MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

NOMA (GP) Ltd
C/o Agent

Agent (if used)

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

Part 1 – Particulars of the application/development

Proposal: 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.

Location: Hanover Building, 130 Corporation Street, Manchester, M4 4GW

Date of application: 17 January 2024

Application number: 138988/JO/2024

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

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) attached to this decision

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

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) 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 PROPSED 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 FABIC 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:

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

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

5) 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 - 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 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.

7) 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.

8) 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.

9) Notwithstanding the provisions of conditions 2 and 7, prior to the commencement of works in relation to Unit 3's drainage, final details of the method of fixing drainage ductwork shall be submitted to and approved in writing by the City Council as Local Planning Authority. The scheme shall then proceed in accordance with the approved details.

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.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Date: 7 March 2024

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision . The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.