

4 January 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 - Planning Permission Reference: 128890/FO/2020

Please find enclosed an application for the discharge of Condition 3, 4 and 13 attached to Planning Permission ref: 128890/FO/2020 granted 26 February 2021. The Applicant is NOMA (GP) Ltd.

The Planning Permission relates to the change of use of 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:

“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.”

This application for the partial discharge of Condition, 4 and 13, 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 3</u> Notwithstanding the details approve within condition 2 before any works in relation to each	The principle of the external louvres in Unit 3 was consented as part of the permission (Ref. 128890/FO/2020). As part of the permission, each of the 4 retail units within

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Condition Wording	Submission Document(s)
of the following items commence the following shall be submitted to and approved in writing by the City Council as Local Planning Authority: 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..	Hanover had external louvre provided to allow for future tenants connections. Louvres have previously been installed to Hanover Unit 4, and it is proposed that the louvers to be installed in Unit 3 be to the same specification, to maintain consistent louvre treatment across the Hanover and Federation Street facades. The strategy has been agreed with the Local Planning Authority through pre-application discussions, including a meeting on 23 November 2023, followed up with email correspondence from MCC on 30 November 2023, which confirmed MCC were willing to accept the proposed louvre detailing. A pack of drawings has been prepared by Sheppard Robson in accordance with the requirements of this condition: • Hanover Street Elevation (Ref. 7136-SRA-ZZ-XX-DR-A-20204) • Federation Street Elevation (Ref. 7136-SRA-ZZ-XX-DR-A-20203) • External Louvres Detail Drawing (Ref. 6702-31-502) This information is submitted to partially discharge Condition 3 in relation to Unit 3 only.
<u>Condition 4</u> Before the fit out of any Class E restaurants/cafes, Sui Generis drinking establishment or indoor sport/ recreation or fitness use within units 1 to 4 hereby approved commences, details of how the unit shall be acoustically insulated and treated to limit the	A report has been prepared by ACA Acoustics in accordance with the requirements of this condition. Section 5 of this report confirms that no noise control treatments are required to comply with the condition requirements.

Condition Wording	Submission Document(s)
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	However, to ensure that noise emissions to the pavement outside the restaurant it is proposed that duct-mounted attenuators are installed. This information is submitted to partially discharge Condition 4 in relation to Unit 3 only.
<u>Condition 13</u> Notwithstanding the details as shown in condition 2, final agreement of the extent of the louvres within the existing openings on	The principle of the external louvres in Unit 3 was consented as part of the permission (Ref. 128890/FO/2020). As part of the permission, each of the 4 retail units within

Condition Wording	Submission Document(s)
Corporation Street, Hanover Street, Balloon Street and Federation Street (outside of the demise of Unit 4) shall be agreed in writing prior to occupation of each of units 1,2, and 3. 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.	Hanover had external louvre provided to allow for future tenants connections. Now that the tenants specific requirements for Unit 3 are available, it has been identified that amendments are required to the existing louvre positions. Please refer to Unit 3 M&E GA Plan (Ref. TBR001-A250.02), which is submitted alongside this application to demonstrate requirement for louvres at these locations. The strategy has been agreed with the Local Planning Authority through pre-application discussions, including a meeting on 23 November 2023, followed up with email correspondence from MCC on 30 November 2023, which confirmed MCC were willing to accept the proposed extent of external louvres required to support the operation of Unit 3, and the proposed locations for louvres is acceptable. Please see elevation drawings prepared by Sheppard Robson demonstrating the proposed louvre locations: • Hanover Street Elevation (Ref. 7136-SRA-ZZ-XX-DR-A-20204) • Federation Street Elevation (Ref. 7136-SRA-ZZ-XX-DR-A-20203) This information is submitted to partially discharge Condition 13 in relation to Unit 3 only.

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 fee of £145.00 + £64 has been paid online.

The Planning Portal Reference number for the submitted condition discharge application is PP-PP-12708978.

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 signature is written in a cursive, flowing style.

Deloitte LLP