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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 – Listed Building Consent Reference: 128891/LO/2020

Please find enclosed an application for the discharge of Condition 3 and 5. attached to Listed Building Consent ref: 128891/LO/2020, approved 26 February 2021. The Applicant is NOMA (GP) Ltd.

The Consent relates to alterations to 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:

"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."

This application is for the partial discharge of Condition 3 and 5, 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)
Condition 3 Notwithstanding the details approve within condition 2 before any works in relation to each of the following items commence the following	The principle of the external louvres in Unit 3 was consented as part of the LBC (Ref. 128891/LO/2020). As part of the consent, each of the 4 retail units within Hanover had external louvre provided to allow for future tenants connections.

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Condition Wording	Submission Document(s)
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..	Louvres have previously been installed to Hanover Unit 4. 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 part f) 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 f) in relation to Unit 3 only.
Condition 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 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	The principle of the external louvres in Unit 3 was consented as part of the LBC (Ref. 128891/LO/2020). As part of the consent, each of the 4 retail units within 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.

Condition Wording	Submission Document(s)
drawings supported by the final details of any M&E requirements.	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 5 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.

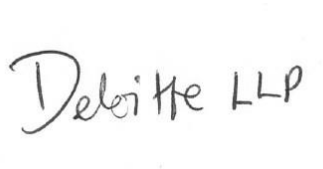
The Planning Portal Reference number for the submitted condition discharge application is PP-12709039.

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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



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