

20 July 2023

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

F.A.O Angela Leckie

Dear Angela,

NOMA, Old Bank Building Corporation Street – Application for Non-Material Amendments to Planning Permission Reference 127464/FO/2020

This covering letter has been prepared in support of a planning application under Section 96a of the Town and Country Planning Act 1990 (as amended) in order to make a Non-Material Amendment (“NMA”) to Planning Permission Reference 127464/FO/2020 (the ‘Original Permission’) in relation to Condition 2, 3, 9 and 12

Old Bank Building is located on Corporation Street and is bound by Hanover Street to the south and Sadler’s Yard to the west. Old Bank Building is currently partially adjoined at ground level and on the fifth floor to the adjacent Grade II listed New Century House to the north.

The Applicant is NOMA (GP) Ltd.

The proposed description of development is as follows:

Non-Material Amendment to planning permission 127464/FO/2020 to change wording of condition 2 (Approved Documents), Condition 3 (CMP), Condition 9 (Drainage) and Condition 12 (Ground Conditions)

1 Planning History

The Original Permission was granted on 22 October 2020 for the following:

Planning Permission for the construction of a new 7-storey office extension to the rear of the Old Bank Building to form a mixed use development comprising office use (Use Class B1) and ground floor commercial units (Use Classes A1, A2, A3, A4 and D2) change of use at ground floor of the existing building from B1 office use to (Use Classes A1, A2, A3, A4 and D2), together with cycle storage, showers and bin storage; and external works relating to the reuse, refurbishment and extension of the building, including external alterations to create a new doorway on Hanover

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Street; alongside new internal substation and installation of external plant and screen at roof level and associated works.

2 Proposed Amendments

The Applicant is seeking to make an NMA application to the Original Permission to enable the scheme to be brought forward in accordance with their proposed construction programme. This will allow initial works to be carried out ahead of the main contract work coming forward and will support the full delivery of the consented scheme.

The initial works comprise demolition works and installation of a new service door on Hanover Street. The location of this door has been carefully considered as part of the Original Permission. These works would form part of the future development proposals and are therefore considered a positive measure towards delivery of the full scheme, as any future use for Old Bank would require the door on Hanover Street to be formed to allow the building to be serviced.

Any future use for the building will need to be serviced and require some level of cycle storage facility. The historic significance of the ground floor areas of Old Bank preclude them from being used as a waste or cycle facility, given the limited alterations and adjustments that would be acceptable in heritage terms. Consequently, any redevelopment of the building would reasonably be expected to accommodate cycle and bin storage in the basement, as per the arrangement in the approved development. The approved access arrangement, via the door on Hanover Street, allows for bikes and bins to be taken from the basement area and out of the building safely.

The travel distance to the designated collection point at the Hanover Street loading bay adjacent to Sadler's Yard is also minimised. Were the existing door from the basement, which exits onto the plaza in front on New Century House, to be used for servicing the bins would need to be wheeled over 100m downhill, across the main elevation on Corporation Street, and up the relatively steep incline of Hanover Street. This would not be an acceptable strategy. The comparison between this and the preferred, and approved, waste strategy was detailed within the approved Design and Access Statement, the relevant extract of which is enclosed with this application.

Pre-application consultation

The Hanover Street door coming forward as an initial stage of works has been discussed and agreed in principle with the Local Authority: an initial site visit was attended by Angela Leckie and Paul Mason on 24 May 2023; and the appropriate mechanism for securing formal approval for these works via an NMA was agreed with the case officer via a telephone call on 11 June 2023.

As the proposed amendments make no physical or functional change to the approved development, and relate solely to the timing and sequencing of delivery, it has been agreed in principle that they can be progressed via a Section 96a application.

2.1 Condition 2

The principal contractor, Bowmer and Kirkland, have prepared a Construction Management Plan (CMP) relating to an initial phase of works only, this including demolition works to create a new doorway, and installation of a new door off Hanover Street. The extent of works covered are set out in Section 3 of the CMP, titled 'Scope of Works'. It is proposed to amend Condition 2 to update the list of approved

documents to include the proposed this Construction Management Plan, and drawings detailing the scope of works

The proposed condition wording for Condition 2 is as follows, with changes shown in green text:

“The development hereby approved shall be carried out in accordance with the following drawings and documents:

[See Decision Notice (Ref: 127464/FO/2020) for full set of approved drawings and documents]

as superseded as relevant by Construction Management Plan prepared by Bowmer and Kirkland,

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

Hanover Street Cycle Entrance Cill Removal Detail Ref. 6277-SRA-XX-00-DR-A-32658 P01

all stamped as received by Manchester city Council on [date].

2.2 Condition 3

It is proposed to amend Condition 3 to allow the initial works relating to the Hanover Street door only to progress in line with the submitted CMP. A full CMP will be submitted prior to commencement of the remaining works.

The proposed condition wording for Condition 3 is as follows, with changes shown in green text:

Works shown in drawings 6277-SRA-XX- 00 – DR- A-32450 P02; 6277- SRA-XX- 00- DR- A-32651 P05; 6277- SRA-XX- 00- DR- A- 32652 P03; and 6277- SRA-XX- 00-DR- A-32658 P01 will be carried out in accordance with the approved Construction Management Plan prepared by B+K, as received by Manchester city Council on [date]. Prior to the commencement of further development, 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).

2.3 Condition 9

It is proposed to amend Condition 9 to allow the initial works relating to the Hanover Street door only to progress as these works will not impact existing drainage layouts, so these are to be retained as is until the remaining works progress. A full scheme for the drainage of surface water will be submitted prior to commencement of remaining works, in line with time triggers set out in the condition

The proposed condition wording for Condition 9 is as follows, with changes shown in green text:

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) with the exception of works shown in drawings 6277-SRA-XX- 00 – DR- A-32450 P02; 6277- SRA-XX- 00- DR- A-32651 P05; 6277- SRA-XX- 00- DR- A- 32652 P03; and 6277- SRA-XX- 00-DR- A-32658 P01 the development shall not 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. This shall include:

- *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;*

2.4 Condition 12

It is proposed to amend Condition 12 to allow the initial works relating to installation of the Hanover Street door only to progress as these works will not involve any excavation or below ground works. A site

investigation and updated final risk assessment will be submitted prior to commencement of below ground works, in line with time triggers set out in the condition.

The proposed condition wording for Condition 12 is as follows, with changes shown in green text:

*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) ~~before the development hereby approved commences (excluding demolition);~~ a) *no ground works shall commence prior to submission of the following information shall be 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. One approved, the development shall then be carried out in accordance with the approved details.*

3 Planning Policy Assessment

3.1 National Planning Policy Framework (2021)

Since the original application was submitted, a revised NPPF was adopted in 2021 further to revisions that were made in 2019. The revised NPPF continues to set out the Government's planning policies for England and how these are to be applied within a local setting. It requires planning policies to meet objectively assessed needs, with sufficient flexibility to adapt to rapid change.

The presumption in favour of sustainable development – the golden thread running through plan-making and decision taking (para. 11) – remains at the heart of the NPPF. Sustainable development is about positive growth, which supports economic, environmental and social progress for existing and future generations. Paragraph 130 of the 2021 NPPF states that: *"local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme"*

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life by supporting existing and future generations' health, social and cultural wellbeing. The NPPF also places emphasis on the importance of pre-application engagement with the Local Planning Authority and local community, which will help to resolve any issues and deliver more positive outcomes.

The revised scheme remains in full accordance with the key tenets of the NPPF. The approved proposals, as amended by this application, will provide high quality residential accommodation at a highly sustainable site in Manchester, supporting delivery of the widely recognised requirement for housing supply across the city region.

3.2 Local Planning Policy – Local Development Plan

The key Development Plan documents remain the 2012 Manchester Core Strategy and Saved Policies of the Manchester Unitary Development Plan (UDP). There has been no change in local planning policy since the Planning Permission was granted. The Manchester Core Strategy was adopted in July 2012 and is the key, overarching Development Plan Document for Manchester. Overall, it is considered that the nature of

the proposed non material amendments to the approved scheme means that it remains in full accordance with the key spatial principles of the Core Strategy.

4 Summary

The application comprises this covering letter and the following documentation:

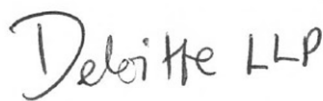
- Completed Application Form;
- Construction Management plan prepared by Bowmer and Kirkland
- Drawing pack prepared by Sheppard Robson:
 - Proposed Cycle Entrance Elevations Ref. 6277-SRA-XX- 00 – DR- A-32450 P02
 - Proposed Cycle Entrance Head Detail Ref. 6277- SRA-XX- 00- DR- A- 32651 P05
 - Proposed Cycle Entrance Cill Detail Ref. 6277- SRA-XX- 00- DR- A- 32652 P03
 - Hannover Street Cycle Entrance Cill Removal Detail Ref. 6277- SRA-XX- 00-DR- A-32658 P01
- Extract from Old Bank Design and Access Statement prepared by Sheppard Robson

The Application has the Planning Portal reference: PP-12312950 and the application fee of £234 will be paid online.

On the basis of the information submitted, we seek your agreement that the proposed amendments are acceptable and can be dealt with as a minor-material amendment.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact my colleague Eithne FitzGerald (eithnefitzgerald@deloitte.co.uk / 0161 455 6963) if you have any questions or require any further information.

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP