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14 December 2020

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Angela,

Hanover Building, NOMA, Manchester
Application for Planning Permission and Listed Building Consent for Grade II Listed Hanover Building and E-Block, Corporation Street

Please find enclosed an application for Planning Permission and Listed Building Consent in relation for a Change of Use to expand previously approved use classes within the ground and lower ground floor units of the Grade II listed Hanover House and E Block, including Listed Building Consent comprising internal and external alternations to accommodate the full operation and use of ground floor and basement units. The Applicant is NOMA (GP) Ltd.

This letter and its enclosures set out the context and rationale for the proposals, assess the proposal against relevant planning policies, and address Manchester City Council's planning permission and listed building consent application validation requirements.

Site Location

The Site is the Grade II listed Hanover House and E Block, referred to throughout as Hanover. The Site is bounded by Corporation Street to the west, Hanover Street to the north, Federation Street to the east and Balloon Street to the south. Hanover is located within the Shudehill Conservation Area and is surrounded by a number of other Grade II Listed Building within the NOMA historic estate.

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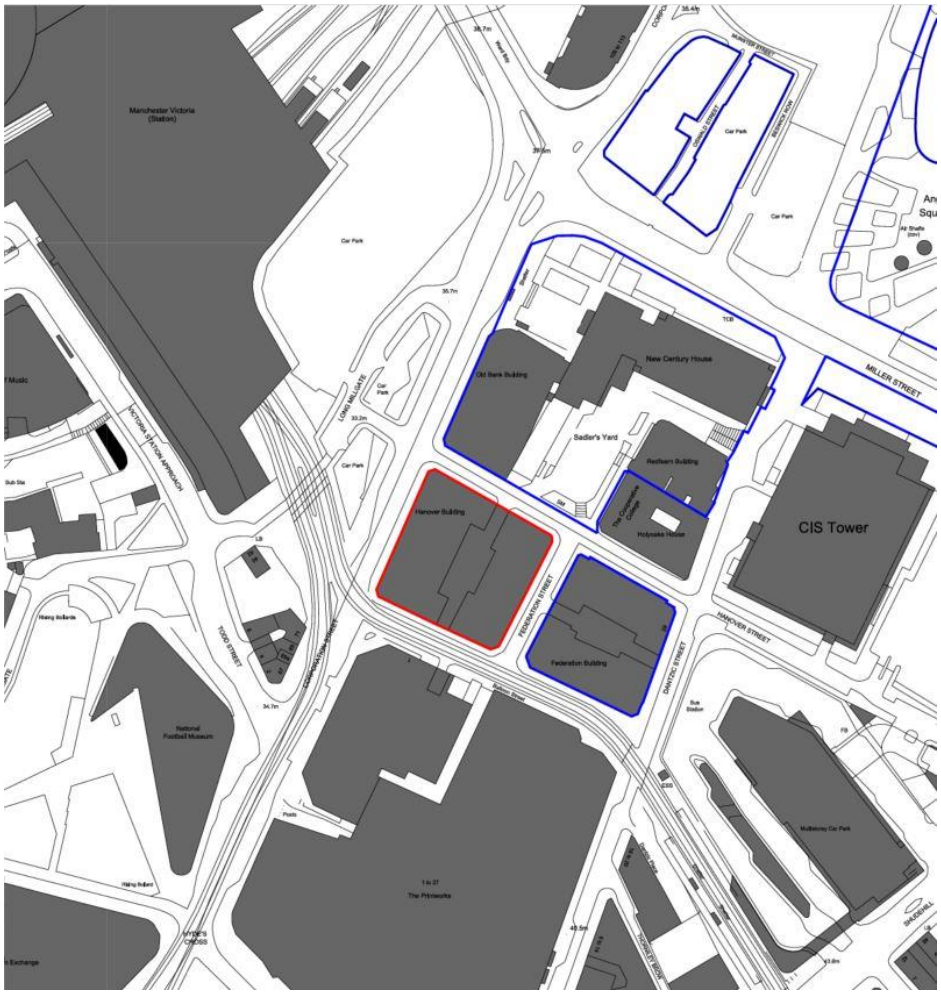


Figure 1: Site Plan (Sheppard Robson)

Corporation Street, the principal frontage of the Site, is an important route connecting the City Centre's Civic Quarter and primary retail core located to the south. To the northern part of the City Centre and ultimately the Inner Ring Road formed on Miller Street out towards the Northern Gateway, a strategic growth priority for the city. Hanover and Balloon Street are key pedestrian routes linking the historic core of NOMA with the new development plots and neighboring residential communities including Angel Meadows further north.

Federation Street is a key connecting route into NOMA's public realm core that is Sadler's Yard, which has been a major success since its completion in 2015. Federation Street itself has minimal activation. The addition of active units along Federation Street, alongside the overall activity at Hanover will help enliven the space leading up to the public square and act as a further catalyst to attract visitors to NOMA, whilst creating a safe and vibrant street scene for existing tenants.

Strategic Context

NOMA is underpinned by a Strategic Regeneration Framework and Masterplan originally endorsed by Manchester City Council in 2009, updated in 2010, 2013, 2015 and most recently in November 2020.These documents set out a commitment to create a commercially-led, mixed-use destination at the

northern gateway to the City Centre, covering an area of approximately 20 acres. The SRF sets out the vision for NOMA as a hub for Manchester's creative and technological industries, in addition to supporting key strategic objectives relating to place making, job creation and supporting local communities.

The updated SRF captures the success of NOMA to date, charting progress against the vision for the future to create commercially-led neighbourhood, capturing the demand for new purpose-built office provision, supported by independent retail and leisure space. Within NOMA, 7,500 sq. ft. of retail and leisure space has already been delivered and there is a strong pipeline of consented retail and leisure space across the historic estate and new development plots totalling 148,900 sq. ft.

Sadler's Yard in particular has influenced the type of uses coming forward, with it envisaged as the heart of entertainment and leisure within NOMA. This has therefore resulted in office use at the upper levels with food, drink and leisure at lower levels. This has been particularly true for consented schemes for Grade II Listed Redfern, Old Bank and New Century Hall.

Altogether, NOMA is expecting to deliver c.135, 000 sq. ft. of retail and leisure space and this is reflective of the shift toward a comprehensive retail and leisure offer at street level, helping to further activate the public realm and contribute towards its role as a destination within the City.

Background

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 (LPA ref 112136/FO/2016C1 and LPA ref 112137/LO/2016/C1).

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. In November 2020 it was announced that Deloitte LLP would also be relocating from Spinningfields to the Hanover building, further highlighting the success of NOMA and the appeal of the Hanover building to a diverse range of occupiers.

NOMA (GP) Ltd, now seek to deliver the retail element of the refurbishment scheme. Delivering the retail units and shopfronts will complete the final phase of the refurbishment scheme. The redesigned and re-purposed office space will 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 set out to deliver something 'different' in terms of the retail offer, which would be complementary to the character of the listed building and 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, this Planning and Listed Building Consent application is driven by this shift in anticipated tenant interest and requirements, particularly in relation to Unit 3 on Federation Street whereby a tenant is already on-board.

In this respect, this fresh application will supersede all remaining conditions (5, 6, 7, 8, 10 and 14) attached to the previous consent as agreed with Manchester City Council during pre-application discussions. Given that a tenant has been confirmed for Unit 3 and another identified for Unit 4, the application seeks to provide in-depth detail to reduce the need for any pre-commencement planning conditions attached to the consent relative to Units 3 and 4 to allow swift occupancy of the units. The remaining units will be brought forward on a speculative basis, however it is the intention that all future tenants will share NOMA's values and will offer a unique retail, leisure and F&B offer, further solidifying the NOMA estate as a thriving city centre neighbourhood.

Pre-Application Consultation

A pre-application meeting was held with MCC on 10 November and 8 December 2020, where the scope, approach and principle for the new Planning Permission and Listed Building consent application was agreed. It was agreed that a new, separate application to the approved 2016 scheme would be submitted for these works and would supersede all remaining conditions (5, 6, 7, 8, 10 and 14,) attached to the original consent.

Description of Development

The applications seek to supersede the original application for the retail units (LPA Ref 120974/JO/2018). On this basis the application relates to a Change of Use from Use Class E (office) to Use Class E and Sui Generis.

The descriptions of development, as stated on the Application Forms, 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".

"Listed Building Consent for internal and external alterations to the ground and lower ground floor along Corporation Street, Hanover Street and Federation Street and Balloon Street, including new entrances, installation of plant, signage and associated works"

Proposals

This application seeks approval for internal and external works to accommodate the efficient operation and occupation of the existing units within the ground and lower ground floor of Hanover House and E-Block. The proposed works are summarised as follows:

Federation Street / E- Block

At the time of the original application, it was proposed that access to the units to E- Block will be formed on the corner of Federation Street /Balloon Street and Hanover Street, respectively. The elevation itself was proposed to be subject to minor alteration.

The currently blocked windows at ground and lower ground level were proposed to be re-opened to enhance the vitality of the streetscape. A number of these windows would be replaced with louvers at ground floor and lower ground levels to ensure adequate fresh air ventilation into the building.

The current proposals are largely in line within the consented scheme. The original proposals sought to evenly split the retail units. Given that tenant interest has been secured for Units 3 and 4, the proposed works are directly linked to tenant requirements. Further details in relation to the louvres and ventilations is found within the Design and Access Statement and the Ventilation Statement prepared by Crookes Walker Consulting. In summary the work include:

- 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. This Unit will be for office space Use Class E(g).
- Unit 3 will take up reduced floorspace and is to 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.
- Two new openings will provide the main access to Units 3 and 4 and a third opening will provide a new fire escape stair and wheelchair access including a lift to ground and lower ground of Unit 4.
- A new accommodation stair is proposed within Unit 4, to provide access to both the ground and lower ground levels.
- The new openings on Federation Street will be formed in the right hand window of an existing pair of window openings to maintain a level of symmetry along the elevation. Where a louvre is required, the whole sash unit will be replaced with a new frame split for a 50/50 split with glazing to the lower half.

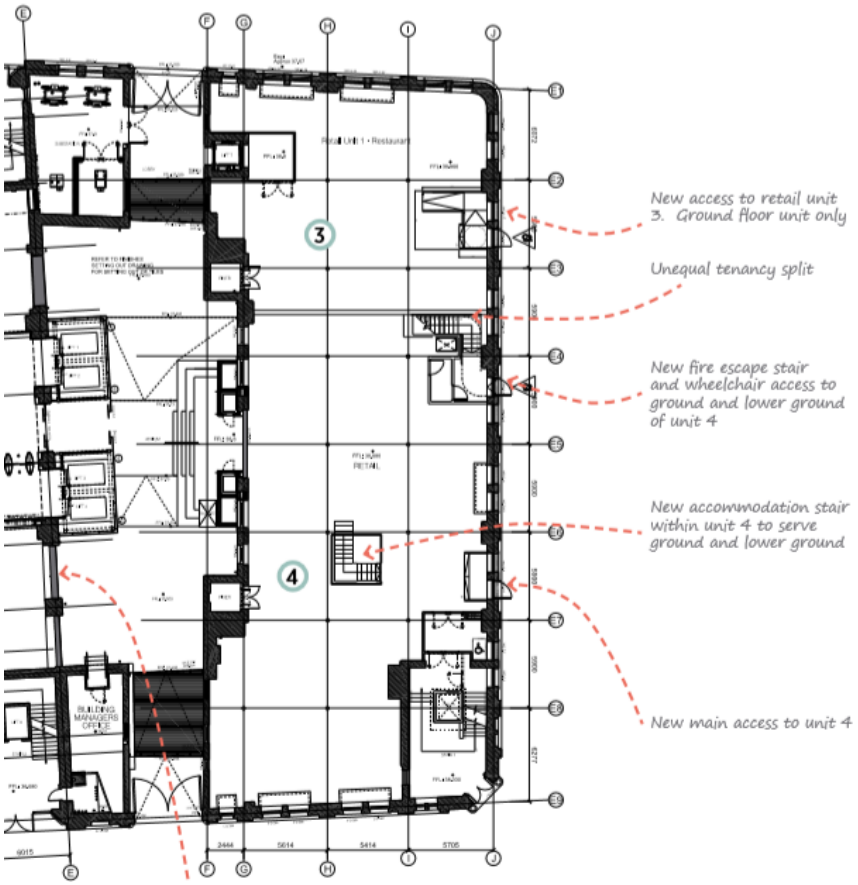


Figure 2: New Entrances to Corporation Street Façade (Sheppard Robson

Corporation Street / Hanover Building

The original application sought to introduce a number of external alterations to the Hanover House at ground level including the removal of the four existing windows and the corner windows and plinth to create new window bays.

The intention was to optimise the level of visual activity and openness required for traditional retail tenants. The consented scheme also sought to introduce multiple internal stairs/ platform lifts to connect basement, ground floor level and atrium to Units 1 and 2.

Since then, the vision for the retail offer at NOMA has shifted from traditional retail stores, to more 'experience led' offers. The revised proposal to this elevation seeks to reflect this change.

- It is proposed introduce just 2 new glazed openings to provide the main access to the two units. The windows on the ground floor level in the remaining openings are to remain as existing. Access to ground floor and lower ground will be provided via one staircase and platform lift within the entrance structural bay for both units. The even split between Units 1 and 2 will be maintained.

- There will be louvres added to the lower ground floor level via pavement level openings.

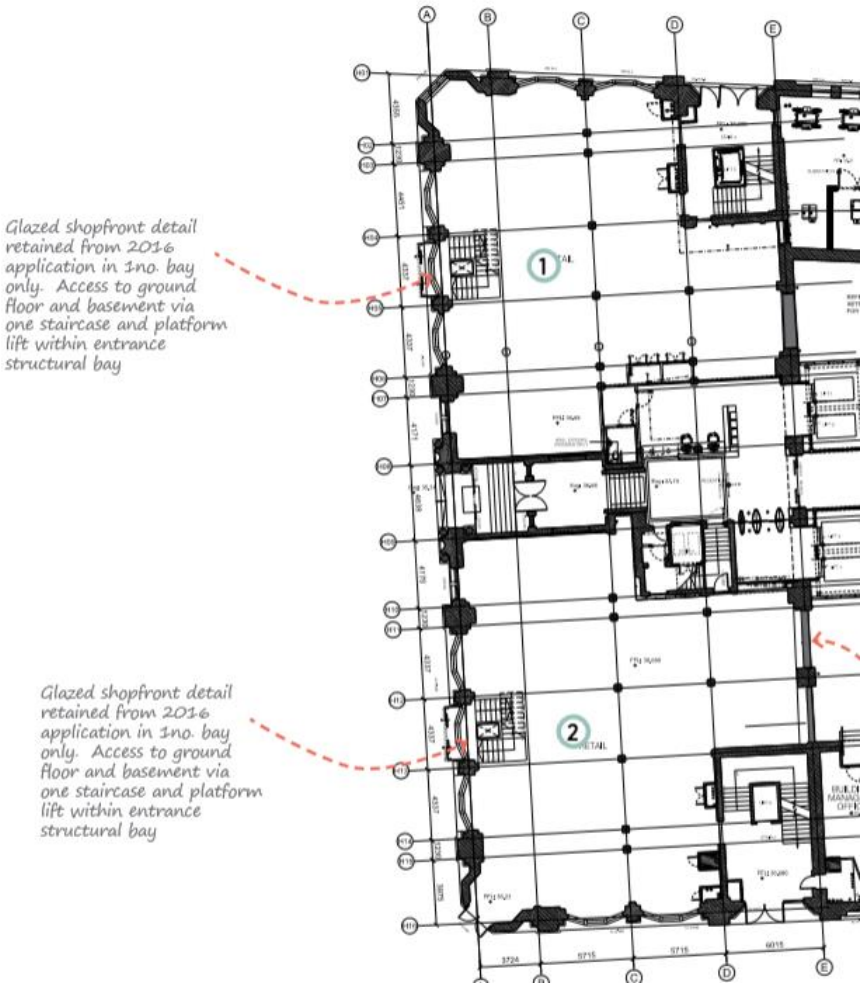


Figure 3 New Entrances to Hanover Street Façade (Sheppard Robson)

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. The primary change on this façade will be the introduction of additional louvres to replace some of the glazing, to allow sufficient general ventilation to the retail units. Please see the Design and Access Statement for further information.

Further details around the level of ventilation required is within the supporting Ventilation Strategy prepared by Crookes Walker Consulting and summarised within the Key Planning Consideration section of this letter.

Balloon Street

The original application largely maintained the Balloon Street elevation, benefitting from cleaning and restoration of fabric as well as reinstating blocked or deteriorated windows and doors. This approach is largely maintained as part of this application.

- The primary change here will be the introduction of additional louvres to replace some of the glazing, to allow sufficient ventilation to the retail units. 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.

- Further details around the level of ventilation required is within the supporting Ventilation Strategy prepared by Crookes Walker Consulting and summarised within the Key Planning Consideration section of this letter.

- The existing door on the corner of Balloon Street and Corporation Street is non-original, and will be removed alongside the associated internal stair.

Accessibility

Level access will be provided to each retail unit from their individual entrance doors. Units 3 and 4 within E Block have ramped access from street level, with Unit 4 having a platform lift linking the lower ground areas.

Level access is also provided into Unit 1 and 2 with a platform lift between ground and lower ground levels.

Tenant Fit out

Internal fit-out proposals for Unit 4 are provided as part of this application, please see the tenant drawing pack for further detail. The fit out for the remaining units will be brought forward at a later stage to be subject to agreement through an appropriately worded condition; Tenant Fit Out Guide; or further listed building consents as necessary.

Accordance with Planning Policy and Guidance

National Planning Policy Framework

The proposals have been assessed in the context of planning and heritage policies at national and local level. The primary consideration for the proposals is their adherence to Planning Policy in regard to the historic environment, and local amenity.

Historic Environment

Paragraph 185 of the NPPF states that in determining applications, Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

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."

Paragraphs 193-196 place great weight on the conservation of designated heritage assets, emphasising the need to avoid "substantial harm" unless that harm is clearly justified (via four specific tests) or there are substantial public benefits that outweigh that harm. 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.

A Heritage Statement has been prepared by Stephen Levrant Heritage Architecture to assess the impact the proposals will have on the Grade II Listed Hanover Building. The Statement notes that the significance of the building as a whole lies in its architectural and historic interest as purpose-built accommodation for the Co-operative Society as office, warehouse and showroom space with open plan floor plates.

The assessment emphasises that the current proposals aim to minimise the loss or compromise of the building's significance. However, it is evident that (in accordance with Historic England guidance) the sustainable reuse of the building requires a degree of intervention and change. Consequently, in evaluating the overall impact of the works, careful consideration has been given to the balance of benefits in order to reach a proportionate and justifiable conclusion. The greatest impact to the building are in the alterations to Corporation Street and Federation Street.

However, the assessment notes that the proposals have been largely scaled back from the 2016 proposal, particularly on Corporation Street, where there is less intervention, and, as a result, less harm than previously concluded. The proposed works will result in a number of heritage and 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.

Public Benefits

- 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.

- It will facilitate a larger agglomeration of retail/ leisure business, which will act as a further stimulus to the activity within NOMA.

- 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.

In summary the impact assessment has demonstrated that the proposed works will have a neutral heritage impact on both the building as a designated heritage asset and the Shudehill Conservation Area.

Overall, the proposed works will cause less than substantial harm to the building.

On this basis, the proposals have triggered paragraph 196 of the NPPF, and that the *less than substantial harm* identified should be weighed against the public benefits of the proposals. The proposals seek to facilitate the occupation of the existing units which have remained vacant for some time and will bring them into viable use which will complement the ongoing regeneration of NOMA.

Furthermore, the proposals provide the opportunity to enhance and repair the ground floor and lower levels/basement and restore the areas of heritage significance, a direct heritage benefit. Through the provision of a viable use in these spaces the long-term maintenance can be secured and the heritage asset can be enjoyed for generations to come.

Vitality of Town Centres

Paragraph 85 of the NPPF suggests decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation, including through defining a network and hierarchy of town centers and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, and reflects their distinctive characters.

The revised proposal for the retail units will enhance the vitality and attractiveness of Grade II listed Hanover Building by realigning the retail offering to reflect the current market and character of the building. The proposals will complete the refurbishment proposals at Hanover and help strengthen its positive contribution to this part of the city centre. The new retail spaces would further activate the currently underused space associated with the building. The continued introduction of the retail and leisure space will help to activate the ground floor and integrate it more closely with the developing NOMA neighbourhood.

Manchester Core Strategy (2012)

Manchester Core Strategy was adopted by the Council 11 July 2012; it sets the overall strategic direction for planning for Manchester over the plan period from 2012 to 2027 and is in line with national policies. There are a number of policies which are of relevance to this application and which have been summarised below:

- Policy CC9 (Design and Heritage), this policy states that development in Manchester City Centre should protect or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

- Policy CC 7 (Mixed Use Development), considers active ground floor uses such as shops, food and drink and leisure) appropriate for areas will an established public function.

- Policy CC 10 (A Place for Everyone), requires a high stand of accessibility to buildings and spaces in the City Centre.

- Policy DM1 (Development Management), requires that all proposed development should have regard to a number of specific issues including: effects on amenity such as noise, light, air quality, road safety and traffic generation; accessibility; community safety and crime prevention; refuse storage and collection; and, vehicular access.

Unitary Development Plan (1995)

The Unitary Development Plan was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced, however, a number of polices were saved on 11 July 2012 and remain extant. Saved policies relevant to this application are noted below.

- Policy DC19.1 Listed Buildings: In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.

- Policy DC18.1 Conservation Areas: The Council will give particularly careful consideration to development proposals within Conservation Areas. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issue.

- Policy DC26.1 Development and Noise: The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City.

Key Planning Considerations

Signage

An initial signage strategy is provided within the supporting Design and Access Statement, which seeks to ensure that all forthcoming signage is in keeping with the character and appearance of the building. Final details for internal and external signage for each unit will be provided prior to the occupation of the building via condition.

Hours of Operation

The proposed operating times for Unit 4 will be 24 hours, in line with typical city centre office requirements.

The operating times for Units 1, 2 and 3 may differ depending on future tenants, however it is envisaged that this will reflect typical opening ours for food and beverage offerings within the city centre. Monday – Friday (including Bank Holiday) 07:00 – 01:00 and 09:00 – 14:00 on Sundays.

Final details of opening times for these units will be provided prior to the occupation of the building via condition.

Noise

A noise assessment has been produced by Hann Tucker, which has estimated the existing noise climate within the vicinity of the building through reviewing environmental noise measurement data. Sound insulation testing has been undertaken to establish the acoustic performance of existing separating floor structure between the proposed commercial spaces and offices, and between the proposed commercial spaces and external receptors.

The noise assessment indicates that noise from the commercial units is unlikely to significantly impact on the offices above or residential nearby and thus no further acoustic mitigation measures are considered necessary. The noise levels considered for typical restaurant/ bar use (Unit 4) are noted as being well below the operational noise level limits which would suggest that noise emissions from the proposed restaurant should not be significant and therefore mitigation measures are not considered necessary.

Noise emission limits have been set for new items of fixed plant related to the development based on Manchester City Council guidance. Any deviation from the noise threshold set will need to be agreed with Manchester City Council via condition.

Waste

A Waste Management Strategy has been prepared by Curtins. The waste forecast for the proposed units has been calculated based on the recommendations set by the Waste Storage and Collection Guidance for New Developments (GD04), Version 6.00 and further supported by the estimations set on the Code of Practice BS 5906:2005.

The collection frequency has been estimated on the approved Waste Management Strategy for the upper floors of Hanover building to be once a week for the proposed office uses. It is considered that this frequency will remain in place once the additional office (Unit 3) waste is added to the buildings overall waste collection.

Considering the potential for restaurant/ leisure uses (worst case scenario), within the remaining units it is envisaged waste collection will be three times-a-week. It is envisaged that the collection services for all uses will be provided by a private collector and use the existing loading bay area along Hanover Street.

Cycle

A total of 53 cycle spaces were provided within the basement of E Block as part of the 2016 scheme, for use by office and retail staff.

Access to this zone is currently via Hanover Street staircase / lift to basement level. There is controlled access to the cycle store within the basement including showers and lockers at this level. This provision is still considered to be sufficient and will be maintained as part of this application.

Visitor cycle provision is accommodated with external cycle hoops within the wider NOMA estate.

The site is also highly accessible by public transport, situated directly opposite Victoria rail Station, which also hosts a Metrolink stop, providing access to other parts of the city and Greater Manchester.

Ventilation

A Ventilation Strategy has been prepared by Crookes Walker Consulting to reflect the re-alignment of the retail split, and requirement for additional louvres provision to future proof the occupancy of retail units.

The ventilation strategy for the consented scheme was based on ventilating the retail units via louvres within the façade of the ground, basement and sub-basement levels, with only riser provision through the building to roof level for kitchen extract only. This approach therefore restricted any alternative options to bring fresh air ventilation to the units other than through the building façade at the lower levels.

The approved scheme had substantial louvre provision to the Corporation Street elevation, which is seen to be the most sensitive of any elevations. For a more sympathetic approach, and taking in to account the changed approach to Corporation Street; the proposed strategy is to distribute the louvre provision to equally apportion louvres across each elevation, thus reducing the impact on Corporation Street to low level louvres only serving sub-basement. This will provide practicable separation between intake and discharge louvres.

In order to maintain the existing window profiles, the louvre areas have slightly increased from the 2016 consented scheme (from 24m² to 29m² total).

Each retail unit (with exception of Unit 3) already has provision for catering facilities with riser space provided through the building for kitchen ventilation systems to roof level, along with allocated plant space at roof level. The kitchen extracts will terminate at least 1m above the eaves level and/or any openable windows/ventilation intakes of nearby properties.

Operational Management

For units 1, 2, and 3 a bespoke operational management strategy will be provided via condition as these units come forward and will provide the identified policies for queue management and dispersal; smoking; outside seating and music in order to ensure the efficient operation of the premises and minimise impact on neighbouring buildings.

Strategies will also be implemented to ensure the security and safety of both building tenants and the public; as well as prevention of public nuisance, including measures to encourage customers to respect local residents and leave the premises in a quiet and respectful manner.

Safety and Security

The application is supported by a Crime Impact Statement, which has been prepared by Greater Manchester Police Secure by Design team in consultation with the design team. The report confirms that there will be no issues subject to compliance with their recommendations.

Summary

Investment to date has started to pay off as the clustering of tech and digital businesses within NOMA is strengthening and becoming synonymous with innovation. The confirmation of Amazon as an anchor tenant for the Hanover and E-Block buildings in 2019, has been a significant indicator of the area's attractiveness to these sectors. In summary, this Planning and Listed Building application seeks to supersede the previously consented proposals for the ground and lower ground of the Grade II Listed Hanover House and E-Block, following the success of the office refurbishment and securing of an anchor tenant.

The principle of the proposed works have largely remained consistent with the consented scheme, however the conservation-led approach has resulted in more sensitive internal and external alterations which have been carefully detailed to ensure that the new uses can be accommodated without compromising the architectural integrity of the building, in particular the proposed interventions to the Corporation Street / Hanover Building elevation which are now less significant / intrusive than originally proposed.

Whilst new interventions are proposed to Federation Street / E-Block, these are directly driven by tenant interest in the building and therefore integral to ensuring the occupancy of the units in line with current market requirements, providing public benefit through optimum viable use of the building.

A Heritage Assessment has been prepared by Stephen Levrant Heritage Architecture and is submitted with the applications. The Assessment provides an appraisal of the significance of the buildings as heritage assets, in compliance with the requirements of paragraph 189 of the National Planning Policy Framework (NPPF). It then evaluates the proposed works to enable Manchester City Council to consider their cumulative impact on the Listed Building. The Assessment demonstrates that the cumulative impact on the significance of both the individual heritage assets and the wider historic environment (including the Shudehill Conservation Area) will help to secure the optimum viable use of the building, in addition to providing the public benefits listed above.

As a result, the revised proposals will ensure the Hanover Building will continue to deliver significant benefits to the Listed Building overall and a range of economic and social regenerative benefits to the wider NOMA estate.

The proposals have been prepared in collaboration with Manchester City Council and have been the subject of pre-application consultation. Feedback has been supportive of the proposals and detailed comments have been fully considered and addressed in the application submission.

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The application proposals accord with planning policy at all levels and merit the support of the City Council as Local Planning Authority.

Supporting Documentation

This application for Planning Permission and Listed Building Consent is accompanied by the following plans and documents:

- Application Forms and Cover Letter prepared by Deloitte Real Estate;
- Design & Access Statement prepared by Sheppard Robson;
- Heritage Statement prepared by Stephen Levrant Heritage Architecture
- Conservation Strategy / Specifications prepared by Stephen Levrant Heritage Architecture
- Noise Technical Note prepared by Hann Tucker;
- Operational Management Strategy, prepared by Workman;
- Structural Statement prepared by Curtins;
- Construction Management Plan prepared by Russells;
- Tenant Fit Out Guide prepared by Workman;
- Ventilation Strategy Statement by Crookes Walker Consulting;
- Existing and Proposed Plans, and Sections prepared by Sheppard Robson, please see Appendix 1 for the full list

We trust that you will find this application in order and we look forward to receiving written confirmation of registration.

An online payment of £462 as agreed with MCC on 1st December 2020 has been paid as the requisite application fee.

If you require any further details please contact my colleague Katie Wray (kawray@deloitte.co.uk / 0161 455 6350) or Frances Hampson (fhampson@deloitte.co.uk / 0161 455 6766).

Yours sincerely



John Cooper
For and on behalf of Deloitte LLP

Deloitte.
Real Estate

Appendix 1 – Application Drawing list

Drawing Title	Project Drawing Number Reference	Scale
00 Series - Site		
Site Location Plan	00000	1:1250
Existing Site Plan	00001	1:200
Proposed Site Plan	00002	1:200
Existing Basement Plan	00098	1:100
Existing Lower Ground Plan	00099	1:100
Existing Ground Floor Plan	00100	1:100
Existing North Elevation	00200	1:100
Existing East Elevation	00201	1:100
Existing South Elevation	00202	1:100
Existing West Elevation	00203	1:100
01 Series - Demolition		
General Arrangement Basement Plan - Demolition	01098	1:100
General Arrangement Lower Ground Floor Plan - Demolition	01099	1:100
General Arrangement Ground Floor Plan - Demolition	01100	1:100
General Arrangement North Elevation - Demolition	01200	1:100
General Arrangement East Elevation - Demolition	01201	1:100
General Arrangement South Elevation - Demolition	01202	1:100
General Arrangement West Elevation - Demolition	01203	1:100
20 Series - Primary Elements		
General Arrangement Basement Plan- Proposed	20098	1:100
General Arrangement Lower Ground Floor Plan- Proposed	20099	1:100
General Arrangement Ground Floor Plan- Proposed	20100	1:100
General Arrangement North Elevation - Proposed	20200	1:100
General Arrangement East Elevation - Proposed	20201	1:100
General Arrangement South Elevation - Proposed	20202	1:100
General Arrangement West Elevation - Proposed	20203	1:100
General Arrangement Proposed Sectional Elevations A-A	20235	1:100

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General Arrangement Proposed Sectional Elevations B-B	20236	1:100
Slab Setting Out Basement Plan	20299	1:100
Slab Setting Out Ground Floor Plan	20300	1:100
Slab Setting Out First Floor Plan	20301	1:100
21 Series - External Walls		
Fabric Analysis Existing North Elevation	21120	1:100
Fabric Analysis Existing East Elevation	21121	1:100
Fabric Analysis Existing South Elevation	21122	1:100
Fabric Analysis Existing West Elevation	21123	1:100
Fabric Analysis Proposed North Elevation	21200	1:100
Fabric Analysis Proposed East Elevation	21201	1:100
Fabric Analysis Proposed South Elevation	21202	1:100
Fabric Analysis Proposed West Elevation	21203	1:100
Proposed Federation Street Door Openings	21600	1:20/1:5
Proposed Corporation Street Door Openings	21605	1:20/1:5
Proposed Corporation Street Bay Window Openings	21606	1:20/1:5
22 Series - Internal Walls		
Basement Internal Walls - Proposed	22098	1:100
Lower Ground Floor Internal Walls - Proposed	22099	1:100
Ground Floor Internal Walls - Proposed	22100	1:100
Wall Types - Sheet 1	22600	1:10
Typical Wall Abutment Details - Sheet 1	22610	1:10/1:5
Basement Timber and Glazed Screen Repair	22620	1:10/1:5
24 Series - Stairs & Ramps		
Core A - E-Block Escape Stair, Federation Street	24500	1:50
Core B - E-Block Accomodation Stair	24510	1:50
Core C and D - Hanover Accomodation Stairs	24520	1:50
29 Series - Fire Stopping		
Fire Compartmentation Basement Plan	29099	1:100
Fire Compartmentation Ground Floor Plan	29100	1:100
Fire Compartmentation First Floor Plan	29101	1:100
Fire stopping details	29600	1:5/1:10

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31 Series - Windows		
Window Types Existing & Proposed	31501	1:20
Window Schedule	31300	NTS

32 Series - Doors, Screens & Ironmongery		
Internal Doors Basement Floor Plan - Proposed	32098	1:20
Internal Doors Lower Ground Floor Plan - Proposed	32099	1:20
Internal Doors First Floor Plan - Proposed	32100	1:20
Proposed Door Types Internal	32505	1:20
Internal Doors - Jamb Details	32605	1:5/1:10
Internal Door - Schedule	32610	NA
External Door Schedule	32615	NA
Glazed Screen Schedule	32620	NA
Ironmongery Schedule	32625	NA

35 Series - Ceilings		
Basement Reflected Ceiling Plan - Existing	35008	1:100
Lower Ground Floor Reflected Ceiling Plan - Existing	35009	1:100
Ground Floor Reflected Ceiling Plan - Existing	35010	1:100
Basement Reflected Ceiling Plan - Demolition	35108	1:100
Lower Ground Floor Reflected Ceiling Plan - Demolition	35109	1:100
Ground Floor Reflected Ceiling Plan - Demolition	35110	1:100
Basement Reflected Ceiling Plan - Proposed	35208	1:100
Lower Ground Floor Reflected Ceiling Plan - Proposed	35209	1:100
Ground Floor Reflected Ceiling Plan - Proposed	35210	1:100

42 Series - Wall Finishes		
Proposed Wall Finishes Basement	42099	1:100
Proposed Wall Finishes Ground Floor	42100	1:100
Proposed Wall Finishes First Floor	42101	1:100

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43 Series - Floor Finishes		
Proposed Floor Finishes Basement	43099	1:100
Proposed Floor Finishes Ground Floor	43100	1:100
Proposed Floor Finishes First Floor	43101	1:100
Typical Floor Trim Interface Details	43600	1:10
Entrance Barrier Matting and Floor Finish Interface	43605	1:5

70 Series - General Signage		
North Elevation Signage Location	70200	1:100
East Elevation Signage Location	70201	1:100
South Elevation Signage Location	70202	1:100
West Elevation Signage Location	70203	1:100

76 Series - Blinds + Curtains		
Typical Hanover Window Blind Interface	76600	1:20/1:5
Typical E-Block Window Blind Interface	76605	1:20/1:5

90 - Series - External Landscaping		
Federation Street Threshold Details	90100	1:10
Corporation Street Threshold Detail	90105	1:10

Schedules / Other	
Area Schedule	NA
NBS Specification Per Package	NA
Design and Access Statement	NA
Materials Tracker	NA