

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

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: Section 19 variation of condition to application reference 127465/LO/2020 to amend wording to and triggers for discharge of condition 2 (Approved Documents) and wording of condition 4 (Materials)

Location: Old Bank Building, Hanover Street, Manchester, M4 4AH

Date of application: 24 August 2023

Application number: 137911/JO/2023

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 to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. Appropriate conditions were attached to the decision to ensure an acceptable development with the agreement of the applicant.

Condition(s) attached to this decision

- 1) The development must be begun not later 21.10.2023

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) Early works as set out within the following:

Construction Management Plan prepared by Bowmer and Kirkland dated 04-07-23
section 3 and as detailed within dwgs:

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 and
Hanover Street Cycle Entrance Cill Removal Detail Ref. 6277-SRA-XX-00-DR-A-32658
P01 all stamped as received on 02-08-23;

and

as amended by 6277-SRA-10-XX-DR-A-20832 REV P01- GENERAL ARRANGEMENT
SOUTH ELEVATION stamped as received on 05-09-23

Old Bank, Manchester, Method Statement / Risk Assessment / Technical Submission,
Stone Removal / Restoration / Reinstallation by Bowman and Kirkland and McCrory
Construction stamped as received on 10-10-23

and

(b) The remaining additional works as shown in

Drawings Title & Drawings No.

Site Location Plan 00800

Site Plan Existing 00801

Site Plan Proposed 00802

General Arrangement Basement Plan - Existing 00809

General Arrangement Ground Floor Plan - Existing 00810

General Arrangement First Floor Plan - Existing 00811

General Arrangement Second Floor Plan - Existing 00812

General Arrangement Third Floor Plan - Existing 00813

General Arrangement Fourth Floor Plan - Existing 00814

General Arrangement Fifth Floor Plan - Existing 00815

General Arrangement Sixth Floor Plan - Existing 00816

General Arrangement Seventh Floor Plan - Existing 00817

General Arrangement Roof Plan - Existing 00818

General Arrangement Ground Mezzanine Floor Plan - Existing 00819

General Arrangement North Elevation - Existing 00820

General Arrangement East Elevation - Existing 00821

General Arrangement South Elevation - Existing 00822

General Arrangement West Elevation - Existing 00823

General Arrangement Return Elevations - Existing 00824

General Arrangement Existing Sectional Elevation A-A 00835

General Arrangement Existing Sectional Elevation B-B 00836

Second Floor Meeting Room Elevations Existing 00840

General Arrangement Basement Plan - Demolition 01809

General Arrangement Ground Floor Plan-Demolition 01810

General Arrangement First Floor Plan- Demolition 01811

General Arrangement Second Floor Plan - Demolition 01812

General Arrangement Third Floor Plan - Demolition 01813

General Arrangement Fourth Floor Plan - Demolition 01814
General Arrangement Fifth Floor Plan- Demolition 01815
General Arrangement Sixth Floor Plan - Demolition 01816
General Arrangement Seventh Floor Plan - Demolition 01817
General Arrangement Roof Plan - Demolition 01818
General Arrangement Ground Mezzanine Floor Plan - Demolition 01819
General Arrangement North Elevation - Demolition 01820
General Arrangement East Elevation - Demolition 01821
General Arrangement South Elevation - Demolition 01822
General Arrangement West Elevation - Demolition 01823
General Arrangement East Return Elevations - Demolition 01824
General Arrangement Demolition Sectional Elevation A-A 01835
General Arrangement Demolition Sectional Elevation B-B 01836
Second Floor Meeting Room Elevations Demolition 01840

General Arrangement Basement Plan- Proposed 20809
General Arrangement Ground Floor Plan- Proposed 20810
General Arrangement First Floor Plan- Proposed 20811
General Arrangement Second Floor Plan - Proposed 20812
General Arrangement Third Floor Plan - Proposed 20813
General Arrangement Fourth Floor Plan - Proposed 20814
General Arrangement Fifth Floor Plan- Proposed 20815
General Arrangement Sixth Floor Plan - Proposed 20816
General Arrangement Seventh Floor Plan - Proposed 20817
General Arrangement Roof Plan - Proposed 20818
General Arrangement Ground Mezzanine Floor Plan - Proposed 20819
General Arrangement North Elevation - Proposed 20820
General Arrangement East Elevation - Proposed 20821
General Arrangement South Elevation - Proposed 20822
General Arrangement West Elevation - Proposed 20823
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Proposed Floor Finishes - Fourth Floor 43814
Proposed Floor Finishes - Fifth Floor 43815
Proposed Floor Finishes - Sixth Floor 43816
Proposed Floor Finishes - Seventh Floor 43817
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stamped as received by the City Council as local planning authority on 15 July 2020.

Planning Statement (June 2020), stamped as received by the City Council as local planning authority on 15 July 2020.

Design and Access Statement (Ref: 6277-SRA-ZZ-ZZ-RP-A-00-001), stamped as received by the City Council as local planning authority on 15 July 2020.

Heritage Statement: Significance & Impact (18 June 2020), stamped as received by the City Council as local planning authority on 15 July 2020.

Waste Management Strategy (Ref: 72380-CUR-00-XX-RP-TP-001 Revision V06), stamped as received by the City Council as local planning authority on 15 July 2020.

Waste Management Proforma, stamped as received by the City Council as local planning authority on 15 July 2020.

Transport Statement (Ref: 71312-CUR-00-XX-RP-TP-001 Revision: V06), stamped as received by the City Council as local planning authority on 15 July 2020.

Interim Travel Plan (Ref: 71312-CUR-00-XX-RP-TP-002 Revision: V07), stamped as received by the City Council as local planning authority on 15 July 2020.

Drawing title & drawing no. disabled parking bay 71312-CUR-00-CC-DR-TP-75001
Revision P03, stamped as received by the City Council as local planning authority on 20 October 2020

Planning Submission Energy Strategy Statement, stamped as received by the City Council as local planning authority on 15 July 2020.

Environmental Standards Statement and BREEAM Pre-Assessment June 2020 (Ref: 2019.028), stamped as received by the City Council as local planning authority on 15 July 2020.

Crime Impact Statement (Ref: 2019/0352/CIS/01), stamped as received by the City Council as local planning authority on 15 July 2020.

Noise Impact Assessment Report (26428/NIA1), stamped as received by the City Council as local planning authority on 15 July 2020.

Construction Phase Plan 2020 Issue No. 03, stamped as received by the City Council as local planning authority stamped as received by the City Council as local planning authority on 15 July 2020.

Ventilation Strategy and M&E strategy, stamped as received by the City Council as local planning authority on 15 July 2020.

Structural Report (Ref: 071312-CUR-00-XX-RP-S-002), stamped as received by the City Council as local planning authority on 15 July 2020.

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.

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.

Archaeological Desk-based Assessment (Report No: SA/2019/19), stamped as received by the City Council as local planning authority on 15 July 2020.

Bat Survey Report, stamped as received by the City Council as local planning authority on 15 July 2020.

Operational Management Strategy, stamped as received by the City Council as local planning authority on 15 July 2020.

Material Tracker (6277 Old Bank_NOMA) Rev H, stamped as received by the City Council as local planning authority on 13-10-23

Local Labour Construction, stamped as received by the City Council as local planning authority on 15 July 2020.

Conservation Strategy Documents including; War memorial and hall of memory
Stair cores; Historic external elevations; Internals: ceilings, floors, walls and doors;
Banking Hall and ancillary rooms; Safe and strongroom doors, stamped as received by the City Council as local planning authority on 15 July 2020.

Window Schedule Analysis (Doc No: 6277-31-902), stamped as received by the City Council as local planning authority on 15 July 2020.

Appendix C - Accessible User Access, stamped as received by the City Council as local planning authority on 29 October 2019.

Level 2 Historic Building Record, stamped as received by the City Council as local planning authority on 15 July 2020.

Scaffold Design Review (3rd June 2020), stamped as received by the City Council as local planning authority on 15 July 2020.

Financial Viability Report, stamped as received by the City Council as local planning authority on 15 July 2020.

Agent correspondence (from Eithne FitzGerald), stamped as received by the City Council as local planning authority on 20 October 2020

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EC1, EN1, EN4, EN5, EN6, EN7, EN15, EN19, T1, T2 and DM1 of the City of Manchester Core Strategy and policies DC10 and DC26 of the Unitary Development Plan for the City of Manchester.

3) a) Notwithstanding the approved plans and documents as specified in condition 2, the external scaffold works necessary to carry out the development shall be carried out in accordance with the following submitted documents:

Scaffold Design Review (3rd June 2020), stamped as received by the City Council as local planning authority on 15 July 2020.

b) Any and all fixings or other physical harm to the exterior of the building, as caused by the erection of scaffolding, shall be immediately and fully remediated following the removal of the external scaffold to the standard of achieving an 'invisible' repair.

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) Notwithstanding the approved plans and documents as specified in condition 2, final details of the materials as specified in the Material Tracker (6277 Old Bank_NOMA) Rev H stamped as received by the City Council as local planning authority on 13-10-23 shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme set out in that materials list and prior to works relating to those items commencing on site. A full sized sample panel, as specified in agent correspondence (from Eithne FitzGerald), stamped as received by the City Council as local planning authority on 20 October 2020, shall be produced on site and inspected by the City Council as local planning authority for approval in writing prior to the full implementation of the external façade of the new extension hereby permitted.

Reason - In the interests of visual amenity and the character of the heritage asset pursuant to City of Manchester Core Strategy policies DM1 (Development Management), EN3 (Heritage), EN1 (Design Principles and Strategic Character Areas), CC9 (Design and Heritage) and SP1 (Spatial Principles) of the Adopted Core Strategy for the City of Manchester (2012), and saved policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for Manchester (1995), and the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

5) Notwithstanding conditions 4, 6 and 7, the works proposed shall be carried out in accordance with the following agreed specifications and methodologies contained within the submitted Conservation Strategy Documents(s); War memorial; Stair cores; Internals: ceilings, floors, walls and doors; Historic External Elevations; and Banking

Hall and ancillary rooms; Safe and Strongroom doors stamped as received by the City Council as local planning authority on 15 July 2020.

Reason - In the interests of preserving and enhancing the significance of the heritage asset pursuant to City of Manchester Core Strategy policies DM1 (Development Management), EN3 (Heritage), EN1 (Design Principles and Strategic Character Areas), CC9 (Design and Heritage) and SP1 (Spatial Principles) of the Adopted Core Strategy for the City of Manchester, and saved policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for Manchester (1995), and the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

6) a) Notwithstanding the approved plans and documents, no external paving lights shall be demolished, as shown on drawing title & drawing no. General Arrangement Ground Floor Plan-Demolition 01810, stamped as received by the City Council as local planning authority on 15 July 2020, until a scheme of investigation for the retention of the pavement lights has been submitted to and approved in writing by the City Council as local planning authority.

The scheme shall propose the fire safety testing of 1no. pavement light, which shall be permitted to be demolished in a controlled manner, for the purpose of fire safety testing.

b) The results of the controlled demolition of 1no. pavement light shall be submitted to and approved in writing by the City Council. Should the results of the scheme of investigations confirm that the existing pavement lights meet Fire Regulations, no other pavement lights, as clearly indicated on drawing title & drawing no. General Arrangement Ground Floor Plan-Demolition 01810, stamped as received by the City Council as local planning authority on 15 July 2020, shall be demolished.

Should the scheme of investigation prove that the existing pavement lights are not fit for fire safety Regulations, said pavement lights are permitted to be demolished in accordance with the above referenced drawings and relevant approved specifications and methodologies for replacement.

Reason - In the interests of preserving and enhancing the significance of the heritage asset pursuant to City of Manchester Core Strategy policies DM1 (Development Management), EN3 (Heritage), EN1 (Design Principles and Strategic Character Areas), CC9 (Design and Heritage) and SP1 (Spatial Principles) of the Adopted Core Strategy for the City of Manchester, and saved policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for Manchester (1995), and the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

7) Notwithstanding the approved plans and documents, no internal demolition shall take place until a scheme of further investigations regarding the possible retention of the existing counter, shown on drawing title & drawing no. General Arrangement Ground Floor Plan-Demolition 01810, stamped as received by the City Council as local planning authority on 15 July 2020, located within grid reference B-C 13-14, has been assessed further, with the intention to repurpose the fabric within the ground floor layout in an appropriate manner to be agreed as part of the investigations.

The scheme of further investigations shall be submitted to and approved in writing by the City Council as local planning authority, prior to any internal demolition works and the details of how the fabric would be repurposed, if possible in this instance, including

specifications and methodology shall be included within the investigations details. The development shall then thereby be carried out in accordance with any subsequently approved details relevant to this condition.

Reason - In the interests of preserving and enhancing the significance of the heritage asset pursuant to City of Manchester Core Strategy policies DM1 (Development Management), EN3 (Heritage), EN1 (Design Principles and Strategic Character Areas), CC9 (Design and Heritage) and SP1 (Spatial Principles) of the Adopted Core Strategy for the City of Manchester, and saved policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for Manchester (1995), and the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

8) Notwithstanding the approved plans and documents as specified in condition 2, prior to any internal physical building works to the ground floor commercial units labelled as A and B (excluding demolition), as indicated on drawing title & drawing no. Proposed Floor Finishes - Ground Floor 43810, stamped as received by the City Council as local planning authority on 15 July 2020, final tenant fit out details shall be submitted to and approved in writing by the City Council as local planning authority.

For the avoidance of doubt these details should include detailed drawings, specifications and methodologies for the final fit out proposals including M&E and other necessary physical additions or physical finishes, per unit(s).

Reason - In the interests of preserving and enhancing the significance of the heritage asset pursuant to City of Manchester Core Strategy policies DM1 (Development Management), EN3 (Heritage), EN1 (Design Principles and Strategic Character Areas), CC9 (Design and Heritage) and SP1 (Spatial Principles) of the Adopted Core Strategy for the City of Manchester, and saved policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for Manchester (1995), and the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

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: 13 October 2023

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.