design for Security) - have no objections subject to the recommendations of the submitted Crime Impact Assessment being a condition of any consent granted.

GM Fire Rescue Service- No comments received.

Issues

National Planning Policy Framework – The following Policies are of relevance to this application:

Section 12 Requiring Good Design - which seeks the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes and aims to ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users[46]; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 16 Conserving and enhancing the historic environment – which states that in determining planning applications, local planning authorities should take account of:

● the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
● the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
● the desirability of new development making a positive contribution to local character and distinctiveness.

And that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to sustainable harm, total loss or less than substantial harm to its significance.

Core Strategy - The following policies are considered to be most relevant to the proposed development:

Policy SP1 (Spatial Principles),- which guides the strategic development of Manchester identifying the Regional Centre as the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. It states that all development within the City Centre regeneration area should have regard to the character and issues as identified in the Manchester City Centre Strategic Plan and outlines the following core development principles:

Development should:-

Make a positive contribution to neighbourhoods of choice including:-

- creating well designed places that enhance or create character;
- making a positive contribution to the health, safety and wellbeing of residents;
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
- protect and enhance the built and natural environment;
- minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- Improve access to jobs, services, education and open space by being located to reduce the need to travel; and

- provide good access to sustainable transport provision.

Policy CC9 (Design and Heritage) - which states that the design of new buildings will need to be of the highest standard in terms of appearance and

function and seeks to preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

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Policy EN 3 Heritage – which states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

Policy DM1 (Development Management) – Which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document: -

which says that in determining applications consideration should be
given to amongst others, the effects on amenity, including privacy light, noise.

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage. Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

And that for new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings.

The Unitary Development Plan for Manchester – Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

DC19.1 (Listed Buildings) - which seeks to preserve and enhance the settings of listed buildings by appropriate control over new developments within their vicinity.

DC10 'Food and Drink Uses' - which supports the provision of developments involving the sale of food or drink within the City Centre provided that they would not have a detrimental impact on the amenity of neighbouring residents.

DC26.1 Development and Noise - which details how the development control process will be used to reduce the impact of noise on people living and working in the City and states that this will include consideration of the impact that development proposals which are likely to be generators of noise will have on amenity.

DC26.5 Development and Noise – which states that the Council will control noise levels by requiring where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and in the case of the proposed demolition, to section 12 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development" (NPPF Paragraph 7). In order to meet this key planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

Section 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Section 194 stated that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional63.

Section 195 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Section 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Section 197 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Section 198 states that local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Section 66 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects a listed building or its setting the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

S72 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects the setting or character of a conservation area the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of that area

Principle of the Use

Regeneration is an important planning consideration and there is a need to build on the regeneration that has already taken place within the Noma Area and the investment and environmental improvements which are continuing there.

The units which are the subject of this application are located within a part of the City where these types of use would normally be acceptable in principle and the proposal would occupy vacant floorspace within a listed building. A key aspect of the Noma SRF's vision is to deliver ground floor commercial uses that will bring activity and vibrancy to the area throughout the day and night, whilst crucially adding to the street scene. The proposed uses would be complementary to the existing and emerging uses in the area, providing an additional facility for local residents and businesses; subject to appropriate control of in terms of the hours of operation and the need to deal satisfactorily with noise, fumes, smells and storage and disposal of refuse.

In view of the above it is considered that the proposal has the potential to add to the area's vibrancy and contribute to the character of the emerging Mayfield Area. The proposals are therefore considered to be in accordance with Core Strategy policies CC1, SP1, CC7, T2 and DM1 and saves UDP policies DC10.1, 10.2 10.3 and 10.4, DC18 and DC26.

Residential Amenity / Hours of Operation

Whilst the principle of the proposed uses is considered to be acceptable the impact that any café/ restaurant or drinking establishment use may have on nearby residents needs to be considered carefully. There is an aspiration to create a diverse mix of uses within this part of the City Centre. The uses now proposed are in full compliance with the City Centre policies in the Core Strategy.

Whilst the information submitted in support of the application demonstrates that the proposed use should not generate issues relating to noise out break from the unit, there is a need to consider what other impacts the proposal might have. This then has to be assessed in the context of the City Centre as a mixed use area which generally absorbs a greater level of activity during both the daytime and evening than in other locations outside of the city centre.

The proposal could result in an increase in comings and goings during the evening and there is the potential for there to be some disturbance associated with this. Whilst it is not possible to control such disturbance through the imposition of conditions it is considered to be reasonable, given the proximity of residential accommodation, to limit the potential for people congregating near to that accommodation at an unreasonable hour by limiting the hours of operation. However in doing so, there is a balance to be made which weighs up carefully the reasonable expectations of residents, the City Centre context and the aspirations for the area to develop as a mixed use destination with more activity in the evening. It is believed that in this regard that this would be achieved through agreeing appropriate limitations on the proposed hours of operation via a condition attached to any consent granted, should any use which is likely to have potential to create be secured in any of the units.

The Head of Environmental Health has also recommended a condition limiting the hours during which the building can be serviced. This will ensure that any disturbance from such activity is confined to acceptable hours of the day.

Given the above it is considered that on balance and subject to conditions, controlling the acoustic insulation of the premises, the hours of operation, the hours during which deliveries can take place and the storage and disposal of refuse the proposals would be acceptable and consistent with Core Strategy Policies SP1 and DM1 and saved UDP policies DC10.1, 10.2, 10.3 and 10.4 and DC26.1 and 26.5.

Crime and Disorder

Greater Manchester Police Design for Security have advised that they are happy to support the proposals provided the recommendations within the Crime Impact Statement are implemented on site. It is also felt that an increase in the use of vacant properties particularly during the evening has the potential to increase the level of natural surveillance.

In view of the above it is considered that the proposals are consistent with Policy DM1 of the Core Strategy.

Design Issues and impact on the Character and Fabric of the Listed Building and Conservation Area – It is considered that the proposal seeks to return the building to active use through the relevant alterations necessary to create an attractive office and retail environment.

The original application sought to introduce a number of external alterations to the Hanover House at ground level including the removal of existing windows to create new entrances on Corporation Street however these were not supported due to the harm that they would cause to the intact ground floor façade and on balance the commercial justification for this was not considered to outweigh the public benefits and heritage harm. As such the new entrances are now proposed on the corners where the impact would be less harmful.

Since Amazon have taken up occupation in the building their demise is such that the only way to now get access to units 3 and 4 is through the formation of new entrances on Federation Street. However the harm is mitigated through the new openings being formed in the right hand window of an existing pair of window openings to maintain a level of symmetry along the

elevation. The need for the level air intake has been robustly interrogated a for the potential range of tenants and where louvres are required, the whole sash unit will be replaced with a new frame split for a 50/50 split with glazing to the lower half which will echo the appearance of the original window. A condition will also be attached to any consent granted to limit the number of insertions if the end user.

On Hanover Street the original application sought to remove the existing window and plinth at the junction with Federation Street and replace it with a new entrance. The current proposal will not require the creation of a new entrance at the corner of Hanover and Federation Street.

Within retail units 1, 2 and 4 vertical circulation is required to connect the two levels of the unit. Each stair and platform lift has been designed to minimise removal of historic fabric and intervention to the existing structure of the buildings, only removing the slab between main structural beams.

Given the Grade II Listed status of Hanover Buildings it is noted that a conservation-led approach has been adopted in developing the proposals based on a detailed understanding of its heritage significance. This approach has sought to manage and mitigate heritage impacts as a consequence of providing the necessary levels of safety and thermal comfort, whilst ensuring the viable reuse of the basement and ground floor spaces within this Grade II Listed building. It is considered that the proposals positively respond to the character of the building and its historic fabric.

Bringing these spaces into active use would have a positive impact on the building and secure its longer term preservation. Some key interventions as set out above and some works would however, have a more detrimental impact which would have an impact on the existing character and fabric of the building and the character of the Conservation Area.

There is a need to evaluate the impact on the fabric, character and setting of the grade-II listed Hanover Buildings in the context of Sections 66 *and 72* of the 1990 Act. The key test is whether the proposal affects the significant fabric or appreciation of the special interest of the building or its setting. Therefore, it is important to determine the degree of change and whether the alterations and additions would result in a negative perception of the building or diminish its values as a designated heritage asset or the character of the Conservation Area.

The legislation also requires *"great weight"* to be given to the desirability of preserving the character and appearance of the listed building when determining the proposals which requires careful analysis of the physical and visual relationship of the proposal.

Where a negative impact is identified, it is necessary to determine whether the development is proportionate to the significance of the component and mitigated by its balancing planning benefits. This determination must be made having demonstrably applied the statutory presumption in favour of preservation of the character-defining fabric and character of listed buildings established in Section 66.

However, fabric change in itself is not deemed to be harmful, unless it demonstrably erodes some characteristic which contributes to the defined character of the listed building. Therefore, the 1990 Act requires decision-makers to apply proportionate weight to the desirability of preserving the: significant fabric, architectural character, and historic interest of designated heritage assets when determining planning proposals, balanced against identifiable public benefits. The key Planning consideration is thus whether the cumulative impact of the proposal would cause any demonstrable, unmitigated '*harm'* or erode identified values.

On balance for the reasons set out above it is considered that the harmful impacts have been minimised in the context of facilitating the usability of these spaces and are required and justified to enable the delivery of social, economic and environmental benefits (including heritage benefits) which will allow the building to realise its full economic potential.

The proposed works are considered to be necessary to ensure the safe and efficient reuse of the ground floor and basement of the building. Overall, the proposed interventions constitute minor changes in terms of scope and impact and are essential to the effective and sustainable re-use of these parts of the listed building. In particular, it is not considered that any of the changes amount to “Substantial Harm” within the terms of the NPPF (2019). The overall impact to the building is considered to be moderate beneficial

Whilst it is necessary to have special regard to the desirability of preserving the setting any affected Heritage Assets it is considered that the small instances of low and moderate physical harm resulting from the proposed works to the building are necessary in progressing a suitable scheme following the consented subdivision of the building (granted 2016), and that the impact on the special character and fabric of the building would be less than substantial, and is balanced by the legislative requirement to secure a viable future use for the heritage asset and the necessity of the proposals to form a functional and viable uses.

Public Benefits including Heritage Benefits

- Removal of non-original corner door, frame and timber panel above. Infilled with modern glazing to match the two new entrances.
- Removal of paint to glazed bricks within the lower ground level of Hanover House, repair and re-grouting of joints including the replacement of failed plaster and re-decoration of external walls.
- Removal of a non-original intervention within the corner stairs and floor slab of the ground floor of Hanover House; restoring the original plan form.
- Restoration of the internal building fabric to bring it back into good condition including patch repair of plaster to 2no. ceiling locations and redecoration within Hanover House.
- Celebration of the distinctive plan-form and orientation, in line with the intended design.
- Enhancement of the physical and visual accessibility internally and externally.

- The delivery of the proposed scheme will act as stimulus to economic growth, delivering contemporary retail and office space which will deliver wider regeneration benefits to NOMA including further job creation.
- Delivery of retail space which will bring about activation at street level, which will support the commercial strategy for NOMA and will further attract visitors to NOMA.

It is concluded that when considered against the heritage and public benefits of protecting and enhancing the listed building, including the opportunity to complete the retail refurbishment works and ensuring the long term viable reuse of the retail units, the proposals outweigh any perceived harm.

As any harm is considered to be ‘less than substantial’, paragraph 196 of the NPPF requires that the impact of the development should be evaluated against the mitigation that would be provided from the wider public benefits of the scheme including securing its optimum viable use which can include heritage benefits. In terms of paragraph 197 any harm to the character of the Conservation Area is on balance outweighed by the benefits. Special regard to the desirability of preserving or enhancing the character or appearance of that area has been considered as required by Section 72 of the Act.

In the context of the NPPF and Sections 66 and 72 of the Act , it is considered that the scheme strikes the right balance between the impact of the changes on the significance of the building, and the public benefits and where there is harm, this would be less than substantial.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving the setting of the listed buildings and conservation areas as required by virtue of S66 and S72 of the Listed Buildings Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 193, 196 and 197 of the NPPF and that in view of the above it is considered that the proposed development would on balance be consistent with the development would be consistent with sections 12 and 16 of the National Planning Policy Framework policies SP1, DM1, EN3 and CC9 and of the Core Strategy and saved UDP policies and 19.1

Access

Level access to the development would be provided from street level to all new entrances and internal lifts will connect the ground floor and basement in each unit. In view of the above the proposals are subject to this condition considered to be consistent with Core Strategy policy DM1.

Fire Safety

A review of the fire protection requirements has been undertaken in anticipation of the requirements of the new tenants, this includes the introduction of lobbies to fire escapes. All works will be implemented in line with the guidance set out in the conservation strategy

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

128890/FO/2020

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to

be submitted to support the application and discussions about the overall design approach in terms of options and impact on historic fabric.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) 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.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) 6702-00-000 SITE LOCATION PLAN, 6702-00-002 EXISTING AND PROPOSED SITE PLAN SITE PLAN

(b) Dwgs 6702-00-003 (CHANGE OF USE AREAS), 6702-01-098 GENERAL ARRANGEMENT BASEMENT PLAN - DEMOLITION, 6702-01-099 GENERAL ARRANGEMENT LOWER GROUND FLOOR PLAN - DEMOLITION, 6702-01-100 GENERAL ARRANGEMENT GROUND FLOOR PLAN - DEMOLITION, 6702-01-200 GENERAL ARRANGEMENT NORTH ELEVATION - DEMOLITION, 6702-01-201 GENERAL ARRANGEMENT EAST ELEVATION DEMOLITION, 6702-01-202 GENERAL ARRANGEMENT SOUTH ELEVATION DEMOLITION and 6702-01-203 GENERAL ARRANGEMENT WEST ELEVATION DEMOLITION;

(c) 6702-20-809 GENERAL ARRANGEMENT BASEMENT FLOOR PLAN PROPOSED REV E, 6702-20-810 GENERAL ARRANGEMENT LOWER GROUND FLOOR PLAN PROPOSED REV D, 6702-20-811 GENERAL ARRANGEMENT GROUND FLOOR PLAN PROPOSED REV E, 6702-20-820 NORTH ELEVATION HANOVER STREET PROPSED REV B, 6702-20-821 EAST ELEVATION FEDERATION STREET PROPOSED REV A, 6702-20-822 SOUTH ELEVATION BALLOON STREET PROPOSED REV B, 6702-20-823 WEST ELEVATION CORPORATION STREET PROPOSED REV B, 6702-20-836 PROPOSED SECTION CC REV A, 6702-20-837 PROPOSED INTERNAL ELEVATIONS UNIT 4, 6702-21-815 NORTH ELEVATION HANOVER STREET FABIC ANALYSIS - PROPOSED,6702-21-816 EAST ELEVATION FEDERATION STREET FABRIC ANALYSIS - PROPOSED,
6702-21-817 SOUTH ELEVATION BALLOON STREET FABRIC ANALYSIS - PROPOSED and 6702-21-818 WEST ELEVATION CORPORATION STREET FABRIC ANALYSIS - PROPOSED;

(d) 6702-22-860 PARTITIONS WALL TYPES REV A, 6702-22-861 PARTITIONS ABUTMENT DETAILS SHEET 1 REV A, 6702-24-851 E BLOCK, ACCOMMODATION STAIR PLAN & SECTIONS REV B, 6702-24-852 E BLOCK UNIT ESCAPE STAIR PLAN & SECTIONS REV B, 6702-24-853 HANOVER BUILDING UNIT ENTRANCE PLAN, SECTION & ELEVATION REV A and 6702-24-854 E BLOCK ENTRANCE RAMP PLAN & SECTIONS REV B;

(e) 6702-35-828 GENERAL ARRANGEMENT BASEMENT FLOOR REFLECTED CEILING PLAN PROPOSED, 6702-35-829 GENERAL ARRANGEMENT LOWER GROUND FLOOR REFLECTED CEILING PLAN PROPOSED and 6702-35-830 GENERAL ARRANGEMENT GROUND FLOOR REFELCTED CEILING PLAN PROPOSED;

(f) 6702-20-835 PROPOSED SECTIONS AA AND BB REV A and 6792-22-862 PARTITIONS ABUTMENTS DETAILS SHEET 2 REV A;

(g) 1301.10.01 GROUND FLOOR GENERAL ARRANGEMENT UNIT 4 REV G, 1301.10.02 GROUND FLOOR POWER AND SERVICES UNIT 4 REV D, 1301.10.03 GROUND FLOOR FLOORING LAYOUT UNIT 4 REV D, 1301.10.04 GROUND FLOOR RCP UNIT 4 REV C, 1301.20.01 BASEMENT GENERAL ARRAGEMENT UNIT 4 REV F, 1301.20.02 BASEMENT POWER AND SERVICIES UNIT 4 REV F,1301.20.03 BASEMENT FLOORING LAYOUT UNIT 4 REV D and 1301.30.01 GLASS WALL ELEVATIONS UNIT 4 REV A;

(h) 2167-B-4001-T1 BASEMENT LEVEL MECHANICAL SERVICES, 2167-GF-4001-T1, GROUND FLOOR LEVEL MECHANICAL SERVICES and 2167-SB-4001-T2 SUB-BASEMENT(LOWER GROUND) MECHANICAL SERVICES;

(i) 6702-AREAS SCHEDULE-REV 0;

(j) Hanover Retail NOMA Materials Tracker;

(k) Materials Source Fixtures and Fittings Schedule 21.10.2020 and Material Source Ltd - Manchester Studio Materials Schedule 21-10-21;

(l) Tenant Fit Out Guide, Hanover (Retail), NOMA, Manchester by Russels December 2020;

(m) Refuse arrangements for Class E(c)(i) Financial services; E(c)(ii) Professional services (other than health or medical services); E(c)(iii) Other appropriate services in a commercial, business or service locality; E(g)(i) Offices to carry out any operational or administrative functions; E(g)(ii) Research and development of products or processes; and E(g)(iii) Industrial processes that can be carried out in any residential area without detriment to amenity as set out within the Waste Management Strategy by Curtins Ref: 77783-CUR-00-XX-RP-TP-001 Revision: V02 Issue Date: 11 December 2020;

(n) Hanover House & E Block NOMA Manchester Conservation Strategy by SLHA Dec 2020 (including Provision of Samples and Fire Protection measures);

(o) Hanover Retail Listed Building Structural Report Curtins Ref: 077487-CUR-00-XX-RP-S-00001 Revision: P03 Issue Date: 22 January 2021 (Units 3 and 4 only);

(p) CWC Ventilation Strategy Statement December 2020 6702-MATERIAL TRACKER REV A;

(q) DESIGN AND ACCESS STATEMENT REV C by Sheppard Robson Feb 2021 including Indicative Signage Strategy section 4.1;

(r)HANOVER BUILDING, RETAIL UNIT 4 - MANCHESTER, FIRE STRATEGY By JGA dated 22nd February 2021;

(s)CRIME IMPACT STATEMENT PREPARED BY GREATER MANCHESTER POLICE Version A 08-12-20;

(t)HERITAGE STATEMENT PREPARED BY STEPHEN LEVRANT HERITAGE ARCHITECTURE - REV 1 21-02-21;

(u) STRUCTURAL LISTED BUILDING REPORT BY CURTINS (Note: only for units 3 and 4);

(v) CONSERVATION METHODOLOGY TRACKER BY DELOITTE REAL ESTATE;

(y) HANOVER RETAIL HERITAGE PROTECTION STRATEGY BY RUSSELLS WBHO

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EC1, CC9, CC10, EN3, EN15, EN16, EN17, EN19, T2, SP1 and DM1 of the Core Strategy, saved policies DC18.1, DC19.1 and DC26 and Sections 12 and 16 of the National Planning Policy Framework.

3) Notwithstanding the details approve within condition 2 before any works in relation to each of the following items commence the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Final details of the appearance and installation of the window grilles (including material samples);

(b) Final details of the appearance and installation of the gates to the junction of Balloon Street and Corporation Street and Hanover Street and Corporation Street(including material samples);

(c) Final location and details of staircases between the ground floor and basement and associated openings (units 1 and 2);

(d) Final details design of louvres within low level windows to Corporation Street;

(e) A shadow gap detail for the abutment of any partitions within existing original exposed fabric;and

(f)Final details of the subdivision and framing of the louvres within existing window openings to (a) Federation Street,(b) Hanover Street and (c) Balloon Street.

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.

4) Before the fit out of any Class E restaurants/cafes, Sui Generis drinking establishment or indoor sport/ recreation or fitness use within units 1 to 4 hereby approved commences, details of how the unit shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. For the avoidance of doubt this approval is on the basis that only background music levels will be allowed in the units and that no live or amplified music will be played.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

The approved noise insulation scheme shall be completed before each of the approved uses commence.

Prior to occupation of each units for the above uses a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in the office accommodation above arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local

planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26 and 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.

5) Prior to occupation of each of units 1-4 a scheme for the acoustic insulation of any plant or externally mounted ancillary equipment to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation.The approved scheme shall remain operational thereafter.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core
Strategy and saved UDP Policy DC26

6) Before use of each of units 1-4 commences details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

7) Final details of the method of extraction of any fumes, vapours and odours from each of units 1-4 where cooking facilities are required shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

8) In the event that any of the commercial units, as indicated on drawing are occupied as an restaurant (Class E) or Drinking Establishment (Sui Generis) use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority.

These details are as follows:

Management of patrons and control of any external areas. For the avoidance of doubt this shall include:

*An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers)

*Details of a Dispersal Procedure

* Mechanism for ensuring windows and doors remain closed after 9pm

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

9) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday deliveries etc. shall be confined to 10:00 to 18:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

10) Units 1-4 shall not be occupied for any use other than Class E(c)(i) Financial services; E(c)(ii) Professional services (other than health or medical services); E(c)(iii) Other appropriate services in a commercial, business or service locality; E(g)(i) Offices to carry out any operational or administrative functions; E(g)(ii) Research and development of products or processes; and E(g)(iii) Industrial processes that can be carried out in any residential area without detriment to amenity until a scheme for the storage (including segregated waste recycling) and disposal of refuse for each unit has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

11) 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.

Reason - In the interests of visual amenity to enable careful attention to signage details and the level of visual clutter associated with any signage required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy.

12) The development shall be carried out in accordance with sections 3,,4,5,6 and 7 the Crime Impact Statement Version A dated 08-12-20. The development shall only be carried out in accordance with these approved details. Each unit 1-4 hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

13) Notwithstanding the details as shown in condition 2, final agreement of the extent of the louvres within the existing openings on Corporation Street, Hanover Street, Balloon Street and Federation Street (outside of the demise of Unit 4) shall be agreed in writing prior to occupation of each of units 1,2, and 3. The provision shall be based on a demonstrable need for the levels as shown in the approved drawings supported by the final details of any M&E requirements.

Reason

To ensure that the level of intervention in the existing historic fabric is limited to the minimum requirements of the particular use of each unit 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.

14) A methodology and specification for any associated scaffolding and support structure for the listed building including its location, means of affixing to the building, 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 City Council as local planning authority prior to the erection of such scaffolding. No development shall commence unless and until the above details have been agreed.

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.

15) Notwithstanding the details within condition 2 and:

*The Hanover House & E Block ,NOMA Manchester Conservation Strategy by SLHA December 2020 (units 1-4);
* Methodology for the formation of new doorway openings to corner of Corporation / Hanover street, Hanover Building by Russells dated 21-02-21; and
* Methodology of Works -Hanover House Openings Rev B by Stone Central (units 1 and 2);

(a) Final details or repair methodology, technique and specifications (including where appropriate specification and method statement) for each unit shall be agreed with MCC as part of the Conservation Methodology Tracker prior to any works in the relevant items within sections 3 and 4 of the Strategy commencing; and

(b) For Units 1 and 2 final details of the methodology, technique and specifications (including where appropriate specification and method statement) for the entrance and thresholds to each

unit as set out in the Methodology for the formation of new doorway openings to corner of Corporation / Hanover street, Hanover Building by Russells dated 21-02-21 and Methodology of Works -Hanover House Openings Rev B by Stone Central shall be agreed with MCC prior to any works in the relevant items the Methodologies commencing;

All of the above shall implemented in accordance with the Methodology Tracker and final agreed Methodologies (Hanover) and shall be submitted to the City Council and agreed in writing prior to occupation.

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.

16) Notwithstanding the details in condition 2, prior to occupation of each of the following areas of the building units 1,2 and 3 a final Tenant Fit Out Guide shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt this does not supersede the need for an application for listed building consent for any alterations to existing building fabric or the subdivision of spaces within those units.

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.

Informatives

1) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

Workforce may arrive on site 30 minutes prior but no working outside these times, unless changed by prior agreement. Noise to be kept to a minimum in the first hour.
Reason - To safeguard the amenities of the occupiers of nearby residential accommodation during the construction phase.

2) All window openings to be removed as part of the proposed works are to be retained and stored to provide replacement glazing for any future repairs to the building if required

Recommendation: Approve

128891/LO/2020

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to

be submitted to support the application and discussions about the overall design approach in terms of options and impact on historic fabric.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

128891/LO/2020

1) 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) 6702-00-000 SITE LOCATION PLAN, 6702-00-002 EXISTING AND PROPOSED SITE PLAN SITE PLAN

(b) Dwgs 6702-00-003 (CHANGE OF USE AREAS), 6702-01-098 GENERAL ARRANGEMENT BASEMENT PLAN - DEMOLITION, 6702-01-099 GENERAL ARRANGEMENT LOWER GROUND FLOOR PLAN - DEMOLITION, 6702-01-100 GENERAL ARRANGEMENT GROUND FLOOR PLAN - DEMOLITION, 6702-01-200 GENERAL ARRANGEMENT NORTH ELEVATION - DEMOLITION, 6702-01-201 GENERAL ARRANGEMENT EAST ELEVATION DEMOLITION, 6702-01-202 GENERAL ARRANGEMENT SOUTH ELEVATION DEMOLITION and 6702-01-203 GENERAL ARRANGEMENT WEST ELEVATION DEMOLITION;

(c) 6702-20-809 GENERAL ARRANGEMENT BASEMENT FLOOR PLAN PROPOSED REV E, 6702-20-810 GENERAL ARRANGEMENT LOWER GROUND FLOOR PLAN PROPOSED REV D, 6702-20-811 GENERAL ARRANGEMENT GROUND FLOOR PLAN PROPOSED REV E, 6702-20-820 NORTH ELEVATION HANOVER STREET PROPSED REV B, 6702-20-821 EAST ELEVATION FEDERATION STREET PROPOSED REV A, 6702-20-822 SOUTH ELEVATION BALLOON STREET PROPOSED REV B, 6702-20-823 WEST ELEVATION CORPORATION STREET PROPOSED REV B, 6702-20-836 PROPOSED SECTION CC REV A, 6702-20-837 PROPOSED INTERNAL ELEVATIONS UNIT 4, 6702-21-815 NORTH ELEVATION HANOVER STREET FABIC ANALYSIS - PROPOSED,6702-21-816 EAST ELEVATION FEDERATION STREET FABRIC ANALYSIS - PROPOSED,
6702-21-817 SOUTH ELEVATION BALLOON STREET FABRIC ANALYSIS - PROPOSED and 6702-21-818 WEST ELEVATION CORPORATION STREET FABRIC ANALYSIS - PROPOSED;

(d) 6702-22-860 PARTITIONS WALL TYPES REV A, 6702-22-861 PARTITIONS ABUTMENT DETAILS SHEET 1 REV A, 6702-24-851 E BLOCK, ACCOMMODATION STAIR PLAN & SECTIONS REV B, 6702-24-852 E BLOCK UNIT ESCAPE STAIR PLAN & SECTIONS REV B, 6702-24-853 HANOVER BUILDING UNIT ENTRANCE PLAN, SECTION & ELEVATION REV A and 6702-24-854 E BLOCK ENTRANCE RAMP PLAN & SECTIONS REV B;

(e) 6702-35-828 GENERAL ARRANGEMENT BASEMENT FLOOR REFLECTED CEILING PLAN PROPOSED, 6702-35-829 GENERAL ARRANGEMENT LOWER GROUND FLOOR REFLECTED CEILING PLAN PROPOSED and 6702-35-830 GENERAL ARRANGEMENT GROUND FLOOR REFELCTED CEILING PLAN PROPOSED;

(f) 6702-20-835 PROPOSED SECTIONS AA AND BB REV A and 6792-22-862 PARTITIONS ABUTMENTS DETAILS SHEET 2 REV A;

(g) 1301.10.01 GROUND FLOOR GENERAL ARRANGEMENT UNIT 4 REV G, 1301.10.02 GROUND FLOOR POWER AND SERVICES UNIT 4 REV D, 1301.10.03 GROUND FLOOR FLOORING LAYOUT UNIT 4 REV D, 1301.10.04 GROUND FLOOR RCP UNIT 4 REV C, 1301.20.01 BASEMENT GENERAL ARRAGEMENT UNIT 4 REV F, 1301.20.02 BASEMENT POWER AND SERVICIES UNIT 4 REV F,1301.20.03 BASEMENT FLOORING LAYOUT UNIT 4 REV D and 1301.30.01 GLASS WALL ELEVATIONS UNIT 4 REV A;

(h) 2167-B-4001-T1 BASEMENT LEVEL MECHANICAL SERVICES, 2167-GF-4001-T1, GROUND FLOOR LEVEL MECHANICAL SERVICES and 2167-SB-4001-T2 SUB-BASEMENT(LOWER GROUND) MECHANICAL SERVICES;

(i) 6702-AREAS SCHEDULE-REV 0;

(j) Hanover Retail NOMA Materials Tracker;

(k) Materials Source Fixtures and Fittings Schedule 21.10.2020 and Material Source Ltd - Manchester Studio Materials Schedule 21-10-21;

(l) Tenant Fit Out Guide, Hanover (Retail), NOMA, Manchester by Russels December 2020;

(m) Refuse arrangements for Class E(c)(i) Financial services; E(c)(ii) Professional services (other than health or medical services); E(c)(iii) Other appropriate services in a commercial, business or service locality; E(g)(i) Offices to carry out any operational or administrative functions; E(g)(ii) Research and development of products or processes; and E(g)(iii) Industrial processes that can be carried out in any residential area without detriment to amenity as set out within the Waste Management Strategy by Curtins Ref: 77783-CUR-00-XX-RP-TP-001 Revision: V02 Issue Date: 11 December 2020;

(n) Hanover House & E Block NOMA Manchester Conservation Strategy by SLHA Dec 2020 (including Provision of Samples and Fire Protection measures);

(o) Hanover Retail Listed Building Structural Report Curtins Ref: 077487-CUR-00-XX-RP-S-00001 Revision: P03 Issue Date: 22 January 2021 (Units 3 and 4 only);

(p) CWC Ventilation Strategy Statement December 2020 6702-MATERIAL TRACKER REV A;

(q) DESIGN AND ACCESS STATEMENT REV C by Sheppard Robson Feb 2021 including Indicative Signage Strategy section 4.1;

(r)HANOVER BUILDING, RETAIL UNIT 4 - MANCHESTER, FIRE STRATEGY By JGA dated 22nd February 2021;

(s)CRIME IMPACT STATEMENT PREPARED BY GREATER MANCHESTER POLICE Version A 08-12-20;

(t)HERITAGE STATEMENT PREPARED BY STEPHEN LEVRANT HERITAGE ARCHITECTURE - REV 1 21-02-21;

(u) STRUCTURAL LISTED BUILDING REPORT BY CURTINS (Note: only for units 3 and 4);

(v) CONSERVATION METHODOLOGY TRACKER BY DELOITTE REAL ESTATE;

(y) HANOVER RETAIL HERITAGE PROTECTION STRATEGY BY RUSSELLS WBHO

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EC1, CC9, CC10, EN3, EN15, EN16, EN17, EN19, T2, SP1 and DM1 of the Core Strategy, saved policies DC18.1, DC19.1 and DC26 and Sections 12 and 16 of the National Planning Policy Framework.

3) Notwithstanding the details approve within condition 2 before any works in relation to each of the following items commence the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Final details of the appearance and installation of the window grilles (including material samples);

(b) Final details of the appearance and installation of the gates to the junction of Balloon Street and Corporation Street and Hanover Street and Corporation Street(including material samples);

(c) Final location and details of staircases between the ground floor and basement and associated openings (units 1 and 2);

(d) Final details design of louvres within low level windows to Corporation Street;

(e) A shadow gap detail for the abutment of any partitions within existing original exposed fabric;and

(f)Final details of the subdivision and framing of the louvres within existing window openings to (a) Federation Street,(b) Hanover Street and (c) Balloon Street.

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.

4) 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.

Reason - In the interests of visual amenity to enable careful attention to signage details and the level of visual clutter associated with any signage required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy.

5) Notwithstanding the details as shown in condition 2, final agreement of the extent of the louvres within the existing openings on Corporation Street, Hanover Street, Balloon Street and Federation Street (outside of the demise of Unit 4) shall be agreed in writing prior to occupation of each of units 1,2, and 3. The provision shall be based on a demonstrable need for the levels as shown in the approved drawings supported by the final details of any M&E requirements.

Reason

To ensure that the level of intervention in the existing historic fabric is limited to the minimum requirements of the particular use of each unit 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.

6) A methodology and specification for any associated scaffolding and support structure for the listed building including its location, means of affixing to the building, 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 City Council as local planning authority prior to the erection of such scaffolding. No development shall commence unless and until the above details have been agreed.

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.

7) Notwithstanding the details within condition 2 and:

*The Hanover House & E Block ,NOMA Manchester Conservation Strategy by SLHA December 2020 (units 1-4);
* Methodology for the formation of new doorway openings to corner of Corporation / Hanover street, Hanover Building by Russells dated 21-02-21; and
* Methodology of Works -Hanover House Openings Rev B by Stone Central (units 1 and 2);

(a) Final details or repair methodology, technique and specifications (including where appropriate specification and method statement) for each unit shall be agreed with MCC as part of the Conservation Methodology Tracker prior to any works in the relevant items within sections 3 and 4 of the Strategy commencing; and

(b) For Units 1 and 2 final details of the methodology, technique and specifications (including where appropriate specification and method statement) for the entrance and thresholds to each unit as set out in the Methodology for the formation of new doorway openings to corner of Corporation / Hanover street, Hanover Building by Russells dated 21-02-21 and Methodology of Works -Hanover House Openings Rev B by Stone Central shall be agreed with MCC prior to any works in the relevant items the Methodologies commencing;

All of the above shall implemented in accordance with the Methodology Tracker and final agreed Methodologies (Hanover) and shall be submitted to the City Council and agreed in writing prior to occupation.

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.

8) Notwithstanding the details in condition 2, prior to occupation of each of the following areas of the building units 1,2 and 3 a final Tenant Fit Out Guide shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt this does not supersede the need for an application for listed building consent for any alterations to existing building fabric or the subdivision of spaces within those units.

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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
GM Fire Rescue Service

Pilcrow Pub, 40 Hanover Street, Manchester, M4 4AH
Hotel Indigo Manchester Victoria Station, 6 Todd Street, Manchester, M3 1WU
Federation House, 2 Federation Street, Manchester, M4 4BF
Second Floor, Holyoake House, Hanover Street, Manchester, M60 0AS
Basement, Holyoake House, Hanover Street, Manchester, M60 0AS
Holyoake House, Hanover Street, Manchester, M4 4AH

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Shudehill Conservation Area 1987
Area Team Boundary - Name: CITY1