

21 May 2024

F.A.O Michael Pearson
Manchester City Council
Planning and Development
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Michael,

Hanover Building NOMA

Application for Discharge of Condition – Reference: 139042/JO/2024

Please find enclosed an application for the discharge of Condition 5b), 7b) and Condition 15 b) and c) attached to Planning Permission Ref: 139042/JO/2024, approved 07 March 2024. The Applicant is NOMA (GP) Ltd.

The Consent relates to alterations to the ground floor of the Hanover building to allow retail and commercial uses; and creation of new external doors to support the operation of these.

For clarity, the description of development for proposals are as follows:

“Variation of Conditions 2 (Drawings), 3 (Details), 4 (Noise Cafe Bar and Gym), 6 (Hours use), 7 (Fumes), 8 (Operating Strategy), 11 (Refuse - non office), 13 (Louvres), 15 (Conservation Strategy) and 16 (Tenant Fit Out) attached to Planning Permission 128890/FO/2020 to facilitate the creation of restaurant to Unit 3.”

This application is for the partial discharge of Condition 5b), 7b) and Condition 15c), in respect of Unit 3 only. Table 1 below confirms the documents submitted in support of this application.

Table 1: Submission Documents

Condition Wording	Submission Document(s)
<u>Condition 5</u> The internal fit out of Unit 3 hereby approved shall proceed in accordance with the measures and recommendations made within the submitted Noise Impact Assessment (Prepared	A report has been prepared by Hann Tucker in accordance with the requirements of this condition, following testing site on 02 May 2024. The results of this testing verifies the recommendations with the approved Nosie Assessment, that

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Condition Wording	Submission Document(s)
<p>by Hann Tucker Associates; Received 26/02/2024). The approved details shall be installed prior to the first occupation of the unit.</p> <p>Prior to occupation of Unit 3, 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 to 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.</p>	<p>indicates no further mitigation is required for use as restaurant.</p> <p>This information is submitted to discharge Condition 5 in in relation to Unit 3 only.</p>
<p><u>Condition 7</u></p> <p>a) Prior to the installation of any plant or externally mounted ancillary equipment with regard to unit 3, a scheme for its acoustic insulation 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 then be completed before the premises is first occupied.</p> <p>b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake</p>	<p>A report has been prepared by ACA Acoustics in accordance with the requirements of this condition. This has been prepared following testing on site on 01 and 09 May 2024.</p> <p>An acoustic assessment has been submitted under a separate application, noting that no additional mitigation is required.</p> <p>The results of the further testing verifies the recommendations with the Noise Assessment, that indicates no further mitigation is required for use as restaurant.</p> <p>This information is submitted to discharge Condition 7 in in relation to Unit 3 only.</p>

Condition Wording	Submission Document(s)
post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria. The approved scheme shall remain operational thereafter.	
<p><u>Condition 15c)</u></p> <p>b) Within one month of the date of this permission, evidence that unit 4 has achieved a secured by design accreditation shall be submitted to and approved in writing by the City Council as Local Planning Authority</p> <p>c) Units 1-3 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.</p>	<p>A Secure by Design accreditation, issued by Greater Manchester Police has been submitted with this application. This provides confirmation that the development is in line with Sections 3,4,5,6 and 7 the Crime Impact Statement Version A dated 08-12-20.</p> <p>This is submitted to discharge Condition 15b) and c) in full.</p>

Application Documentation

The application has been submitted through the Planning Portal, and comprises of the following documents:

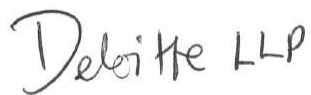
- Application Form for the discharge of condition; and,
- Documents listed in Table 1.

The Planning Portal Reference number for the submitted condition discharge application is PP-13071244.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the formal discharge of the conditions outlined above.

If you require any further details, please do not hesitate to contact my colleague Eithne Fitzgerald (+44 161 455 6963 / eithnefitzgerald@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The word "Deloitte" is written in a cursive script, and "LLP" is written in a simpler, more upright font.

Deloitte LLP