

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139042/JO/2024

Date registered valid: 22 January 2024

Proposal: 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.

Address: Hanover Building, Corporation Street, Manchester, M4 4AH

Ward(s): Piccadilly Ward

Applicant: NOMA (GP) Ltd

Agent (if any): Ms Eithne FitzGerald Deloitte LLP

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 06/03/2024

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 26 January 2024 Expired: 16 February 2024

Neighbour notifications

Printed: 26 January 2024 Expired: 16 February 2024

Site notice

Posted: 29 January 2024 Expired: 19 February 2024

Press advert

Published: 30 January 2024 Expired: 13 February 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Grade II listed Hanover Building, a six storey with basement red brick building, with excellently preserved decorative sandstone carvings dating from the early 20th century. The site benefits from an extant planning permission for the situation of 4no commercial units at its ground floor (Approved under planning permissions 128890/FO/2020 and 128891/LO/2020). As existing the site's upper floors are in an office use and one of its 4no ground floor commercial units is occupied in a Class E use (Unit 4), with the 3no remaining units (Units 1-3) being unoccupied. Unauthorised louvres are present within the property's Federation Street and Hanover Street elevations.

Listed building: Not applicable

Conservation area: Shudehill Conservation Area 1987

Tree Preservation Order: Not applicable

Description of area

The application site is surrounded by a mix of city centre uses, including the office-led, mixed-use development within the wider NOMA estate, residential apartments, public realm and landscaping at Sadler's Yard, 1 Angel Square and Angel Meadow. It is also in close proximity to two major public transport modes, Manchester Victoria Station to the southwest and Shudehill Interchange to the southeast.

Description of development

The application seeks consent to vary 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 allow for the creation of a restaurant within Unit 3.

The proposed plans depict that the proposed restaurant would have capacity for 40no covers. The property's bins would be stored within the property's basement. Within the submitted supporting information it is stated that the proposed hours opening of the restaurant unit would be as follows:

- Wednesday 18:00 – 00:00
- Thursday – Saturday 12:00 – 00:00

Planning History

A high number of applications are on record for the application site, the most relevant of which are shown below:

CDN/24/0031 - Discharge of Conditions 3f (Details), 4 (Noise - Cafe, Bar, and Gym), and 13 (Louvres) attached to Planning Permission 128890/FO/2020 for Unit 3 only – Application pending consideration.

138988/JO/2024 - Variation of conditions 2 (Drawings), 3 (Details), 4 (Signage Strategy), 5 (Louvres), 7 (Conservation Strategy), and 8 (Tenant Fit Out) attached to Listed Building Consent 128891/LO/2020 to facilitate the creation of restaurant to Unit 3 – Application pending consideration.

138988/JO/2024 - Variation of conditions 2 (Drawings), 3 (Details), 4 (Signage Strategy), 5 (Louvres), 7 (Conservation Strategy), and 8 (Tenant Fit Out) attached to Listed Building Consent 128891/LO/2020 to facilitate the creation of restaurant to Unit 3 – Application pending consideration.

CDN/24/0002 - Discharge of Conditions 3 (Details) and 5 (Louvres) attached to Listed Building Consent application 128891/LO/2020 for unit 3 only – Approved February 2021.

CDN/21/0607 - Discharge of condition 4 (Signage Strategy) attached to application ref no 128891/LO/2020 – Approved October 2021.

CDN/21/0606 - Discharge of condition 11 (Signage Strategy) attached to application ref no 128890/FO/2020 – Approved October 2021.

128891/LO/2020 - Listed Building Consent for internal and external alterations to the ground and lower ground floor, including new entrances, installation of plant, and associated works and internal fit out of Unit 4 – Approved February 2021.

128890/FO/2020 - Planning permission for the expansion of use classes in the ground and lower ground units of Grade II Listed Hanover Building and E-Block to Use Class E and Sui generis (drinking establishment); together with the creation of new entrances at ground floor level, external plant and associated works – Approved February 2021.

Consultations & Notification Responses

Environmental Health – No objection subject to conditions relating to fume extraction and plant noise.

Greater Manchester Police – No objection.

Highways – No objection.

Metrolink – No objection.

Transport for Greater Manchester – No objection received.

Publicity – None received.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy EC1 – Employment and Economic Growth in Manchester
- Policy EC2 – Existing Employment Space
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC2 – Retail
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN16 – Air Quality
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:

- Policy DC10 – Food and Drink Uses
- Policy DC14 – Shop fronts and related signs
- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Other Legislative Requirements

NOMA Strategic Regeneration Framework

Planning (Listed Building and Conservation Areas) Act 1990

National Planning Policy for Waste

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester’s development plan.

To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of

the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'.

You can view the Inspectors' Report on the GMCA's website at Places For Everyone - Greater Manchester Combined Authority (greatermanchester-ca.gov.uk). In addition, a hard copy is available in Manchester Central Library, St Peters Square, Manchester M2 5PD between 9am - 8pm Monday to Thursday and 9am - 5pm Friday and Saturday.

The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone, with the plan going to the Full Council meeting in Manchester on 20 March 2024. The first Council meetings to approve the plan will be Salford and Wigan (28 February).

There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. Relevant policies from the plan are shown below:

- Policy JP-P2: Heritage

Issues

Principle of the Development

The application seeks to vary an existing extant planning permission to facilitate the creation of a restaurant. This variation would not fundamentally alter the extant permission on site, with the approved commercial units remaining in place. As such, the proposal is considered to be acceptable in principle and therefore accords with Core Strategy Policies SP1, EC1, EC2, CC1, CC2, CC4 and DM1, and the NOMA Strategic Regeneration Framework.

Residential Amenity

The proposal has been accompanied by a noise impact assessment and mechanical ventilation acoustic assessment to support the proposed restaurant use within unit 3. The principle of commercial development on site has already been approved under permission 128890/FO/2020. The proposal seeks to vary conditions 4 (Noise Cafe Bar and Gym), 6 (Hours use), 7 (Fumes), 8 (Operating Strategy), and 13 (Louvers) to allow for the fit out of unit 3 as a restaurant and for information relating to units 1 and 2 to be secured by planning condition. Environmental Health have assessed the submitted information and are satisfied that the measures contained within

the submitted noise impact assessment would allow for the proposed restaurant use to be situated on site without detriment to neighbouring amenity. Furthermore, the proposed hours of use, proposed operating strategy and louvre details are considered to be acceptable, in that they would not have an unacceptable impact on neighbouring amenity. Environmental Health have confirmed that the submitted mechanical ventilation acoustic assessment requires amendment in order to confirm plant noise does not exceed 45dB (5dB below the LA90) at the neighbouring buildings, furthermore, diagrams of kitchen extract equipment is required for proposed fume extraction measures. On this basis subject to appropriate planning condition that would require acoustic/noise insulation details for units 1 and 2 to be submitted, as well as fume extraction and plant noise details in relation to unit 3 to be submitted to and approved in writing by the Local Planning Authority, it is considered the proposed development is acceptable in this regard and therefore accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Visual Amenity & Heritage

The proposal's external alterations are limited to the removal of an unauthorised louvre at the entrance to unit 3 on Federation Street, the retention of a single louvre on Federation Street, the removal of 2no unauthorised louvres within the property's Hanover Street elevation and the insertion of a single new louvre within the property's Hanover Street elevation. The removed louvres would be replaced by a timber sash window to match those already present on site, as well as a glazed unit that would be situated above the unit's entrance. It is acknowledged that the proposal would see a net decrease in the number of louvres that serve unit 3, decreasing from 4no to 2no. Additionally, it is also noted that louvres are already present on site that serve unit 4 along Federation Street, as well as along Hanover Street. On this basis it is not considered that the approval of 2no louvres would have an unacceptable impact on the neighbouring street scene, nearby listed buildings, nor the setting of the Shudehill Conservation Area.

Taking the above into account, the proposal would have a limited impact on the significance of the listed building and Shudehill Conservation Area. Therefore, the proposal would meet the statutory test to preserve as put forward under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 and as such is in accordance with policies SP1, CC9, EN3 and DM1 of the Manchester Core Strategy (2012), saved policies, DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policy JP-P2, the National Planning Policy Framework and Planning (Listed Buildings and Conservation Areas) Act 1990. Any harm that would arise would be less than substantial and would be outweighed by the public benefits of the scheme which include activation of the listed building.

Highway Safety

The proposed development would not alter how the commercial units within the application property interact with the public highway nor the neighbouring tram line along Balloon Street. Neither Highways nor Metrolink have any comments regarding the proposed development. As such, the application is acceptable in this regard and therefore accord with Core Strategy Policy DM1 and the National Planning Policy Framework.

Waste Management

Environmental Health have reviewed the Waste Management Strategy originally submitted and approved under application 128890/FO/2020 that states that the unit's bins would be stored within its basement. Environmental Health do not object to this arrangement. In the event of an approval a condition requiring waste management information for units 1 and 2 shall still be required. Subject to such a condition, it is considered the proposed development is acceptable in this regard and is therefore in accordance with Core Strategy Policy DM1 and the National Planning Policy for Waste.

Conclusion

In light of the above, subject to appropriate planning condition the proposed development is acceptable and is thus in accordance with Core Strategy Policies SP1, EC1, EC2, CC1, CC2, CC4, CC9, EN1, EN4, EN16 and DM1, Saved Unitary Development Plan Policies DC10, DC14, DC19 and DC26, Saved Unitary Development Plan Policies DC10, DC14, DC18, DC19 and DC26, NOMA Strategic Regeneration Framework, The Planning (Listed Building and Conservation Areas) Act 1990, and the National Planning Policy Framework.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the 26/02/2024.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

(a) 6702-00-000 SITE LOCATION PLAN, 6702-00-002 EXISTING AND PROPOSED SITE PLAN SITE PLAN

(b) Dwgs 6702-00-003 (CHANGE OF USE AREAS), 6702-01-098 GENERAL ARRANGEMENT BASEMENT PLAN - DEMOLITION, 6702-01-099 GENERAL ARRANGEMENT LOWER GROUND FLOOR PLAN - DEMOLITION, 6702-01-100 GENERAL ARRANGEMENT GROUND FLOOR PLAN - DEMOLITION, 6702-01-200 GENERAL ARRANGEMENT NORTH ELEVATION - DEMOLITION, 6702-01-201 GENERAL ARRANGEMENT EAST ELEVATION DEMOLITION, 6702-01-202 GENERAL ARRANGEMENT SOUTH ELEVATION DEMOLITION and 6702-01-203 GENERAL ARRANGEMENT WEST ELEVATION DEMOLITION;

(c) 6702-20-809 GENERAL ARRANGEMENT BASEMENT FLOOR PLAN PROPOSED REV E, 6702-20-810 GENERAL ARRANGEMENT LOWER GROUND FLOOR PLAN PROPOSED REV D, 6702-20-811 GENERAL ARRANGEMENT GROUND FLOOR PLAN PROPOSED REV E, 6702-20-820 NORTH ELEVATION HANOVER STREET PROPOSED REV B, 6702-20-821 EAST ELEVATION FEDERATION STREET PROPOSED REV A, 6702-20-822 SOUTH ELEVATION BALLOON STREET PROPOSED REV B, 6702-20-823 WEST ELEVATION CORPORATION STREET PROPOSED REV B, 6702-20-836 PROPOSED SECTION CC REV A, 6702-20-837 PROPOSED INTERNAL ELEVATIONS UNIT 4, 6702-21-815 NORTH ELEVATION HANOVER STREET FABRIC ANALYSIS - PROPOSED, 6702-21-816 EAST ELEVATION FEDERATION STREET FABRIC ANALYSIS - PROPOSED, 6702-21-817 SOUTH ELEVATION BALLOON STREET FABRIC ANALYSIS - PROPOSED and 6702-21-818 WEST ELEVATION CORPORATION STREET FABRIC ANALYSIS - PROPOSED;

(d) 6702-22-860 PARTITIONS WALL TYPES REV A, 6702-22-861 PARTITIONS ABUTMENT DETAILS SHEET 1 REV A, 6702-24-851 E BLOCK, ACCOMMODATION STAIR PLAN & SECTIONS REV B, 6702-24-852 E BLOCK UNIT ESCAPE STAIR PLAN & SECTIONS REV B, 6702-24-853 HANOVER BUILDING UNIT ENTRANCE PLAN, SECTION & ELEVATION REV A and 6702-24-854 E BLOCK ENTRANCE RAMP PLAN & SECTIONS REV B;

(e) 6702-35-828 GENERAL ARRANGEMENT BASEMENT FLOOR REFLECTED CEILING PLAN PROPOSED, 6702-35-829 GENERAL ARRANGEMENT LOWER GROUND FLOOR REFLECTED CEILING PLAN PROPOSED and 6702-35-830 GENERAL ARRANGEMENT GROUND FLOOR REFELCTED CEILING PLAN PROPOSED;

(f) 6702-20-835 PROPOSED SECTIONS AA AND BB REV A and 6792-22-862 PARTITIONS ABUTMENTS DETAILS SHEET 2 REV A;

(g) 1301.10.01 GROUND FLOOR GENERAL ARRANGEMENT UNIT 4 REV G, 1301.10.02 GROUND FLOOR POWER AND SERVICES UNIT 4 REV D, 1301.10.03 GROUND FLOOR FLOORING LAYOUT UNIT 4 REV D, 1301.10.04 GROUND FLOOR RCP UNIT 4 REV C, 1301.20.01 BASEMENT GENERAL ARRAGEMENT UNIT 4 REV F, 1301.20.02 BASEMENT POWER AND SERVICIES UNIT 4 REV F, 1301.20.03 BASEMENT FLOORING LAYOUT UNIT 4 REV D and 1301.30.01 GLASS WALL ELEVATIONS UNIT 4 REV A;

(h) 2167-B-4001-T1 BASEMENT LEVEL MECHANICAL SERVICES, 2167-GF-4001-T1, GROUND FLOOR LEVEL MECHANICAL SERVICES and 2167-SB-4001-T2 SUB-BASEMENT(LOWER GROUND) MECHANICAL SERVICES;

(i) 6702-AREAS SCHEDULE-REV 0;

(j) Hanover Retail NOMA Materials Tracker;

(k) Materials Source Fixtures and Fittings Schedule 21.10.2020 and Material Source Ltd - Manchester Studio Materials Schedule 21-10-21;

(l) Tenant Fit Out Guide, Hanover (Retail), NOMA, Manchester by Russels December 2020;

(m) Refuse arrangements for Class E(c)(i) Financial services; E(c)(ii) Professional services (other than health or medical services); E(c)(iii) Other appropriate services in a commercial, business or service locality; E(g)(i) Offices to carry out any operational or administrative functions; E(g)(ii) Research and development of products or processes; and E(g)(iii) Industrial processes that can be carried out in any residential area without detriment to amenity as set out within the Waste Management Strategy by Curtins Ref: 77783-CUR-00-XX-RP-TP-001 Revision: V02 Issue Date: 11 December 2020;

(n) Hanover House & E Block NOMA Manchester Conservation Strategy by SLHA Dec 2020 (including Provision of Samples and Fire Protection measures);

(o) Hanover Retail Listed Building Structural Report Curtins Ref: 077487-CUR-00-XX-RP-S-00001 Revision: P03 Issue Date: 22 January 2021 (Units 3 and 4 only);

(p) CWC Ventilation Strategy Statement December 2020 6702-MATERIAL TRACKER REV A;

(q) DESIGN AND ACCESS STATEMENT REV C by Sheppard Robson Feb 2021 including Indicative Signage Strategy section 4.1;

(r) HANOVER BUILDING, RETAIL UNIT 4 - MANCHESTER, FIRE STRATEGY By JGA dated 22nd February 2021;

(s) CRIME IMPACT STATEMENT PREPARED BY GREATER MANCHESTER POLICE Version A 08-12-20;

(t) HERITAGE STATEMENT PREPARED BY STEPHEN LEVRANT HERITAGE ARCHITECTURE - REV 1 21-02-21;

(u) STRUCTURAL LISTED BUILDING REPORT BY CURTINS (Note: only for units 3 and 4);

(v) CONSERVATION METHODOLOGY TRACKER BY DELOITTE REAL ESTATE;

(y) HANOVER RETAIL HERITAGE PROTECTION STRATEGY BY RUSSELLS WBHO

All originally approved under listed building consent 128891/LO/2020.

As superseded by:

- o Acoustic Assessment prepared by ACA acoustics;
- o Noise Impact Assessment Report by Hann Tucker Associates (Received 26/02/2024)
- o Management Strategy Prepared by Skof

- o NOMA - Hanover Retail Signage Framework.
- o Unit 3 Hanover Building, NOMA Operational Management Strategy (Received 04/03/2024)
- o 'Skof Signage Strategy' prepared by Black Sheep (Received 14/02/2024)
- o Methodology of Works - Hanover Unit 3 Drainage Points by GK Construction & Project Management
- o Methodology of Works - Hanover Unit 3 Louvres by Sheppard Robson
- o Methodology of Works - Hanover Unit 3 Fixed Furniture by Blacksheep
- o Methodology of Works - Hanover Unit 3 Glazed
- o Brick repair by GK Construction & Project Management
- o Methodology of Works - Hanover Unit 3 Bulkhead Installation by Fileturn
- o Methodology of Works - Hanover Unit 3 M&E Installation by The Fellerman Partnership
- o Skof - M&E Strategy prepared by The Fellerman Partnership
- o Skof - EMAQ Report prepared by Purified Air
- o Hanover Street Elevation (Ref. 7136-SRA-ZZ-XX-DR-A-20204)
- o Federation Street Elevation (Ref. 7136-SRA-ZZ-XX-DR-A-20203)
- o External Louvres Detail Drawing (Ref. 6702-31-502)
- o Fixed Furniture Fixing Detail (Ref. 7136-SK-006)
- o Entrance Ramp Detail (7136-SRA-ZZ-XX-DR-A-24603)
- o Bulkhead Fixing (7136-SRA-ZZ-XX-DR-A-SK010)
- o Material Specification details prepared by Blacksheep (Ref. Materials Schedule TBR001-01_SCH_FI_A)
- o Unit 3 M&E GA Plan (Ref. TFP-1053-RA-201-GROUND)
- o Unit 3 GA Reflected Ceiling Plan Overlay (Ref. TBR001_A250.02)
- o Unit 3 GA Proposed Floor Plan (Ref. TBR001-A211_B)
- o Unit 3 GA Proposed Furniture & Equipment Plan (Ref. TBR001-A230)
- o Unit 3 GA Proposed Electrical Plan (Ref. TBR001-A251)
- o Unit 3 Proposed External Elevations (Ref. TBR001-A410.01)
- o Unit 3 Proposed External Elevations (Ref. TBR001-A410.02)
- o Unit 3 Proposed External Elevations (Ref. TBR001-A410.01)
- o Unit 3 Proposed Internal Elevations (Ref. TBR001-A610.01)
- o Unit 3 Proposed Internal Elevations (Ref. TBR001-A610.02)
- o Proposed Floor Details (Ref. TBR001-A801.01)
- o Proposed Banquette Details (Ref. TBR001-A608.02)
- o Partition Walls (Ref. TBR001-A800)
- o Unit 3 Entrance Ramp details (Ref. TBR001_A600)
- o Ground Floor Drainage (2996-CWC-XX-00-DR-M-5201 P04)
- o Lower Ground Drainage (2996-CWC-XX-LG-DR-M-5201 P04)
- o Basement level Drainage (2996-CWC-XX-B1-DR-M-5201 P04)

All received by the City Council as Local Planning Authority on 11/01/2024 unless specified otherwise.

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 12 and 16 of the National Planning Policy Framework.

3) Notwithstanding the details approved within condition 2, before any works in relation to each of the following items commence within Units 1 or 2, the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Final details of the appearance and installation of the window grilles (including material samples);

- (b) Final details of the appearance and installation of the gates to the junction of Balloon Street and Corporation Street and Hanover Street and Corporation Street (including material samples);
- (c) Final location and details of staircases between the ground floor and basement and associated openings (units 1 and 2);
- (d) Final details design of louvres within low level windows to Corporation Street;
- (e) A shadow gap detail for the abutment of any partitions within existing original exposed fabric; and
- (f) Final details of the subdivision and framing of the louvres within existing window openings to (a) Federation Street, (b) Hanover Street and (c) Balloon Street.

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

4) Before the fit out of any Class E restaurants/cafes, Sui Generis drinking establishment or indoor sport/ recreation or fitness use within units 1, 2 and 4 hereby approved commences, details of how the unit shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. For the avoidance of doubt this approval is on the basis that only background music levels will be allowed in the units and that no live or amplified music will be played.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

The approved noise insulation scheme shall be completed before each of the approved uses commence.

Prior to occupation of each units for the above uses 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 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.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26 and 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 CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5) a) 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

by Hann Tucker Associates; Received 26/02/2024). The approved details shall be installed prior to the first occupation of the unit.

b) 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.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26 and 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 CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6) a) Within one month of the date of this permission, a scheme for the acoustic insulation of any plant or externally mounted ancillary equipment 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, as well as a verification report for said works in order to ensure any non-compliance is suitably mitigated, for unit 4, 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.

b) Prior to the occupation of units 1 and 2 a scheme for the acoustic insulation of any plant or externally mounted ancillary equipment 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.

c) The approved scheme for units 1 and 2 shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

7) 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.

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 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.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26

8) a) Notwithstanding the details approved within condition 2, within one month of the date of this permission, details of the proposed opening hours for unit 4 shall be submitted to and approved in writing by the City Council as local planning authority. The unit shall not be operated outside the hours approved in discharge of this condition.

b) Notwithstanding the details approved within condition 2, prior to the use of units 1 or 2 commences, details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall not be operated outside the hours approved in discharge of this condition.

c) Unit 3 shall only be open for business inside the following hours:

- Wednesday 18:00 - 00:00
- Thursday - Saturday 12:00 - 00:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

9) Final details of the method of extraction of any fumes, vapours and odours from units 1, 2, 3 and 4 where cooking facilities are required shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to the first occupancy and shall remain in situ whilst the use or development is in operation.

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

10) a) Notwithstanding the details approved within condition 2, in the event that any of the commercial units (other than Unit 3), as indicated on the approved drawings, are occupied as an restaurant (Class E) or Drinking Establishment (Sui Generis) use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority.

These details are as follows:

- o Management of patrons and control of any external areas. For the avoidance of doubt this shall include:
- o An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers)
- o Details of a Dispersal Procedure
- o Mechanism for ensuring windows and doors remain closed after 9pm

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

b) Unit 3 shall operate in accordance with Unit 3 Hanover Building, NOMA Operational Management Strategy (Received 04/03/2024) for the lifetime of the development.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

11) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday deliveries etc. shall be confined to 10:00 to 18:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

12) a) Within one month of the date of this permission notice, a scheme for the storage (including segregated waste recycling) and disposal of refuse for unit 4 shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented immediately and shall then remain in situ whilst the use or development is in operation.

b) Units 1 and 2 shall not be occupied for any use other than Class E(c)(i) Financial services; E(c)(ii) Professional services (other than health or medical services); E(c)(iii) Other appropriate services in a commercial, business or service locality; E(g)(i) Offices to carry out any operational or administrative functions; E(g)(ii) Research and development of products or processes; and E(g)(iii) Industrial processes that can be carried out in any residential area without detriment to amenity, until a scheme for the storage (including segregated waste recycling) and disposal of refuse for each unit has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

c) The storage and disposal of waste and recycling for Unit 3 shall be operated in accordance with the Waste Management Strategy (Prepared by Curtins; Dated 11/12/2020; Received 09/02/2021) for the lifetime of the development.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

13) Any signage installed within units 1-4 shall be in line with 'NOMA - Hanover Retail Signage Framework' received by the City Council as Local Planning Authority on 13 August 2021; and in Unit 3 shall be in line with Skof - Signage Strategy' received by the City Council as Local Planning Authority on 14/02/2024;

Reason - In the interests of visual amenity to enable careful attention to signage details and the level of visual clutter associated with any signage required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy.

14) a) The development shall be carried out in accordance with sections 3,4,5,6 and 7 the Crime Impact Statement Version A dated 08-12-20. The development shall only be carried out in accordance with these approved details.

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.

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.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

15) Notwithstanding the details as shown in condition 2, final agreement of the extent of the louvres within the existing openings on Corporation Street, Hanover Street, Balloon Street and Federation Street (outside of the demise of Units 3 and 4) shall be agreed in writing prior to occupation of each of units 1 and 2. The provision shall be based on a demonstrable need for the levels as shown in the approved drawings supported by the final details of any M&E requirements.

Reason - To ensure that the level of intervention in the existing historic fabric is limited to the minimum requirements of the particular use of each unit 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 CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

16) A methodology and specification for any associated scaffolding and support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority prior to the erection of such scaffolding. No development shall commence unless and until the above details have been agreed.

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

17) Notwithstanding the details within condition 2 and:

- o The Hanover House & E Block, NOMA Manchester Conservation Strategy by SLHA December 2020 (units 1-4);
- o Methodology for the formation of new doorway openings to corner of Corporation / Hanover Street, Hanover Building by Russells dated 21-02-21;
- o Methodology of Works -Hanover House Openings Rev B by Stone Central (units 1 and 2);
- o Methodology of Works - Hanover Unit 3 Drainage by GK Construction & Project Management (Reference HRU3-001; Received 11/01/2024)
- o Methodology of Works - Hanover Unit 3 Louvres by Sheppard Robson (Reference 6702-21-502; Received 11/02/2024)

- o Methodology of Works - Hanover Unit 3 Fixed Furniture by Blacksheep (Reference TBR001_A608.02; Received 11/01/2024)
- o Methodology of Works - Hanover Unit 3 Glazed Brick repair by GK Construction & Project Management (Reference HRU3-004; Received 11/01/2024)
- o Methodology of Works - Hanover Unit 3 Bulkhead Installation by Fileturn (Received 11/01/2024)
- o Methodology of Works - Hanover Unit 3 M&E Installation by The Fellerman Partnership (Dated 31/08/2023; Received 11/01/2024)

(a) Final details or repair methodology, technique and specifications (including where appropriate specification and method statement) for Unit 1 and 2 shall be agreed with MCC as part of the Conservation Methodology Tracker prior to any works in the relevant items within sections 3 and 4 of the Strategy commencing; and

(b) For Units 1 and 2 final details of the methodology, technique and specifications (including where appropriate specification and method statement) for the entrance and thresholds to each unit as set out in the Methodology for the formation of new doorway openings to corner of Corporation / Hanover street, Hanover Building by Russells dated 21-02-21 and Methodology of Works -Hanover House Openings Rev B by Stone Central shall be agreed with MCC prior to any works in the relevant items the Methodologies commencing;

All of the above shall implemented in accordance with the Methodology Tracker and final agreed Methodologies (Hanover) and shall be submitted to the City Council and agreed in writing prior to occupation.

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

18) Notwithstanding the details in condition 2, prior to occupation of each of the following areas of the building, units 1 and 2, a final Tenant Fit Out Guide shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt this does not supersede the need for an application for listed building consent for any alterations to existing building fabric or the subdivision of spaces within those units.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Transport For Greater Manchester
Metrolink

Second And Third Floor, 1 Balloon Street, Manchester, M4 4BE
Ground Floor, 1 Balloon Street, Manchester, M4 4BE
Fourth Floor, Dantzic Building, 29 Dantzic Street, Manchester, M4 2AH
Ground Floor, Holyoake House, Hanover Street, Manchester, M60 0AS
Fourth And Fifth Floor, 1 Balloon Street, Manchester, M4 4BE
Basement, 1 Balloon Street, Manchester, M4 4BE
Federation House, 2 Federation Street, Manchester, M4 4BF
Old Bank Building, Hanover Street, Manchester, M4 4AH
Second Floor, Holyoake House, Hanover Street, Manchester, M60 0AS
Basement, Holyoake House, Hanover Street, Manchester, M60 0AS
Sadlers Cat, 40 Hanover Street, Manchester, M4 4AH
Dantzic Building, 29 Dantzic Street, Manchester, M4 2AH
Holyoake House, Hanover Street, Manchester, M4 4AH
Hotel Indigo Manchester Victoria Station, 6 Todd Street, Manchester, M3 1WU

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Shudehill Conservation Area 1987
Area Team Boundary - Name: CENTRAL