Deloitte.

Deloitte LLP
P O Box 500
2 Hardman Street
Manchester
M60 2AT
United Kingdom

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitte.co.uk

Direct phone: +44 161 455 6512
johcooper@deloitte.co.uk

25 September 2019

FAO Emily Booth

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

Dear Emily

Dantzic Building - Discharge of Condition Application for Condition 8 of Amendment Reference: 123738/JO/2019 and Condition 5 of Amendment Reference 123886/JO/2019.

Further to recent correspondence, please find enclosed a discharge of condition application relating to the refurbishment works to the Grade II Listed Dantzic Building. The applicant is NOMA (GP) Ltd.

Background

Planning Permission and Listed Building Consent was granted for the refurbishment of the Grade II Listed Dantzic Building for office use on the 19 January 2018. The description of development on the decision notices is as follows:

"Planning Permission for external works relating to the reuse and refurbishment of Dantzic Building for office accommodation including replacement of all windows; reconfiguration of external fire escape door; installation of rooftop plant; external reconfiguration of the main entrance; and associated works" and .

"Listed Building Consent for internal and external alterations to the Grade II Listed Dantzic Building including replacement of all windows; reconfiguration of external fire escape door; installation of rooftop plant; reconfiguration of the main entrance and reception area; installation of new WCs on all floors; repair of existing stair and lobby areas; and associated works".

Subsequently, two Minor Material Amendments were submitted and approved on 19th September;

"Application to vary conditions 2 (Specified Drawings), 4 (Final Agreement of Materials), 5 (Final Details), 10 (Conservation Strategies) and 12 (Local Labour Agreement) imposed upon planning approval reference 117384/FO/2017 to allow alterations to the approved proposals due to design development and to take into account information submitted to discharge conditions.

"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."

NOMA (GP) Ltd wish to submit the details to address pre-occupation conditions on the above permissions. Planning Condition 8 (Travel Framework Plan) and Condition 5 (Tenant Fit Out Guide). The table below summarises the information submitted to discharge the above conditions.

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 2 New Street Square, London EC4A 3BZ, United Kingdom.

Deloitte LLP is the United Kingdom member firm of Deloitte Touche Tohmatsu Limited ("DTTL"), a UK private company limited by guarantee, whose member firms are legally separate and independent entities. Please see www.deloitte.co.uk/about for a detailed description of the legal structure of DTTL and its member firms.

© 2019 Deloitte LLP. All rights reserved.

Deloitte.

Submission Summary

Condition	Partial or Full Discharge	Information Submitted
Planning Permission Condition 8 – Travel Framework Plan *Before the development hereby approved is first occupied a Framework Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority…* *…Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.*	Partial	The enclosed Framework Travel Plan has been produced by Curtins sets out the key measures to reduce vehicles dependency for future occupants of the Grade II Listed Dantzic Building. The enclosed Framework Travel Plan is submitted to partially discharge the condition and will be followed up with a revised Travel Plan within six months of occupation of the Dantzic Building, as per the condition.
Listed Building Consent Condition 5 – Tenant Fit Out Guide *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.*	Full	The enclosed Tenant Fit Out Guide has been jointly produced by Workman LLP, Sheppard Robson Architects and Crookes Walker Consulting. The Guide sets out key parameters to assist future occupiers in planning, control and fit out of office areas within the Dantzic Building in particular signage, small power and data installation and blinds. Any works undertaken by occupiers will be undertaken in line with this Tenant Fit-Out guide.

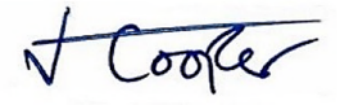
The completed application forms have been submitted online via Planning Portal (PP-07622764) to the Local Planning Authority.

I trust this application is in order and request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the partial discharge of Planning Condition 8 and Listed Building Consent Condition 5 as outlined above.

Deloitte.

Should you have any questions or require additional information, please contact me on the details provided or contact my colleague Lerato Marema on lmarema@deloitte.co.uk / 0161 455 6665.

Yours faithfully,



John Cooper
Deloitte LLP