



Planning

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P O Box 532 Town Hall
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Ms Rachel Hopkins
Deloitte Real Estate
Hanover Building
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Date: 18 January 2024

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 138895/NMC/2023

Description: Non Material Amendment to application ref no 127881/FO/2020 as amended by 136975/NMC/2023 to amend conditions 4 (Materials), 6(CMP), 7a (Materials), 9 (Details pre-commencement), 13 (Public Realm), 15 (Acoustic Insulation), 20 (Embodied Carbon) and 21 (Operational Energy) to allow implementation in accordance with a phased construction programme.

Location: Debenhams, 109 - 127 Market Street, Manchester, M60 1TA

I refer to your application for a non-material amendment to planning permission reference 127881/FO/2020.

Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 127881/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 127881/FO/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) Reason 2: The change to allow for the delivery of some early works through an additional phasing condition and amendments to the conditions are necessitated by the extreme difficulties associated with delivering the development in accordance with the approved timescales. It is noted that since planning permission and listed building consent were granted in 2021 a number of well documented and unforeseen macroeconomic challenges have resulted in some delays in bringing forward this project. The initial early works include the demolition of the roof-top structures and plant. These works will facilitate ongoing listed building investigations and ultimately the delivery of the roof-top extension.

The wording of the phasing condition is such that it would not allow for an open ended timescale for full commencement on site of the approved development and ensure that the redevelopment is delivered within a reasonable timescale given the above constraints.

4) Notwithstanding the details submitted with the application, no works other than the demolition of the roof top plant shown on 1526-AL(05) 111 shall commence until a programme for the submission of the items listed in (a) and (c) below is submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Extension and ground floor retail frontages -Samples and specifications of all materials to be used on all external elevations, drawings to illustrate details of full sized sample panels (extension) that will be produced (The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames) and a programme for the production of the full sized sample panels (extension) and a strategy for quality control management; and

(b) The sample panels and any additional materials and the quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

(c) Listed Building - a programme for providing details of all internal and external materials (other than the ground floor retail frontages;

(d) The materials shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

6) 6) No works other than the demolition of the roof top plant shown on 1526-AL(05) 111 shall commence until a detailed construction management plan outlining working practices during development has been submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- *Display of an emergency contact number;
 - *Details of Wheel Washing;
 - *Dust suppression measures;
 - *Compound locations where relevant;
 - *Location, removal and recycling of waste;
 - *Routing strategy and swept path analysis;
 - *Parking of construction vehicles and staff;
 - *Sheeting over of construction vehicles;
 - *Mitigation against risk of accidental spillages into watercourses
 - *A detailed demolition method statement and vibration monitoring, to ensure protection of listed building during demolition and construction works and fit out works;
 - *Communication strategy with residents and local businesses which shall include details of how there will be engagement, consult and notify them during the works;
 - *Agreed safe methods of working adjacent to the Metrolink Hazard Zone and shall be adhered to throughout the construction period;
- the retention of 24hr unhindered access to the trackside equipment cabinets and chambers for the low voltage

power, signalling and communications cables for Metrolink both during construction and once operational.

- * Details of the loading and unloading of plant and materials;

- * Details of the storage of plant and materials used in constructing the development;

- * construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway);

- * Details showing the erection and maintenance of security hoarding at a minimum distance of 1.5m from the kerb which demarcates

the tramway path, unless otherwise agreed with Transport for Greater Manchester;

- *The provision of a "mock up" security hoarding to review and mitigate any hazards associated with positioning next to an operational tramway prior to permanent erection;

- *A scheme for the protection or temporary relocation of the Overhead Line Equipment Building Fixing (approval to be in consultation with Transport for Greater Manchester).

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant

7) a) No works other than the demolition of the roof top plant shown on 1526-AL(05) 111 shall commence until details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, is submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

i) the measures proposed to recruit local people including apprenticeships

ii) mechanisms for the implementation and delivery of the Local Benefit Proposal

iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

9) Notwithstanding the drawings approved in condition 2, , no works other than the demolition of the roof-top plant shown on 1526-AL(05)111 shall commence until details of the following have been submitted to and agreed in writing by the City Council as local planning authority:

(a) A schedule of any intrusive investigations and mitigation/ repair including details of the need for the works, the number, sizes, locations and method statement for each task including building protection works;

(b) A schedule of paint sampling including all painted surfaces such as the staircases, windows, walls and ceilings and panelling (which may have originally been a exposed wood finish)as a record and in order to inform the proposed decoration;

(c) Method statement for removal of any fabric as part of any strip out works (including original floor, wall, ceiling finishes) exposed during strip out works for (a) the existing shop fit out; (b) the Bet Fred Unit; and (c) the ground floor frontages (which shall be subject to a watching brief and recording) and for any proposals to repair fabric or structural works / repairs in relation to this. This should inform the Strategy for the re-use / relocation of any original features, fixtures or fittings within the final proposals (condition 12(f)) including incorporation of any exposed element of original shopfront;

(d) Notwithstanding the details in the Structural Planning Report and Planning Addendum by Woolgar Hunter, final details of all of the proposed structural works, fire treatment, floor protection and structural repairs including those as outlined in the supporting structural engineers report (final agreement of the extent of these works may be needed to be subject to a further planning application);

(e) Full scaled drawn details of M & E (Air conditioning and other internal and external plant) including elevations, sections and reflective ceiling plans; and

(f) Detailed method statement for the recording, careful dismantling, storage, protection and new location for the removed original staircase (between 5th and 6th floors) and surrounding features;

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

13) No works other than the demolition of the roof top plant shown on 1526-AL(05) 111 shall commence until a programme for submission of final details of the public realm works and highway works as shown in dwgs numbered Proposed External Works Plan AL[05]207 REVA are submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted:

(a) Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the back of pavement and the line of the proposed building on all site boundaries;;

(b) Details of measures to create potential opportunities to enhance and create new biodiversity at roof level within the development to include bat boxes and brick, bird boxes to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site;

The details shall then be submitted and / or carried out in accordance with the approved programme and approved details.

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

15) No works other than the demolition of the roof top plant shown on 1526-AL(05) 111 shall commence until a scheme for acoustically insulating and mechanically ventilating (a) floors 1-11 and (b) each ground floor and basement unit against noise from adjacent roads and any noise transfer from the ground floor and basement units to the offices above is submitted to and approved in writing by the City Council as local planning authority.

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 (a) and any unit (b), post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation 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 secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

20) Prior to commencement of the development, an Embodied Carbon Strategy Report shall be submitted to and approved in writing by the City Council as Local Planning Authority. The report shall describe the strategy for the reduction and limiting of embodied carbon and how material circularity will be embedded within the process of design, material sourcing, construction and stewardship/ building management and how this will be monitored as part of the life cycle analysis. The development shall aim for a lifecycle embodied carbon target of 600kgCO₂e/m² (A1-C4) which is in accordance with The RIBA 2030 Climate Challenge interim date net zero carbon target metrics for the development.

Within 6 months of the completion of the development an Embodied Carbon Monitoring Report shall be submitted to the City Council. The report should include as-built embodied carbon life cycle analysis model results, assess the performance of the Embodied Carbon Strategy and include details of constraints, lessons learnt and guidance for future management of the building.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework

21) No works other than the demolition of the roof top plant shown on 1526-AL(05) 111 shall commence until an Operational Energy Strategy Report is submitted to and approved in writing by the City Council as Local Planning Authority. The report shall the strategy for the reduction and limiting of operational energy consumption and how this will be embedded within the process of design construction and stewardship/ building

management and monitoring. The development shall aim for an energy use intensity of 206kWh/m²/yr or lower which is in accordance with The RIBA 2030 Climate Challenge interim date net zero carbon target metrics for the development.

Within 15 months of the completion of the development an Operational Energy Monitoring Report shall be submitted to the City Council. The report should include 12 months metered energy use data, assess the performance of the Operational Energy Strategy and include details of constraints, lessons learnt and guidance for on going improvement (reduction of energy use) for the building users/managers.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework

38) Notwithstanding the details within condition 2 no development other than in the Early Works Phase (as detailed in point 2 of Deloitte's letter dated 20-12-23) shall be carried out pursuant to this permission if the contract for the demolition, construction and completion of the building hereby permitted has not been let by 31-12-26 (and evidence provided to the reasonable satisfaction of the LPA) any development activities on the site shall cease and no further development permitted by this planning permission shall be carried out.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy and to ensure that the development is fully implemented within a defined timescale which allows for the particular programme constraints associated with this site.

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing