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04 May 2020

Planning Department
Manchester City Council
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FAO Angela Leckie

Dear Angela

Redfern, NOMA – Application for Variation of Condition 2 and 3 attached to Planning Permission Ref: 121290/FO/2018 and Listed Building Consent Ref: 121291/LO/2018

Following recent discussions, please find enclosed an application for a variation of conditions attached to Planning Permission Ref. 121290/FO/2018 (04 January 2019) and Listed Building Consent Ref: 121291/LO/2018 (04 January 2019) under Section 73 of the Town and Country Planning Act 1990 and Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant is NOMA (GP) Ltd (the Applicant).

The consents relate to the high quality refurbishment of the Grade II Listed Redfern Building within the NOMA Framework regeneration area in Manchester City Centre, to create high quality office space. The project is part of the wider regeneration of this historic area to provide large-scale office led, mixed-use regeneration.

Construction works commenced in mid-2019 and the project is scheduled for practical completion in spring 2020.

The descriptions of development as set out on the Decision Notices are as follows:

Change of use at Levels 1 and 2 from B1 office use to A1 (shop) or A3 (restaurant and café) or A4 (Drinking Establishment) (Unit 1), A4 (Drinking Establishment) (Unit 2) and A1 (shop), A4 (Drinking Establishment), B1 (office and workshop), D1 (exhibition space) and D2 (assembly and leisure) (Sui Generis) use, retention and refurbishment of B1 offices above and provision of cycle storage and showers, and bin storage along with external works relating to the reuse and refurbishment of the building including works to the windows and elevations (replacement of non-original timber and refurbishment of steel), creation of new shopfronts to Sadler's Yard and Mayes Street elevations, creation of an amenity terrace at roof level including external alterations to facilitate a new doorway, introduction of external plant and screen at roof level and associated works.

Listed Building Consent for internal and external alterations including replacement of non-original timber windows and refurbishment of steel windows; elevation works including the creation of new shopfronts to Sadler's Yard and Mayes Street elevations, the opening up of a new doorway at roof level; partial removal of floor at Level 2 to facilitate the creation of a double-height retail unit; installation of an office accommodation stair between Levels 6 and 7; repair of existing stair and lobby areas; installation of new rooftop plant and screen; and associated works all associated with Change of use at Levels 1 and 2 from B1 office use to A1 (shop) or A3 (restaurant and café) or A4 (Drinking Establishment) (Unit 1), A4 (Drinking Establishment)

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(Unit 2) and A1 (shop), A4 (Drinking Establishment), B1 (office and workshop), D1 (exhibition space) and D2 (assembly and leisure) (Sui Generis) use, retention and refurbishment of B1 offices above.

Background and Proposed Amendments

Design Development

Areas of design development have been identified since the grant of Planning Permission and Listed Building Consent on 04 January 2019, in particular throughout the construction period, as the delivery of the refurbishment project has revealed more of the building fabric and final design approaches have been established in response.

An approach to handling these amendments was agreed between the project team and the Local Planning Authority (LPA), which involved the presentation of design details, together with supporting justification material (prepared by Sheppard Robson, Stephen Levrant Heritage Architecture and Russells Construction), to the LPA case officer and Paul Mason, Manchester City Council's Urban Design and Conservation Officer, via email and meetings. The agreed design development changes were captured on a tracking document and approved by the LPA as an on-going process (see Appendix A).

The design development amendments broadly fall within the following categories:

- Clarity – to confirm the agreed final design, specification or approach;
- Buildability – to address conflicts with previously approved design approaches that have been identified by the contractor on-site during construction; and,
- Consistency – to rectify any errors or inconsistency on drawings and drawing notes.

A full list of the proposed amendments, together with the approved and proposed drawing and document references, and the date of agreement with MCC, is set out within Appendix A of this letter.

Tenant Fit Out Guide

This application seeks to make minor amendments to the approved Tenant Fit Out Guide (dated November 2018) relating to the office areas of the building only. Following the success of recently completed refurbishment proposals at Grade II Listed Hanover and E-Block and Dantzic Building, there is significant tenant interest in Redfern. Due to commercial confidentiality, the prospective tenant cannot be named at this stage. Once secured, the tenant would further anchor NOMA as an important commercial district and would be a positive contribution to the historic estate.

The approved Guide provided specific parameters in respect to signage zones and blinds for the building. However, to facilitate the occupation of the building, amendments and additions to the Fit Out Guide are required. These amendments are driven by recent conversations with the prospective tenant and are summarised below.

- Flexibility to enable the inclusion of partitions within dedicated zones of the office areas
- Parameters for blinds, including fixings, to enable tenants to install blinds, whilst ensuring a coherent system across whole building
- Specific information on the M&E locations, including taking into account any partitions
- Signage locations and styles

The updated Tenant Fit-Out Guide is enclosed with the application and sets out clear guidance on fit out parameters for future tenants in line with the previously approved report.

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Appendix D sets out the proposed revised condition wording for Condition 2 and 3 for the Planning Permission and Listed Building Consent, including a full list of the proposed drawings, documents strategies and specifications with final revision numbers.

Effect of Proposed Amendments

The design development amendments will maintain a high quality refurbishment scheme and support the future operation of the building once the works are complete. Minor changes to the Tenant Fit-Out Guide are necessary to allow occupation of the building by the prospective tenant, which will facilitate the efficient use of the refurbished office floorspace.

The amendments will affect the appearance of some elements of the exterior and interior of the buildings. As agreed with the Local Planning Authority through ongoing meetings on site and correspondence, these changes are considered to be minor material in nature and do not affect the special interest of the building. In particular, in regards to the Tenant Fit Out Guide, consideration has been given to the historic use and layout of the building, which was partitioned for office use, and the parameters have been carefully drafted.

The amendments will not materially alter the quality or proposed use of the buildings, nor will they affect the conclusions of the technical documents submitted with the original applications.

Planning Policy

The proposals continue to be in accordance with, and positively contribute to, the aims of planning policy at national and local levels, including the National Planning Policy Framework (NPPF) and the adopted Manchester Core Strategy.

Since the submission of the application a revised NPPF was published by the Department for Communities and Local Government (February 2019). A presumption in favour of sustainable development continues to be at the heart of the NPPF; and represents the golden thread running through plan-making and decision taking (para. 11).

The proposals for Redfern continue to be fully in accordance with the NPPF and will contribute to the policies outlined below through the sensitive refurbishment of the building to bring it back into full economic use, providing flexible office space, which already has significant tenant interest. For completeness the key NPPF policies in the February 2019 update are summarised below.

Section 6 (paragraphs 80 to 84) is titled 'Building a strong, competitive economy'. It emphasises the Government's commitment to support economic growth, including that the planning system should help create conditions in which businesses can thrive.

Local planning authorities should support existing business sectors, and foster innovation in these sectors to address the challenges of the future including being flexible enough to accommodate new and flexible working practices. In addition, local planning authorities should make provision for clusters of creative and digital industries, and for storage and distribution operations in suitably accessible locations.

Section 12 (paragraphs 124 to 132) is titled 'Achieving well-designed places'. It states that the planning process is fundamental to creating high-quality buildings and places. Good design is key to sustainable development and contributes to creating better places in which to live and work.

Section 16 (paragraphs 184 to 202) is titled 'Conserving and enhancing the historic environment'. Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. When determining a planning application the local planning authority should take account of the desirability of sustaining and enhance the significance of heritage assets and consider if anew development makes a positive contribution to the local character and distinctiveness.

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Submission

The application has been submitted online via the Planning Portal (reference PP-08666465) and comprises this covering letter and the following documentation:

- Completed Application Forms;
- Appendix A - Design Development Tracker describing each of the proposed amendments and referencing the approved and proposed drawings and documents, including the Tenant Fit Out Guide.
- Appendix B – LBC and PP Condition Tracker extracts setting out the relevant condition and submission and approval dates;
- Appendix C – Redfern Materials Schedule dated 23 January 2019;
- Appendix D – Proposed Revised Condition Wording for PP and LBC; and
- Tenant Fit Out Guide dated April 2020.

The requisite planning application fee of £234 and a sharefile link with all drawings, documents, strategies and specifications listed in the above Appendices has been sent to Manchester City Council.

We hope that you have all the information you need to validate the application. Should you have any queries or require any further information, then please do not hesitate to contact my colleagues Katie Wray (kawray@deloitte.co.uk / 0161 455 6350) or Lerato Marema (0161 455 6665 / lmarema@deloitte.co.uk).

Yours sincerely

John Cooper
Deloitte LLP