**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)The location plan referenced Site Location Plan 6702-00-000

(b) General: TBC

(c) Unit 4 Fit Out:

(d) 6702 Hanover Retail Works Preliminary Schedule of Floor Areas - RICS Code of Measuring Practice 6th Edition 2007 01.12.20
Rev 0

(e) Hanover Retail NOMA Materials Tracker TBC;

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

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

(h) 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

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

(j) Indicative Signage Strategy section 4.1 of the Design and Access Statement Rev ... Sheppard Robson Jan 21

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

(l) CWC Ventilation Strategy Statement December 2020.

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.

**Commented [HF1]:** Add in the methodologies we do have and methodology tracker

**Commented [HF2]:** The waste strategy we have put forward is the worst case scenario for units 1-3 as an F&B and unit 4. So may need separating into two parts?

3) 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) Method statement for the creation and reinstatement of new openings on (a) Balloon Street and (b) Federation Street to include method for the removal of any masonary , granite and windows and how the existing surfaces / interfaces will be dealt with;~~

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

(c) Final details of the appearance and installation of the gates to the junctions of Corporation Street and Balloon Street and Corporation Street (including material samples);

(d) Final location and details of staircases (including material samples) between the ground floor and basement and associated openings;

~~(e) Final quantum and position of internal fit out partitions within Unit~~ 4; and

(f) Final details design of louvres within low level windows to Corporation 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

**Commented [HF3]:** Method statement issued.

**Commented [WK4]:** Materials tracker

**Commented [HF5]:** We think we have provided sufficient information on this. Remove.

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. ONLY REFUSE SUBMITTED FOR OFFICE IS CURRENTLY ACCEPTABLE

**Commented [HF6]:** As above, we have put forward for F&B for untis 1-3 and the uses put forward here are not in line with our application, and office for 4. We therefore request a) that the uses are expanded to reflect this and b) that the REASON text is altered for this clarification.

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, the 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. All of the above shall implemented in accordance with the Methodology Tracker and shall be submitted to the City Council and agreed in writing prior to occupation.

All of the above shall be implemented in accordance with the approved details before the development is first occupied:

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

**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