MANCHESTER CITY COUNCIL

**Planning**

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P O Box 532 Town Hall
Manchester M60 2LA

Ms Eithne FitzGerald
Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Date: 13 October 2023

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:** 137752/NMC/2023
**Description:** Non material amendment to application ref no 127464/FO/2020 to amend wording to and triggers for discharge of condition 2 (Approved Documents) amend triggers for discharge of conditions 3 (CMP), Condition 9 (Drainage) and Condition 12 (Ground Conditions)and the wording of condition 4 (Materials)
**Location:** Old Bank Building , Hanover Street, Manchester, M4 4AH

I refer to your application for a non-material amendment to planning permission reference 127464/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.

Reason 2: The changes to conditions is to allow for the delivery of an early works phase to implement the approval through an amendments to relevant conditions (2,3 and 9)

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 127464/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 127464/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) The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) Early works as set out within the following:

Construction Management Plan prepared by Bowmer and Kirkland dated 04-07-23 section 3 and as detailed within dwgs:

Proposed Cycle Entrance Elevations Ref. 6277-SRA-XX- 00-DR-A-32450 P02, Proposed Cycle Entrance Head Detail Ref. 6277- SRA-XX- 00-DR-A-32651 P05,Proposed Cycle Entrance Cill Detail Ref. 6277-SRA-XX- 00-DR-A-32652 P03 and Hanover Street Cycle Entrance Cill Removal Detail Ref. 6277-SRA-XX-00-DR-A-32658 P01 all stamped as received on 02-08-23;

and

as amended by 6277-SRA-10-XX-DR-A-20832 REV P01- GENERAL ARRANGEMENT SOUTH ELEVATION stamped as received on 05-09-23

Old Bank, Manchester, Method Statement / Risk Assessment / Technical Submission, Stone Removal / Restoration / Reinstallation by Bowman and Kirkland and McCrory Construction stamped as received on 10-10-23

and

(b) The remaining additional works as shown in

Drawings Title & Drawings No.
Site Location Plan 00800
Site Plan Existing 00801
Site Plan Proposed 00802
General Arrangement Basement Plan - Existing 00809
General Arrangement Ground Floor Plan - Existing 00810
General Arrangement First Floor Plan - Existing 00811
General Arrangement Second Floor Plan - Existing 00812
General Arrangement Third Floor Plan - Existing 00813
General Arrangement Fourth Floor Plan - Existing 00814
General Arrangement Fifth Floor Plan - Existing 00815
General Arrangement Sixth Floor Plan - Existing 00816
General Arrangement Seventh Floor Plan - Existing 00817
General Arrangement Roof Plan - Existing 00818
General Arrangement Ground Mezzanine Floor Plan - Existing 00819
General Arrangement North Elevation - Existing 00820
General Arrangement East Elevation - Existing 00821
General Arrangement South Elevation - Existing 00822
General Arrangement West Elevation - Existing 00823
General Arrangement Return Elevations - Existing 00824
General Arrangement Existing Sectional Elevation A-A 00835
General Arrangement Existing Sectional Elevation B-B 00836
Second Floor Meeting Room Elevations Existing 00840

General Arrangement Basement Plan - Demolition 01809
General Arrangement Ground Floor Plan-Demolition 01810
General Arrangement First Floor Plan- Demolition 01811
General Arrangement Second Floor Plan - Demolition 01812
General Arrangement Third Floor Plan - Demolition 01813
General Arrangement Fourth Floor Plan - Demolition 01814
General Arrangement Fifth Floor Plan- Demolition 01815
General Arrangement Sixth Floor Plan - Demolition 01816

General Arrangement Seventh Floor Plan - Demolition 01817
General Arrangement Roof Plan - Demolition 01818
General Arrangement Ground Mezzanine Floor Plan - Demolition 01819
General Arrangement North Elevation - Demolition 01820
General Arrangement East Elevation - Demolition 01821
General Arrangement South Elevation - Demolition 01822
General Arrangement West Elevation - Demolition 01823
General Arrangement East Return Elevations - Demolition 01824
General Arrangement Demolition Sectional Elevation A-A 01835
General Arrangement Demolition Sectional Elevation B-B 01836
Second Floor Meeting Room Elevations Demolition 01840

General Arrangement Basement Plan- Proposed 20809
General Arrangement Ground Floor Plan- Proposed 20810
General Arrangement First Floor Plan- Proposed 20811
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General Arrangement Sixth Floor Plan - Proposed 20816
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General Arrangement Roof Plan - Proposed 20818
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Ground Floor Office Unit Proposed Mezzanine 20841

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Fabric Analysis Existing West Elevation, Corporation Street 21808
Fabric Analysis Existing East Return Elevation 21809
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Proposed Floor Finishes - Mezzanine Level 43819
stamped as received by the City Council as local planning authority on 15 July 2020.

Planning Statement (June 2020), stamped as received by the City Council as local planning authority on 15 July 2020.

Design and Access Statement (Ref: 6277-SRA-ZZ-ZZ-RP-A-00-001), stamped as received by the City Council as local planning authority on 15 July 2020.

Heritage Statement: Significance & Impact (18 June 2020), stamped as received by the City Council as local planning authority on 15 July 2020.

Waste Management Strategy (Ref: 72380-CUR-00-XX-RP-TP-001 Revision V06), stamped as received by the City Council as local planning authority on 15 July 2020.

Waste Management Proforma, stamped as received by the City Council as local planning authority on 15 July 2020.

Transport Statement (Ref: 71312-CUR-00-XX-RP-TP-001 Revision: V06), stamped as received by the City Council as local planning authority on 15 July 2020.

Interim Travel Plan (Ref: 71312-CUR-00-XX-RP-TP-002 Revision: V07), stamped as received by the City Council as local planning authority on 15 July 2020.

Drawing title & drawing no. disabled parking bay 71312-CUR-00-CC-DR-TP-75001 Revision P03, stamped as received by the City Council as local planning authority on 20 October 2020

Planning Submission Energy Strategy Statement, stamped as received by the City Council as local planning authority on 15 July 2020.

Environmental Standards Statement and BREEAM Pre-Assessment June 2020 (Ref: 2019.028), stamped as received by the City Council as local planning authority on 15 July 2020.

Crime Impact Statement (Ref: 2019/0352/CIS/01), stamped as received by the City Council as local planning authority on 15 July 2020.

Noise Impact Assessment Report (26428/NIA1), stamped as received by the City Council as local planning authority on 15 July 2020.

Construction Phase Plan 2020 Issue No. 03, stamped as received by the City Council as local planning authority stamped as received by the City Council as local planning authority on 15 July 2020.

Ventilation Strategy and M&E strategy, stamped as received by the City Council as local planning authority on 15 July 2020.

Structural Report (Ref: 071312-CUR-00-XX-RP-S-002), stamped as received by the City Council as local planning authority on 15 July 2020.

Phase 1 Preliminary Risk Assessment (Ref: 071312-CUR-00-XX-RP-GE-001-V01), stamped as received by the City Council as local planning authority on 15 July 2020.

Detailed Drainage Strategy (Ref: 071312-CUR-00-XX-RP-C-92001 Revision V03), stamped as received by the City Council as local planning authority on 15 July 2020.

Archaeological Desk-based Assessment (Report No: SA/2019/19), stamped as received by the City Council as local planning authority on 15 July 2020.

Bat Survey Report, stamped as received by the City Council as local planning authority on 15 July 2020.

Operational Management Strategy, stamped as received by the City Council as local planning authority on 15 July 2020.

Material Tracker (6277 Old Bank_NOMA) Rev H, stamped as received by the City Council as local planning authority on 13-10-23

Local Labour Construction, stamped as received by the City Council as local planning authority on 15 July 2020.

Conservation Strategy Documents including; War memorial and hall of memory Stair cores; Historic external elevations; Internals: ceilings, floors, walls and doors; Banking Hall and ancillary rooms; Safe and strongroom doors, stamped as received by the City Council as local planning authority on 15 July 2020.

Window Schedule Analysis (Doc No: 6277-31-902), stamped as received by the City Council as local planning authority on 15 July 2020.

Appendix C - Accessible User Access, stamped as received by the City Council as local planning authority on 29 October 2019.

Level 2 Historic Building Record, stamped as received by the City Council as local planning authority on 15 July 2020.

Scaffold Design Review (3rd June 2020), stamped as received by the City Council as local planning authority on 15 July 2020.

Financial Viability Report, stamped as received by the City Council as local planning authority on 15 July 2020.

Agent correspondence (from Eithne FitzGerald), stamped as received by the City Council as local planning authority on 20 October 2020

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EC1, EN1, EN4, EN5, EN6, EN7, EN15, EN19, T1, T2 and DM1 of the City of Manchester Core Strategy and policies DC10 and DC26 of the Unitary Development Plan for the City of Manchester.

3) Prior to the commencement of works other than the early works identified in condition 2 (a) a detailed construction/fit-out management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt this should include:

- Hours of site opening/operation;
- Display of an emergency contact number;
- Compound locations where relevant;
- Details regarding location, removal and recycling of waste (site waste management plan);
- Phasing and quantification/classification of vehicular activity;
- Types and frequency of vehicular demands;
- Routing strategy and swept path analysis;
- Parking for construction vehicles and staff;
- Sheeting over of construction vehicles;
- A commentary/consideration of ongoing construction works in the locality;
- The erection and maintenance of security hoardings;
- Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times;
- Dilapidation survey including photographs and commentary on the condition of the carriageway / footways on construction vehicle routes
- Noise and Vibration from the proposed development works; and
- Community consultation strategy.
- A methodology and specification for scaffolding, including 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.

The construction management plan will cover the phased construction of the works if required. The development shall then be carried out in accordance with the approved construction management plan(s).

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, T1, EN9, EN19 and DM1 of the City of Manchester Core Strategy.

4) Notwithstanding the approved plans and documents as specified in condition 2, final details of the materials as specified in the Material Tracker (6277 Old Bank_NOMA) Rev H stamped as received by the City Council as local planning authority on 13-10-23shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme set out in that materials list and prior to works relating to those items commencing on site. A full sized sample panel, as specified in agent correspondence (from Eithne FitzGerald), stamped as received by the City Council as local planning authority on 20 October 2020, shall be produced on site and inspected by the City Council as local planning authority for approval in writing prior to the full implementation of the external façade of the new extension hereby permitted.

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.

9) Notwithstanding the details submitted within the Detailed Drainage Strategy (Ref: 071312-CUR-00-XX-RP-C-92001 Revision V03), stamped as received by the City Council as local planning authority on 15 July 2020, (a) no works other than the early works identified in condition 2 (a) shall commence (excluding demolition) until a scheme for the drainage of surface water from that phase of the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority.

-Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building;
-Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.
-Hydraulic calculation of the proposed drainage system;

(b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy.

12) Notwithstanding the Phase 1 Preliminary Risk Assessment (Ref: 071312-CUR-00-XX-RP-GE-001-V01), stamped as received by the City Council as local planning authority on 15 July 2020 (a) no works other than the early works identified in condition 2 (a) shall commence (excluding demolition) unless and until the following information has been submitted for approval in writing by the City Council, as Local Planning Authority:

-Submission of the site investigation and updated final risk assessment;
-Submission of a remediation strategy if required.

Once approved, the development shall then be carried out in accordance with the approved details.

(b) When development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the development.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - There is evidence of site contamination at the application site which requires further consideration and examination. In particular, details of outstanding gas monitoring is required to be submitted for consideration and an appropriate remediation strategy prepared. This is pursuant to policy EN18 of the Manchester Core Strategy.

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