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26 April 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 7a) and Condition 9 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 7a) and 9, 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)
Condition 7a) 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	A report has been prepared by ACA Acoustics in accordance with the requirements of this condition.

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Condition Wording	Submission Document(s)
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.	A draft of this report was reviewed by Environmental Health, and the following response was received:. *The assessment will need to include the other nearby surrounding neighbouring buildings and the limit of 5dB below will need to be met at the neighbouring buildings, especially as low level louvred extract is proposed which will be facing other buildings and windows etc. Plus the purpose of the condition is also to prevent a general increase in noise in the area so will these neighbouring buildings will also need to be included and the limit based on the condition criteria.* *Brief comment has been provided to suggest that the noise from the plant at pavement level should not exceed equal to background and the report includes some recommended mitigation measures to achieve this at pavement level but this will need to be revised with updated mitigation recommendations to reflect the above comment and to ensure plant noise does not exceed 45dB (5dB below the LA90) at the neighbouring buildings.* In response, the report prepared by ACA has been updated following further testing undertaken on 12 April 2024, in relation to nearby commercial uses. Section 5 of this report confirms that no noise control treatments are required to comply with the condition requirements. This information is submitted to discharge Condition 7 in relation to part a) only
Condition 9	A pack of information has been prepared

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Condition Wording	Submission Document(s)
Final details of the method of extraction of any fumes, vapours and odours from unints 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..	• Hy5 Cleaning RAMS • Hy5 Strategy; • SKOF M&E Strategy; and • M&E GA Plan. This information was reviewed by Environmental Health, and the following response was received: *EH can accept most of the responses but we will need a little more information with regard to the cleaning and maintenance* *We will need details of the daily cleaning / weekly cleaning requirements by kitchen staff for any filters etc, frequency of the full clean outlined in the submitted Hy5 document and also full cleaning and maintenance requirements/ frequencies and replacement frequencies for the ESP, UVO and carbon filters.* *Provided these are submitted then the submitted information would be enough to discharge Condition 9.* In response, the tenant has prepared an additional strategy memo, to provide further clarification on these points. This is submitted to partially discharge Condition 9 in relation to Unit 3 only.

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Application Documentation

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

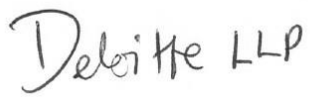
- Application Form for the discharge of condition; and,
- Documents listed in Table 1.

The Planning Portal Reference number for the submitted condition discharge application is PP-13009452.

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



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