

11 January 2024

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

Dear Michael,

NOMA, Manchester
Unit 3, Hanover Building
Applications to Vary Conditions

Please find enclosed two applications under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 73 of the Town and Country Planning Act 1990. Respectively, the applications apply for variations to conditions currently applied to Listed Building Consent (LBC) Ref. 128891/LO/2020 and Planning Permission ref. 128890/FO/2020 approved 26 February 2021 (the 'Existing Consents').

Existing Consents relate to the Grade II Listed Hanover Building. The applicant is NOMA (GP) Ltd.

The application seeks amendments to wording of Conditions 2, 3, 4, 5, 6, 7, 8, 10, 11, 13, 15 and 16 with regard to the Planning Permission, and, Conditions 2, 3, 4, 5, 7 and 8 with regard to the Listed Building Consent. Variations include the incorporation of an updated materials tracker and updated drawings to be reflected in the approved documents listed in both Existing Consents as under Condition 2.

The amendments proposed within the applications relate only to retail Unit 3, located to the north-east of the ground floor of Hanover Building. Unit 3 faces on to Hanover Street and Federation Street. Consent was given for this unit 'to be occupied by either a restaurant (Use Class E) or a bar operator (Sui Generis).' No change of use is proposed as part of this application.

The Description of Development for full Planning Permission as written on the Decision Notice is 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."

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The Description of Development for the LBC as written on the Decision Notice is as follows:

“Listed Building Consent for internal and external alterations to the ground and lower ground floor, including new entrances, installation of plant, and associated works and internal fit out of Unit 4”

1 Site Location

The Site is the Grade II listed Hanover Building and E Block, referred to throughout as Hanover. The Site is bounded by Corporation Street to the west, Hanover Street to the north, Federation Street to the east and Balloon Street to the south. Hanover is located within the Shudehill Conservation Area and is surrounded by a number of other Grade II listed buildings within the NOMA historic estate and immediate surrounds.

2 Background

In September 2016, Planning Permission and Listed Building Consent (LPA ref 112136/FO/2016/C1 and LPA ref 112137/LO/2016/C1) were granted for internal and external alterations to the Grade II Listed Hanover Building and E Block, to restore and refurbish the building to accommodate high quality office floorspace (Use Class B1) across floors 1 to 6, retail uses at ground floor and basement (Use Class A1, A2 and A3), or commercial storage space (Class B8) (upper and lower basement).

Subsequently, the Existing Consents were submitted on 15 December 2020 (in relation to the ground and lower ground floor units only. They comprising internal and external alternations to accommodate the full operation and use of ground floor and basement units, and were approved 26 February 2021.

Both the 2016 and 2020 applications have been implemented and are therefore extant. The office levels were fully occupied in 2019, and retail Unit 4 on the ground/ lower ground floor was occupied in 2021.

Given that the prospective tenants were unknown at the time of the 2020 application (other than in relation to Unit 4), the Existing Consent decision notices were issued with conditions allowing for details specific to each retail unit (excluding Unit 4) to be provided at a later date. Subsequently, and in part due to the growing success of NOMA, there has been increased tenant interest in the units. Concerning Unit 3, a high-quality restaurant has been identified which will add significant value to Manchester’s offer and further solidify the wider NOMA Estate’s developing status as a cultural destination to the north of the City Centre.

3 Consultation

The amendments have been presented to Manchester City Council (MCC) as Local Planning Authority during site visits on 12 September and 23 November 2023. In addition, there has been ongoing correspondence via email with the case officer to provide further information and clarification on the proposed amendments.

Through this process, it has already been agreed that the updates are acceptable in principle, and minor in nature, and therefore that all of the changes proposed could be progressed as proposed, through the variation of conditions.

4 Proposed Amendments

These amendments are summarised below and are detailed further in the following sections of this letter:

- Bulkhead Ceiling – installation of dropped bulkhead ceiling to conceal M&E equipment that is required in the location that is proposed to support the unit's operation as a restaurant;
- Fixed Seating – installation of fixed banquette seating;
- Louvres – amendments to the location of external louvres;
- Entrance Ramp – agreement of final details of the entrance ramp to Unit 3; and,
- Drainage – Additional drainage connection points to support operational requirements.

A full pack of drawings and documents is also submitted under the cover of this letter to meet the requirements of pre-occupation conditions attached to the Existing Consents and relevant to Unit 3. Please refer to Appendix A.

5 Bulkhead Ceiling

The principle of mechanical and electrical (M&E) equipment within Unit 3 was established by the CWC Ventilation Strategy, approved under the Existing Consent. This states that the Hanover retail ventilation installations will be to the tenant's fit out, and each retail unit will be provided with a general supply / extract and kitchen supply via louvres within the façade.

To support the operation of Unit 3 as a restaurant, M&E equipment will need to be installed. Please refer to Unit 3 M&E GA Plan (ref. TBR001-A250.02), which is submitted with this application.

As part of the tenant's fit out, it is proposed that a dropped bulkhead ceiling be installed above the kitchen, WC and 'back of house' areas; and over the entrance ramp. This is in keeping with the bulkhead ceiling installed previously in the upper floors of Hanover as part of the office fit out. Similarly, the M&E services in Unit 3 will be concealed behind the ceiling.

The extent of the bulkhead ceiling has been designed specifically to minimise visual impact. The 'back of house' and kitchen areas have been aligned along the internal boundary walls of Unit 3, so that the external windows face into the dining area. This strategy allows for the public area of the space, the dining area, to benefit from fully exposed original ceiling, therefore maximising visibility of the original internal columns, beams, sash windows and brickwork, both within Unit 3 and from street level.

A bulkhead ceiling is also proposed to be installed over the entrance ramp, as air conditioning (A/C) units are required in this location to ensure sufficient A/C is provided to the dining space. Removal of the bulkhead would require a much more intrusive alternative A/C proposal that would obscure a significantly greater area of the ceiling.

The proposed ceiling would be fully reversible at a future date if required and would not cause any permanent damage to the fabric of the building.

The original ceiling grid in the seating area will be further emphasised through installation of new bar suspended light fittings which have been designed to follow the structural grid of the unit.

A pack of drawings demonstrating these proposals have been submitted alongside the application:

- Unit 3 GA Reflected Ceiling Plan Overlay (Ref. TBR001_A250.02)
- Bulkhead Fixing Detail (Ref. 7136-SRA-ZZ-XX-DR-A-SK010)

5.1 Fixed Furniture

It is proposed that fixed banquette seating be installed along the internal walls of Unit 3. This banquette seating is required for both practical and operational reasons.

The banquette seating pushes all loose furniture away from the perimeter of the unit, and therefore reduces the risk of damage to the original glazed bricks on the internal walls from furniture legs and guest use of the space. It is considered that movable furniture, and repeated cleaning, imposes a much higher risk of damage than the proposed fixed furniture which would provide protection of the glazed brick.

Furthermore, the tenant for Unit 3 is a fine dining restaurant operator and therefore the style of seating is proposed to meet the expectation of this experience. The use of loose furniture would not meet these operational requirements.

The seating would be fixed into the floor slab only (please see drawing Ref. 7136-SK-006), and would therefore cause no damage to the existing glazed brick. Due to the proposed fixing method, this installation would be fully reversible. A methodology for cleaning and, where required, replacing and repairing the existing glazed brick has been submitted alongside this application.

5.2 Louvres

The principle of the external louvres in Unit 3 was approved as part of the Existing Consent. Each of the retail units within Hanover is supplied with external louvre provision 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 requirements for louvres.

Louvres have previously been installed to Hanover Unit 4. It is proposed that the louvres to be installed in Unit 3 are the same specification as these, to maintain consistent louvre treatment across the Hanover and Federation Street facades.

A pack of drawings has been prepared by Sheppard Robson demonstrating the proposed louvre relocation and design:

- 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)

5.3 Ramp Finishes

The location and principle of the entrance ramp in Unit 3 was consented as part of the Existing Consents. The ramp will be in the same location as approved; and will be the same length and gradient; however, the finish will be different.

As set out in Section 2.2.1 of the Listed Building Structural Report, as approved under the Existing Consent:

There are three new entrances to be formed on Federation Street. Similar to Hanover, the external levels are lower than the ground floor level. Unlike Hanover, the level change is small and so internally it can be overcome with an internal ramp in two locations and the other location is virtually level and so requires no structural works. Where the two ramps are being provided the floor ground floor needs to be lowered locally to the external ground level.

The ramps have been positioned and orientated so that they fit between the existing steel beams to minimise the area of modification and to prevent major structural alterations or the addition of extra structural members. The structural works are to remove one bay of the ground floor slab between the existing beams and replace this with a new concrete floor at a lower level, supported off the existing beams. A detail of this along with a suggested method statement can be found in the appendices of this report.

These works to remove existing floor and replace with new composite meta deck floor have been undertaken previously, concurrently with these works being undertaken for Unit 4.

As detailed in the attached methodology, it is proposed that the former void now be infilled, and the ramp built up in timber through installation of 6 frames fixed at 600mm centres. A self-levelling screed will be poured to align with FFL at the entrance (please refer to drawing Ref. 7136-SRA-ZZ-XX-DR-A-24603, submitted alongside this application).

The floor finish is set out in the detail drawing and floor finishes drawing prepared by Blacksheep (Ref. TBR001_A801 and TBR001_A240), both submitted alongside this application.

This amendment has previously been agreed in principle with MCC via an Exchange of Correspondence with email confirmation received 30 November 2023.

5.4 Drainage

The principle of the drainage system in Unit 3 was consented as part of the Existing Consent. The units within Hanover had basic connection pop ups provided to allow for future tenants connections, as no tenant information was available.

Now that the tenant's specific requirements for Unit 3 are available, it has been identified that the kitchen and drainage requirements for the Unit 3 tenant requires additional pop up drainage points to facilitate their fit out. The methodology submitted alongside this application details locations and sizes for the 8 proposed service penetrations in Unit 3. As noted, the locations will ensure existing timber beams within the concrete slab are avoided.

CWC have prepared a pack of drawings which show the proposed drainage layouts required to support the operation of this unit as a restaurant:

- Ground Floor (2996-CWC-XX-00-DR-M-5201 P04);
- Lower Ground (2996-CWC-XX-LG-DR-M-5201 P04) and
- Basement levels (2996-CWC-XX-B1-DR-M-5201 P04)

6 Condition Discharge

For Units 1- 4, Condition 4 (LBC)/ Condition 11(PP) condition was previously discharged under App (Ref. CDN/21/0607/ Ref. No: CDN/21/0606) on 04 October 2021, via submission of the 'NOMA - Hanover Retail Signage Framework. This document is resubmitted as prt of this application.

An application has previously been submitted to discharge Conditions 3 and 5 attached to the Listed Building Consent and Conditions 3, 4 and 13 attached to the Planning Permission. The application was submitted on 04 January 2024 (Ref. CDN/24/0002 and Ref: PP-12708978 respectively). As these applications are concurrent, the condition discharge information is also submitted with this application.

As such, a comprehensive list of all relevant conditions is as follows:

Conditions attached to the Planning Consent:

- **Condition 3 (Details)** – information submitted alongside app ref. xxx resubmitted as part of this submission.
- **Condition 4 (Acoustics)** - information submitted alongside app ref. xxx resubmitted as part of this submission
- **Condition 5 (Plant)** - The approved Acoustic Assessment prepared by Hann Tucker remains valid, as this already considered Unit 3 as F&B use. On this basis, all calculations and estimations are still applicable.
- **Condition 6 (Opening Hours)** – Management Strategy submitted alongside this application. *NB. This was not submitted with the recent condition discharge application Ref: PP-12708978*
- **Condition 7 (Fume Extract)** – details of M&E and Fume Extract submitted alongside this application. *NB. This was not submitted with the recent condition discharge application Ref: PP-12708978*
- **Condition 8 (Management Strategy)** – Management Strategy submitted alongside this application. *NB. This was not submitted with the recent condition discharge application Ref: PP-12708978*
- **Condition 10 (Waste Management)** Curtins have reviewed the Waste Management Strategy is valid, as this already considered Unit 3 as F&B use. On this basis, all calculations and estimations are still applicable.
- **Condition 11 (Signage)** This condition was previously discharged under App (Ref. CDN/21/0607), via submission of the 'NOMA - Hanover Retail Signage Framework. Specifically in relation to Unit 3, the 'Skof Signage Strategy' submitted alongside this application. *NB. This was not submitted with the recent condition discharge application Ref: PP-12708978*

- **Condition 13 (Louvres)** information submitted alongside app ref. xxx resubmitted as part of this submission
- **Condition 15 (Methodologies)** – Methodologies for all proposed works submitted alongside this application. *NB. This was not submitted with the recent condition discharge application Ref: PP-12708978*
- **Condition 16 (Tenant Fit Out Guide)** – Updated Tenant Fit out Guide submitted alongside this application. *NB. This was not submitted with the recent condition discharge application Ref: PP-12708978*

Conditions attached to the Listed Building Consent:

- **Condition 3 (Details)** – information submitted alongside app ref. CDN/24/0002 resubmitted as part of this submission
- **Condition 4 (Signage)** – This condition was previously discharged under App (Ref. CDN/21/0607), via submission of the ‘NOMA - Hanover Retail Signage Framework. Specifically in relation to Unit 3, the ‘Skof Signage Strategy’ submitted alongside this application. *NB. This was not submitted with the recent condition discharge application ref. CDN/24/0002*
- **Condition 5 (Louvres)** – information submitted alongside app ref. CDN/24/0002 resubmitted as part of this submission
- **Condition 7 (Methodologies)** – Methodologies for all proposed works submitted alongside this application. *NB. This was not submitted with the recent condition discharge application ref. CDN/24/0002*
- **Condition 8 (Tenant Fit Out Guide)** – Updated Tenant Fit out Guide submitted alongside this application. *NB. This was not submitted with the recent condition discharge application ref. CDN/24/0002*

7 Summary

The proposed amendments are minor in nature and will support the introduction of a high quality restaurant operation that will add value to Manchester’s offer and support the ongoing regeneration of NOMA.

More broadly, the proposals will support delivery of the retail elements of the Hanover and E-Block refurbishment scheme and act as a further catalyst for investment in the historic estate.

The proposals will support NOMA’s growing reputation as a creative hub and centre for innovation as well as the delivery of a commercial offer, that is complementary to the character of its listed buildings and wider vision for NOMA as a mixed-use neighbourhood.

8 Supporting Documentation

This variation of condition application is accompanied by the following plans and documents:

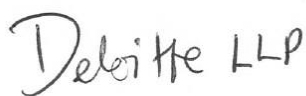
- Acoustic Assessment prepared by ACA acoustics;
- Management Strategy Prepared by Skof
- NOMA - Hanover Retail Signage Framework.
- 'Skof Signage Strategy' prepared by Black Sheep
- Methodology of Works - Hanover Unit 3 Drainage Points by Workman
- Methodology of Works - Hanover Unit 3 Louvres by Workman
- Methodology of Works - Hanover Unit 3 Fixed Furniture by Workman
- Methodology of Works - Hanover Unit 3 Glazed Brick repair by Workman
- Methodology of Works - Hanover Unit 3 Bulkhead Installation by Fileturn
- Methodology of Works - Hanover Unit 3 M&E Installation by The Fellerman Partnership
- Tenant Fit Out guide – Prepared by Workman
- Fume Extraction pack:
 - Skof – M&E Strategy prepared by The Fellerman Partnership
 - Skof – EMAQ Report prepared by Purified Air
 - Specification documents from Manufacturer
 - Unit 3 M&E GA Plan (Ref. TFP-1053-RA-201-GROUND)
- Drawing pack prepared by Sheppard Robson:
 - 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)
- Drawing Pack Prepared by Black Sheep

- 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 (TBR001-A800)
- Unit 3 Entrance Ramp details (Ref. TBR001_A600)
- Drawings Prepared by CWC:
 - Ground Floor Drainage (2996-CWC-XX-00-DR-M-5201 P04);
 - Lower Ground Drainage (2996-CWC-XX-LG-DR-M-5201 P04) and
 - Basement level Drainage (2996-CWC-XX-B1-DR-M-5201 P04)

We trust that you will find this application in order and we look forward to receiving written confirmation of registration.

If you require any further details please contact my colleague Katie Wray (kawray@deloitte.co.uk / 0161 455 6350) or Eithne FitzGerald (eithnefitzgerald@deloitte.co.uk / 0161 455 6963).

Yours sincerely



Deloitte LLP

Appendix 1 - Condition Wording

The table below summarises all the revised drawings and reports submitted as part of this application which supersede the originally approved drawings. We request that the new Decision Notice is revised to reflect these changes.

Proposed Variation of Condition Wording (variation highlighted in red)	Submitted Information and Explanation
<u>Planning permission and LBC Condition 2</u> The development hereby approved shall be carried out in accordance with the following drawings and documents: <i>(please refer to decision notice for full list)</i> As amended by: Full list in adjacent column	The following to be added to the approved document list: Acoustic Assessment prepared by ACA acoustics; Management Strategy Prepared by Skof NOMA - Hanover Retail Signage Framework. ‘Skof Signage Strategy’ prepared by Black Sheep Methodology of Works - Hanover Unit 3 Drainage Points by Workman Methodology of Works - Hanover Unit 3 Louvres by Workman Methodology of Works - Hanover Unit 3 Fixed Furniture by Workman Methodology of Works - Hanover Unit 3 Glazed Brick repair by Workman 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)

Proposed Variation of Condition Wording (variation highlighted in red)	Submitted Information and Explanation
	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 Variation of Condition Wording (variation highlighted in red)	Submitted Information and Explanation
	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) and Basement level Drainage (2996-CWC-XX-B1-DR-M-5201 P04)
<u>Planning and LBC - Condition 3</u> 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.	In line with the requirements of this condition, final details of the subdivision and framing of the louvres within existing window openings to (a) Federation Street, (b) Hanover Street within Unit 3 are shown within the following drawing pack. These drawings were submitted previously as part of the application submitted on 04 January 2024 (Ref. CDN/24/0002 and Ref: PP-12708978), and are re-submitted with this application to ensure consistency. On this basis it is requested that this condition becomes a compliance condition in relation to Unit 3. Once information is available in relation to Units 1 and 2 to meet the requirements of these conditions, this will be submitted via a subsequent condition discharge application. • 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) No other item a)-e) is of relevance to Unit 3.

Proposed Variation of Condition Wording (variation highlighted in red)	Submitted Information and Explanation
<u>Planning Permission - Condition 4</u> The noise insulation scheme set out within shall be completed before each of the approved uses commence. Before the fit out of any Class E restaurants/cafes, Sui Generis drinking establishment or indoor sport/ recreation or fitness use within Units 1 or 2 ~~units 1 to 4~~ hereby approved commences, details of how the unit shall be acoustically insulated and treated to limit the 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 façade 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 unit 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.	In line with the requirements of this condition, report has been prepared by ACA Acoustics in accordance with the requirements of this condition. These drawings were submitted previously as part of the application submitted on 04 January 2024 (Ref: PP-12708978), and are re-submitted with this application. Section 5 of this report confirms that no noise control treatments are required to comply with the condition requirements. However, to ensure that noise emissions to the pavement outside the restaurant it is proposed that duct-mounted attenuators are installed. On this basis it is requested that this condition become a compliance condition in relation to Unit 3. Once information is available in relation to Units 1 and 2 to meet the requirements of these conditions, this will be submitted via a subsequent condition discharge application.

Proposed Variation of Condition Wording (variation highlighted in red)	Submitted Information and Explanation
Prior to occupation any non-compliance shall be suitably mitigated in accordance with an agreed scheme.	
<u>Planning Permission – Condition 5</u> Prior to occupation of each of units 1 and 2 ~~1-4~~ a scheme for the acoustic insulation of any plant or externally mounted ancillary equipment to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.	The approved Acoustic Assessment prepared by Hann Tucker is valid, as this already considered Unit 3 as F&B use. On this basis, all calculations and estimations are still applicable. On this basis it is requested that this condition become a compliance condition in relation to Unit 3. Once information is available in relation to Units 1 and 2 to meet the requirements of these conditions, this will be submitted via a subsequent condition discharge application.
<u>Planning Permission – Condition 6</u> Notwithstanding the details approved within condition 2, prior to use of each of units 1 or 2 commences details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition.	In line with the requirements of this condition, a Management Strategy has been prepared by Skof and is submitted alongside this application, which confirms opening hours for Unit 3. This confirms the opening hours as follows: • Sunday to Monday: Closed • Wednesday: 18:00 – 00:00 • Thursday – Saturday 12:00 – 00:00 On this basis it is requested that this condition become a compliance condition in relation to Unit 3. Once information is available in relation to Units 1 and 2 to meet the requirements of these conditions, this will be submitted via a subsequent condition discharge application.

Proposed Variation of Condition Wording (variation highlighted in red)	Submitted Information and Explanation
<u>Planning Permission - Condition 7</u> Notwithstanding the details approved within condition 2, final details of the method of extraction of any fumes, vapours and odours from each of units 1 and 2 where cooking facilities are required shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.	In line with the requirements of this condition, a pack of information detailing of the method of extraction of any fumes, vapours and odours from Unit 3 has been submitted alongside this application: • Unit 3 M&E GA Plan (Ref. TFP-1053-RA-201-GROUND) • Skof – M&E Strategy prepared by The Fellerman Partnership • Skof – EMAQ Report prepared by Purified Air • Specification documents from Manufacturer On this basis it is requested that this condition become a compliance condition in relation to Unit 3. Once information is available in relation to Units 1 and 2 to meet the requirements of these conditions, this will be submitted via a subsequent condition discharge application.
<u>Planning Permission - Condition 8</u> Notwithstanding the details approved within condition 2, In the event that any of the commercial units (other than Unit 3), as indicated on drawing are occupied as an restaurant (Class E) or Drinking Establishment (Sui Generis) use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. These details are as follows: • Management of patrons and control of any external areas. For the avoidance of doubt this shall include: • *An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers)	In line with the requirements of this condition, a Management Strategy has been prepared by Skof and is submitted alongside this application, which confirms opening hours for Unit 3. This scheme shall be implemented upon first use of the premises and thereafter retained and maintained. On this basis it is requested that this condition become a compliance condition in relation to Unit 3. Once information is available in relation to Units 1 and 2 to meet the requirements of these conditions, this will be submitted via a subsequent condition discharge application.

Proposed Variation of Condition Wording (variation highlighted in red)	Submitted Information and Explanation
*Details of a Dispersal Procedure - Mechanism for ensuring windows and doors remain closed after 9pm The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.	
<u>Planning Permission – Condition 10</u> Units 1 and 2-4 shall not be occupied for any use other than 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 until a scheme for the storage (including segregated waste recycling) and disposal of refuse for each unit has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.	Curtins have reviewed the Waste Management Strategy is valid, as this already considered Unit 3 as F&B use. On this basis, all calculations and estimations are still applicable. On this basis it is requested that this condition become a compliance condition in relation to Unit 3. Once information is available in relation to Units 1 and 2 to meet the requirements of these conditions, this will be submitted via a subsequent condition discharge application.
<u>Planning Permission Condition 11 and LBC Condition 4</u> ~~Prior to occupation of any of~~ Any signage installed within units 1-4 ~~final details of the signage strategy~~ 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 [date];	In line with the requirements of this condition, or Units 1- 4, this condition was previously discharged under App (Ref. CDN/21/0607) on 04 October 2021, via submission of the ‘NOMA - Hanover Retail Signage Framework; Specifically in relation to Unit 3, the ‘Skof Signage Strategy’ has been submitted as a supplementary document, which remains in keeping with this broader strategy, and the Signage installed previously within Unit 4. On this basis it is requested that this condition become a compliance condition.

Proposed Variation of Condition Wording (variation highlighted in red)	Submitted Information and Explanation
<u>Planning Permission Condition 13 and LBC Condition 5</u> 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, 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.	In line with the requirements of this condition, final details of the extent of the louvres within the existing openings on Corporation Street, Hanover Street, Balloon Street and Federation Street are submitted as part of this application. These drawings were submitted previously as part of the application submitted on 04 January 2024 (Ref. CDN/24/0002 and Ref:PP-12708978), and are re-submitted with this application to rationalise the approved drawing packs. On this basis it is requested that this condition become a compliance condition in relation to Unit 3. Once information is available in relation to Units 1 and 2 to meet the requirements of these conditions, this will be submitted via a subsequent condition discharge application. Drawings submitted with this application in relation to this condition are as follows: • 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)
<u>Planning permission Condition 15 a) and LBC Condition 7a)</u> Notwithstanding the details within condition 2 and: • The Hanover House & E Block, NOMA Manchester Conservation Strategy by SLHA December 2020 (units 1-4); • Methodology for the formation of new doorway openings to corner of Corporation / Hanover Street, Hanover Building by Russells dated 21-02-21; and	In line with the requirements of this condition, the following methodologies of relevance to fit out works to be undertaken as part of the fit out of Unit 3 are submitted: • Methodology of Works - Hanover Unit 3 Fixed Furniture by Workman • Methodology of Works - Hanover Unit 3 Glazed Brick repair by Workman • Methodology of Works - Hanover Unit 3 Bulkhead Installation by Fileturn

Proposed Variation of Condition Wording (variation highlighted in red)	Submitted Information and Explanation
- Methodology of Works -Hanover House Openings Rev B by Stone Central (units 1 and 2); - Methodology of Works - Hanover Unit 3 Drainage by Workman - Methodology of Works - Hanover Unit 3 Louvres by Workman - Methodology of Works - Hanover Unit 3 Fixed Furniture by Workman - Methodology of Works - Hanover Unit 3 Glazed Brick repair by Workman - Methodology of Works - Hanover Unit 3 Bulkhead Installation by Fileturn - Methodology of Works - Hanover Unit 3 M&E Installation by The Fellerman Partnership Final details or repair methodology, technique and specifications (including where appropriate specification and method statement) for Unit 1 and 2 ~~each unit~~ 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	Methodology of Works - Hanover Unit 3 M&E Installation by The Fellerman Partnership On this basis it is requested that this condition become a compliance condition in relation to Unit 3. Once information is available in relation to Units 1 and 2 to meet the requirements of these conditions, this will be submitted via a subsequent condition discharge application.
<u>Planning permission Condition 16/ LBC Condition 8</u> Notwithstanding the details in condition 2, prior to occupation of each of the following areas of the building units 1 and 2 ~~and 3~~ 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.	In line with the requirements of this condition, an updated Tenant Fit out Guide, including revised partition types drawing and drainage layout, is submitted. On this basis it is requested that this condition become a compliance condition in relation to Unit 3. Once information is available in relation to Units 1 and 2 to meet the requirements of these conditions, this will be submitted via a subsequent condition discharge application.