MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

NOMA (GP) Ltd
C/o Agent

Agent (if used)

Mr John Cooper
Deloitte Real Estate
2 Hardman Street
Manchester
M3 3HF

Part 1 – Particulars of the application/development

Proposal: Application to vary condition 2 (Specified Drawings), 3 (Materials to be approved), 4 (Final Details), 5 (Conservation Strategies), 7 (Signage Strategy) imposed upon listed building consent reference 117385/LO/2017 to allow alterations to the approved proposals due to design development and to take into account information submitted to discharge conditions.

Location: 29 Dantzic Street, Manchester, M4 2AH

Date of application: 25 July 2019

Application number: 123886/JO/2019

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

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.

Condition(s) attached to this decision

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

The location plan referenced 5814-00-800 Rev A received by the City Council as local planning authority on 29 August 2017

The drawings referenced:

5814-00-802 Rev A
5814-01-801 Rev A
5814-01-804 Rev A
5814-01-805 Rev A
5814-01-806 Rev A
5814-01-807 Rev A
5814-01-808 Rev A
5814-01-809 Rev A
5814-01-828 Rev A
5814-24-802 Rev A
5814-24-805 Rev A
5814-31-815 Rev A
5814-31-816 Rev A
5814-31-817 Rev A
5814-32-801 Rev A
5814-32-805 Rev A
5814-32-810 Rev A
5814-35-803
5814-35-804
5814-35-808
5814-35-809
5814-35-801
5814-42-801 Rev A
5814-42-802 Rev A
5814-42-803 Rev A
5814-42-804 Rev A
5814-42-808 Rev A
5814-42-809 Rev A

received by the City Council as local planning authority on 14 September 2017

5814-21-825
5814-21-826
5814-21-827
5814-21-828
5814-21-829
5814-21-835
5814-21-836
5814-21-837
5814-21-838
5814-21-839

received by the City Council as local planning authority on 3 October 2017

5814-20-842 Rev B
5814-21-801
5814-21-802
5814-21-810
5814-21-811
5814-21-813

received by the City Council as local planning authority on 6 October 2017

5814-01-802 Rev B

5814-01-803 Rev B
5814-01-810 Rev B
5814-01-825 Rev B
5814-01-826 Rev B
5814-01-827 Rev B
5814-20-835 Rev C
5814-20-836 Rev C
5814-22-850
5814-22-851
5814-33-802
5814-33-803
5814-33-804
5814-33-805
5814-33-806
5814-33-807
5814-33-808
5814-33-809
5814-33-810

received by the City Council as local planning authority on 13 October 2017

5814-31-801 Rev A
5814-31-802 Rev A
5814-31-818 Rev A
5814-20-825 Rev C
5814-20-826 Rev C
5814-20-827 Rev C
5814-20-828 Rev C
5814-31-825 Rev B
5814-31-826 Rev B
5814-31-827 Rev B
5814-31-828 Rev B

received by the City Council as local planning authority on 8 November 2017

5814-24-835
HC-17204-(20)-01 Rev C
HC-17204-(20)-02 Rev D
HC-17204-(20)-03 Rev D
HC-17204-(20)-04 Rev D
HC-17204-(20)-05 Rev D
HC-17204-(20)-06 Rev D
HC-17204-(20)-07 Rev D
HC-17204-(20)-08 Rev D
HC-17204-(20)-09 Rev D
HC-17204-(20)-10 Rev C
HC-17204-(20)-11 Rev B
HC-17204-(20)-12
HC-17204-(20)-13
HC-17204-(20)-15
HC-17204-(20)-16
HC-17204-(20)-17
HC-17204-(20)-18

received by the City Council as local planning authority on 14 February 2018

5814-20-210 - Rev D
5814-27-601 - Rev B
5814-27-602 - Rev B
5814-27-603 - Rev B
5814-27-604 - Rev B
5814-27-605 - Rev C
5814-27-606 - Rev B
5814-27-607 - Rev C
5814-27-608 - Rev B
5814-27-610
5814-35-403
5814-35-404
5814-35-408
5814-35-409
3072-01 Rev B
3072-02 Rev F
3072-03 Rev D
3072-04 Rev E
3072-05 Rev B
3072-06 Rev B
3072-07 Rev B
3072-08 Rev B
3072-09 Rev C
3072-10 Rev B
3072-11 Rev B
3072-12 Rev A
3072-13 Rev A
3072-14 Rev A
3072-15 Rev A
3072-16 Rev B
3072-17 Rev A
3072-18 Rev B
3072-19 Rev B
3072-20 Rev A
3072-21 Rev B
3072-22 Rev A

received by the City Council as local planning authority on 6 March 2018

5814-01-102-Rev F
5814-22-402-Rev A

received by the City Council as local planning authority on 8 March 2018

5814-29-201 Rev B
5814-29-202 Rev B
5814-29-203 Rev B
5814-29-204 Rev B
5814-29-205 Rev B
5814-29-206 Rev B
5814-29-207 Rev B
5814-29-208 Rev B

5814-29-209 Rev B
5814-29-210 Rev B
5814-43-201 Rev D
5814-43-202 Rev D
5814-33-203
5814-43-204 Rev D
5814-43-208 Rev D
5814-43-209 Rev D
5814-33-601

received by the City Council as local planning authority on 16 March 2018

5814-24-610
5814-35-205
5814-35-501 Rev B
5814-SK-152
5814-SK-153
5814-SK-154
5814-SK-155
5814-SK-156
5814-SK-157
5814-SK-158
5814-35-205

received by the City Council as local planning authority on 4 June 2018

5814-01-102 Rev F
5814-20-801 Rev B
5814-20-802 Rev C
5814-20-803 Rev C
5814-20-804 Rev B
5814-20-805 Rev B
5814-20-806 Rev B
5814-20-807 Rev B
5814-20-808 Rev C
5814-20-809 Rev C
5814-20-810 Rev D
5814-21-620 Rev C
5814-22-402 Rev A
5814-24-630 Rev F
5814-24-504 Rev B
5814-33-801 Rev A
5814-33-803 Rev A
5814-35-205
5814-35-501 Rev B
5814-43 -801 Rev B
5814-43 -802 Rev B
5814-43 -803 Rev B
5814-43 -804 Rev B
5814-43 -805 Rev B
5814-43 -806 Rev B
5814-43 -807 Rev B
5814-43 -808 Rev B
5814-43 -809 Rev B

5814-SK-152
5814-SK-153
5814-SK-154
5814-SK-155
5814-SK-156
5814-SK-157
5814-SK-158
HC-17204- (SK)-04

received by the City Council as local planning authority on 29 May 2019

The Conservation Strategy - Repair and Cleaning of Externals: Roof coverings and Features; Parapets; Masonry Cladding Rev C received by the City Council as local planning authority on 29 May 2019
The Conservation Strategy - Internals: Ceiling Soffits, Internal walls and Floor Coverings received by the City Council as local planning authority on 14th September 2017
The revised NOMA Dantzic Conservation Strategy Partitions Rev B prepared by Stephen Levrant Heritage Architecture and dated 6 March 2018 and received by the City Council as local planning authority on 8 March 2018
The Conservation Strategy - Manumarble Staircase and Lifts received by the City Council as local planning authority on 14th September 2017
The Internal Conservation Strategy Addendum Note: Asbestos Removal Rev A prepared by Stephen Levrant Heritage Architecture received by the City Council as local planning authority on 4 June 2018
The Heritage mark up - 008 - Full Survey and the Heritage mark up - 008 - Level 9, Heritage mark up - 010 - Investigation
of cracked brickwork L10, Heritage mark up - 013 - Ceiling removal Rev 1 received by the City Council as local planning authority on 29 May 2019
The Dantzic Building supplementary planning note - atrium brickwork repairs 2018.06.11 prepared by Stephen Levrant Heritage Architecture received by the City Council as local planning authority on 29 May 2019
The Method for Atrium Crack Repair prepared by Russells Construction referenced 016 received by the City Council as local planning authority on 29 May 2019
The Methodology for Moving Federation Gas Main repaired by Russells Construction referenced 014 received by the City Council as local planning authority on 29 May 2019
The Methodology Installation of New Drip Detail on Main Roof prepared by Russells Construction referenced 015 received by the City Council as local planning authority on 29 May 2019

The 'NOMA Wayfinding and Signage Framework' in relation to Dantzic only as received by the City Council as local planning authority on 18 March 2019

The Local Labour Agreement stamped as received by the City Council as local planning authority on 3 November 2017
the Dantzic Local Labour Report, March - September 2018 prepared by Russells Construction received by the City Council on 5 October 2018
The Local Labour Report October to March 2019 prepared by Russells Construction stamped as received by the City Council as local planning authority on 28 June 2019

The Construction Management Plan (CMP) received by the City Council as local planning authority on 6th November 2017 including all appendices and the drawings referenced M162652-D01-01 and M162652-D01-02 received by City Council as local planning authority on 8th January 2018

The materials list stamped as received by the City Council as local planning authority on 6th October 2017

The Noise Impact Assessment Report referenced 24688/NIA1 Revision 2 prepared by Hann Tucker Associates and dated 6th November 2017.

The waste management strategy received by the City Council as local planning authority on 14th September 2017

The Energy Strategy prepared by Crookes Walker Consulting received by the City Council as local planning authority on 14th September 2017

Level 2 Historic Building Record prepared by Stephen Levrant Heritage Architecture received by the City Council as local planning authority on 14th September 2017

Existing Door Schedule Statement prepared by Stephen Levrant Heritage Architecture received by the City Council as local planning authority on 14th September 2017

The Methodology for Removal Ceilings referenced RCL Dantzic Heritage Mark Up - 013 received by the City Council as local planning authority on 4 June 2018

Environmental Standards Statement - prepared by Sustainability Assessment Limited received by the City Council as local planning authority on 14th September 2017

Structural Report Rev B prepared by Healey Consulting received by the City Council as local planning authority on 1st September 2017

Sections 4 and 6 of the Design and Access Statement prepared by Sheppard Robson received by the City Council as local planning authority on 29th August 2017

The covering letters from John Cooper dated 13 February 2018, 6 March 2018, 15 March 2018 and 4 June 2018

The email from Lerato Marema dated 9 April 2018

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 7 and 12 of the National Planning Policy Framework.

2) The development shall be implemented in accordance with items 1 to 29 of the materials list dated 23 January and stamped as received by the City Council as local planning authority on 29 May 2019.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) The works as described in parts (a)-(k) of this condition shall be implemented fully and only in accordance with the following details:

(a) Internal wall details - The covering letter from John Cooper, including Appendix A dated 15 March 2018

(b) Stairs and ramp details - The drawing referenced 5814-24-835 received by the City Council as local planning authority on 14 February 2018 and the covering letter from John Cooper dated 13 February 2018 and the drawing referenced 5814-24-610 received by the City Council as local planning authority on 4 June 2018
(c) Roof details - 5814-20-210 - Rev D, 5814-27-601 - Rev B, 5814-27-602 - Rev B, 5814-27-603 - Rev B, 5814-27-604 - Rev B, 5814-27-605 - Rev C, 5814-27-606 - Rev B, 5814-27-607 - Rev C, 5814-27-608 - Rev B and 5814-27-610 all received by the City Council as local planning authority on 8 March 2018 and the covering letter from John Cooper dated 6 March 2018
(d) Ceiling details - The drawings referenced 5814-35-403, 5814-35-404, 5814-35-408 and 5814-35-409 and the covering letter from John Cooper dated 6 March 2018, the drawings referenced 5814-35-205, 5814-35-501 Rev B, 5814-SK-152, 5814-SK-153, 5814-SK-154, 5814-SK-155, 5814-SK-156, 5814-SK-157, 5814-SK-158 and 5814-35-205 all received by the City Council as local planning authority on 4 June 2018, the covering letter from John Cooper of Deloitte dated 4 June 2018, the Internal Conservation Strategy Addendum Note: Asbestos Removal Rev A prepared by Stephen Levrant Heritage Architecture received by the City Council as local planning authority on 4 June 2018, the Methodology for Removal Ceilings referenced RCL Dantzic Heritage Mark Up - 013 received by the City Council as local planning authority on 4 June 2018
(e) Floor details - The drawings referenced 5814-29-201 Rev B, 5814-29-202 Rev B, 5814-29-203 Rev B, 5814-29-204 Rev B, 5814-29-205 Rev B, 5814-29-206 Rev B, 5814-29-207 Rev B, 5814-29-208 Rev B, 5814-29-209 Rev B and 5814-29-210 Rev B
(f) Structural detailing for new interventions - The drawings referenced HC-17204-(20)-01 Rev C, HC-17204-(20)-02 Rev D, HC-17204-(20)-03 Rev D, HC-17204-(20)-04 Rev D, HC-17204-(20)-05 Rev D, HC-17204-(20)-06 Rev D, HC-17204-(20)-07 Rev D, HC-17204-(20)-08 Rev D, HC-17204-(20)-09 Rev D, HC-17204-(20)-10 Rev C, HC-17204-(20)-11 Rev B and HC-17204-(20)-12 all received by the City Council as local planning authority on 14 February 2018, the covering letter from John Cooper dated 13 February 2018 and the email from Lerato Marema dated 9 April 2018
(g) Details of repairs and any reinforcement works to structural elements including trusses, cast iron beams, floors etc. - The drawings referenced HC-17204-(20)-13, HC-17204-(20)-15, HC-17204-(20)-16, HC-17204-(20)-17 and HC-17204-(20)-18 all received by the City Council as local planning authority on 14 February 2018 and the covering letter from John Cooper dated 13 February 2018; provided that tooth bonding is achieved. Any alternatives will be required to be submitted to and agreed in writing by the City Council as local planning authority.
(h) Fire protection measures - The drawings referenced 5814-43-201 Rev D, 5814-43-202 Rev D, 5814-33-203, 5814-43-204 Rev D, 5814-43-208 Rev D, 5814-43-209 Rev D and 5814-33-601 all received by the City Council as local planning authority on 16 March 2018
(i) The Level 2 lobby - The drawings referenced 5814-01-102-Rev F and 5814-22-402-Rev A all received by the City Council as local planning authority on 8 March 2018, The revised NOMA Dantzic Conservation Strategy Partitions Rev B prepared by SHLA and dated 6 March 2018 and received by the City Council as local planning authority on 8 March 2018 and the covering letter from John Cooper dated 6 March 2018
(j) Windows - 3072-01 Rev B, 3072-02 Rev F, 3072-03 Rev D, 3072-04 Rev E, 3072-05 Rev B, 3072-06 Rev B, 3072-07 Rev B, 3072-08 Rev B, 3072-09 Rev C, 3072-10 Rev B, 3072-11 Rev B, 3072-12 Rev A, 3072-13 Rev A, 3072-14 Rev A, 3072-15 Rev A, 3072-16 Rev B, 3072-17 Rev A, 3072-18 Rev B, 3072-19 Rev B, 3072-20 Rev A, 3072-21 Rev B and 3072-22 Rev A all received by the City Council as local planning authority on 14 February 2018 and the covering letter from John Cooper dated 13 February 2018
(k) Roof level plant screen - The covering letter from John Cooper dated 6 March 2018 and the email from Lerato Marema dated 9 April 2018

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 DM1, SP1, CC9 and EN3 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

4) The development shall be carried out fully and only in accordance with the following Strategies and Specifications:

The Conservation Strategy - Repair and Cleaning of Externals: Roof coverings and Features; Parapets; Masonry Cladding Rev C received by the City Council as local planning authority on 29 May 2019
Conservation Strategy - Internals: Ceiling Soffits, Internal walls and Floor Coverings received by the City Council as local planning authority on 14th September 2017
The revised NOMA Dantzic Conservation Strategy Partitions Rev B prepared by SHLA and dated 6 March 2018 and received by the City Council as local planning authority on 8 March 2018
Conservation Strategy - Manumarble Staircase and Lifts received by the City Council as local planning authority on 14th September 2017
The Internal Conservation Strategy Addendum Note: Asbestos Removal Rev A prepared by Stephen Levrant Heritage Architecture received by the City Council as local planning authority on 4 June 2018

Should the approach or detail change the relevant strategy shall be amended and submitted to and agreed in writing by the City Council as local planning authority prior to the relevant element of work commencing on site.

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 EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

5) Before first occupation of the development, an amended Tenant's Fit Out Guide to include parameter plans and details of the approval in writing that shall be sought from the City Council as local planning authority to allow tenant fit outs to take place without a separate further application for listed building consent shall be submitted to and approved in writing by the City Council as local planning authority. Tenant fit outs that do not comply with the approved guide and/or do not have the agreement of the City Council as local planning authority will need separate listed building consent.

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 DM1, SP1, CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6) All signage displayed at the building shall comply with the 'NOMA Wayfinding and Signage Framework' in relation to Dantzic only as received by the City Council as local

planning authority on 18 March 2019. This document shall be used as a signage strategy for the building for the duration of the use of the building.

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 EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Date: 19 September 2019

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate . The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.