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29 May 2019

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

FAO Emily Booth

Dear Emily,

Dantzic, NOMA – Application for Variation of Conditions attached to Planning Permission Ref: 117384/FO/2017 and Listed Building Consent Ref: 117385/LO/2017

Please find enclosed a planning application submitted by NOMA (GP) Ltd (the Applicant) for a variation of conditions attached to Planning Permission Ref.117384/FO/2017 and Listed Building Consent Ref: 117385/LO/2017 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 consents relate to the high quality refurbishment of the Grade II Listed Dantzic 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 March 2018 and the project is scheduled for practical completion in spring 2019.

The descriptions of development as set out within the Decision Notices are 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"

"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"

Background

The amendment application relates to the following;

- Areas of design development that have been identified since the grant of Planning Permission and Listed Building Consent on 19 January 2018, 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

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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); and

- Confirmation of the final detailing of materials, strategies and specifications to support the refurbishment of the buildings in accordance with the requirements of Conditions 4and 5 (attached to both the Planning Permission and Listed Building Consent). The content of the strategies and specifications has been agreed with the LPA on an on-going basis, in this case through exchange of correspondence prior to the specified works commencing on-site.

Proposed Amendments

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.

Amendments to the Decision Notice

A number of conditions have been discharged or partially discharged by MCC in accordance with the requisite time triggers under Planning Permission ref. 117384/FO/2017 and Listed Building Consent ref. 117385/LO/2017 relating to PP Condition 5 and LBC Condition 4 (final agreement of design elements), PP Condition 12 (Local Labour Agreement) and LBC Condition 6 (Signage Strategy) and have been referenced for completeness.

Information has also been submitted, concurrent with this application to address the requirements the pre-occupation conditions; PP Condition 9 (Travel Plan) and LBC Condition 7 (Tenant Fit Out Guide) and are referenced in this application for completeness.

Appendix D sets out the proposed revised condition wording for each of the affected conditions, including a full list of the proposed drawings, documents strategies and specifications with final revision numbers.

Summary of Condition Discharge

Planning Permission Condition	Listed Building Consent Condition	Information Submitted/ Date
4 - Material List and Quality Control Strategy	3 – Material List and Quality Control Strategy	Material List Submitted on an ongoing basis; latest version received by MCC on 23/01/19.
5 - final details of a) internal wall, b) stairs and ramp, c) roof details, d) ceiling) e) floor, f) structural detailing, g) repairs and reinforcement works, h) fire protection measures, i) level 2 lobby, j windows.	4 - final details of i) internal wall, m) stairs and ramp, n) roof details, o) ceiling) p) floor, q) structural detailing, r) repairs and reinforcement	Items agreed between 11/04/18 and 29/06/18.

Planning Permission Condition	Listed Building Consent Condition	Information Submitted/ Date
	works, s) fire protection measures, t) level 2 lobby, u windows.	
9 - 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.	n/a	Framework Travel Plan dated April 2019 prepared by Curtins which is submitted concurrently with this application.
10 – Conservation Strategies Specifications	5 - Conservation Strategies Specifications	Updated Conservation Strategy – External approved on 07/03/18
n/a	6 - Signage strategy	Signage Strategy approved 10/05/19.
n/a	7 - Tenant Fit Out Guide	Tenant Fit Out Guide dated May 2019 which has been jointly produced by Workman LLP, Sheppard Robson Architects and Crookes Walker Consulting and is submitted concurrently with this application.
12 - a) Prior to development commencing, discussions shall take place between Manchester City Council and the appointed contractor to agree the indicative local labour agreement targets and support relating to the construction phase of development (in accordance with Local Labour Agreement stamped as received by the City Council as local planning authority on 3 November 2017). This information shall be submitted to and agreed in writing by the City Council as local planning authority by exchange of written correspondence prior to the commencement of development. (b) Quarterly progress reports shall be submitted to and agreed in writing by the City Council as local planning authority. (c) Upon three months of the completion of the development, a final report shall be submitted to and agreed in writing by the City Council as local planning authority.	n/a	Item a) approved on and Item b) approved on 13/11/19. The final report prepared by Russells Construction is submitted to address Item c.

Effect of Proposed Amendments

The amendments will maintain a high quality refurbishment scheme and support the future operation of the building once the works are complete.

The amendments will affect the appearance of some elements of the exterior and interior of the buildings; as agreed with the Local Planning Authority, the changes are considered to be minor material in nature.

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.

In February 2019, a revised NPPF was published by the Department for Communities and Local Government. 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 Dantzic continue to be fully in accordance with the NPPF and will contribute to the policies outlined below through the sensitive refurbishment of Grade II Listed Dantzic Building to bring it back into full economic use, providing flexible office space including space that is suitable for creative and digital industries.

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 in 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.

Submission

The application has been submitted on-line via the Planning Portal (reference PP-822859 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;
- Appendix B – LBC and PP Condition Tracker extracts setting out the relevant condition and submission and approval dates;
- Appendix C – Dantzic Materials Schedule dated 23 January 2019.
- Appendix D – Proposed Revised Condition Wording for PP and LBC.

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The requisite planning application fee of £234 and a sharefile link with all drawings, documents, strategies and specifications listed in Appendix A 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 colleague Lerato Marema (0161 455 6665, lmarema@deloitte.co.uk).

Yours sincerely



John Cooper
Deloitte LLP