

27 April 2022

FAO Angela Leckie
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Angela,

New Century Hall

Discharge of Condition Application for Condition 5 on LPA Ref: 132275/JO/2021

Please find enclosed an application for the discharge of Condition 5 attached to Ref. 132275/JO/2021 which is pursuant to the original Planning Permission 124349/LO/2019 granted 19 November 2019. This Permission relates to the Grade II Listed New Century Hall. The Applicant is NOMA (GP) Ltd.

The original Listed Building Consent relates to the refurbishment of the Grade II Listed building, including the change of use to allow the delivery of a mixed-use scheme comprising of a food and drink offer; creative school; flexible events and conference facilities; and a music and performance space; together with new public realm and cycle parking.

In October 2021 a Section 73 (130703/JO/2021) and a Section 19 application (130704/JO/2021) were submitted to rationalise design changes arising from the construction period, as well as for the stabilisation works to the curtain walling. These were approved 5 November 2021. A second Section 73 (132281/JO/2021) and Section 19 application (132275/JO/2021) were submitted to account for a number of detailed design elements required as part of the tenant fit out that needed to be resolved prior to occupation of the building. These were approved 21 January 2022.

The main works to the building have now been completed by NOMA (GP) Ltd. as developer, and the building has now been handed over to One Plus Four Ltd. as tenant of the building. In advance of One Plus Four occupying New Century Hall they are looking to discharge the remaining fit out / pre-occupation conditions.

1 Description of Development

For clarity, the description of development for proposals as written on the original Decision Notice is as follows:

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“Listed Building Consent for internal and external works associated with change of use from B1 (Offices), D1 (Non-Residential Institution) and D2 (Assembly and Leisure) use to mixed Sui Generis Use comprising A3 (restaurant and cafe), A4 (drinking establishment) (Ground floor), D1 non-residential (creative school) (basement) and D1 (flexible events and conference facilities) / D2 (music/performance space) (1st floor) and other ancillary uses and associated external alterations related to the reuse and refurbishment of the building including, creation of new openings to Sadler's Yard elevations; creation of new public realm (including a pedestrian connection between Sadler's Yard and Miller Street) installation of external plant and construction of a concrete screen along Miller Street.”

This is to be read alongside the most recent Section 19 (Ref. 132275/JO/2021) application description of development:

“S19 application to vary condition 2 (Approved Dwgs and Documents) and 3 (Materials) attached to app ref no 124349/LO/2019 as amended by 130704 (amendments to installation of sound system including position, change of dumb waiter location, additional back of house mezzanine level and amendments to plant routes and openings)”

Table 1: Condition 5 Submission Documents

Condition Wording	Submission Document(s)
Condition 5 Notwithstanding the drawings approved in condition 2, prior to the commencement of works relating to the tenant fit for each of the following: (a) Bar within the 1st floor Venue; (b) Bars and any partitions within the ground floor; and (c) Location of partitions within the basement space.	In order to provide the details requested by Condition 5, the Applicant has prepared a Tenant Fit Out Pack. This pack comprises of detailed drawings illustrating the internal tenant fit out of the bar within the first floor venue, ground floor and partitions within the basement space, and comprises the following: • 1st Floor Bar Elevation and Detail Drawing (2652_71_500 – 1 St Floor Bar_Rev C) • 1st Floor Bar CGI Visual • GF Bar Plan Revised – New DJ Booth Layout This also includes an updated Materials Tracker (Rev H) that provides full details of the specification of materials being used as part of this detailed design. This information is therefore sufficient to fully discharge Condition 5.

2 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,
- Materials Tracker (Rev H) prepared by JSJ UK
- Drawing Pack prepared by JSJ UK:
 - 1st Floor Bar Elevation and Detail Drawing (2652_71_500 – 1 St Floor Bar_Rev C)

- 1st Floor Bar CGI Visual
- GF Bar Plan Revised – New DJ Booth Layout

The Planning Portal Reference number for the submitted condition discharge application is PP-11197550.

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 Frances Hampson (fhampson@deloitte.co.uk / 0161 455 6766) or Eithne FitzGerald (+44 161 455 6963 / eithnefitzgerald@deloitte.co.uk).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'J Cooper', with a horizontal line drawn through the middle of the signature.

John Cooper
Deloitte LLP