

28 January 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 Conditions 4, 8, 16 on LPA Ref: 132281/JO/2021

Please find enclosed an application for the discharge of Conditions 4, 5, 16 and 20 attached to Ref. 132281/JO/2021 which is pursuant to the original Planning Permission 124348/FO/2019 granted 19th November 2019. This Permission relates to the Grade II Listed New Century Hall. The applicant is NOMA (GP) Ltd.

The original Planning Permission 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 and a Section 19 application 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 on Friday 5th November 2021. A second Section 73 and Section 19 application were submitted to account for a number of detailed design elements that needed to be resolved to prior to occupation of the building. These were approved on Friday 21st January 2022.

Description of Development

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

“Change of use from B1 (Offices), D1 (Non-Residential Institution) and D2 (Assembly and Leisure) use to mixed 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) (Sui Generis) 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 73 (Ref. 132281/JO/2021) application description of development:

“S73 application to vary condition 2 (Approved Dwgs and Documents), 4 (Materials) and amend condition 11 (Acoustic Insulation -due to single tenancy) attached to app ref no 124348/FO/2019 as amended by 130703 (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: Conditions 4, 8, 16 and 20 Submission Documents

Condition Wording	Submission Document(s)
<u>Condition 4</u> Final details of the materials as detailed in the Materials List Rev E Materials Tracker Rev F dated 03-06-21 stamped as received by the City Council as local planning authority on 30 October 2019 shall be submitted 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.	An updated Material Tracker (Rev H), dated 13/01/22 has been prepared by One Plus Four and Sheppard Robson and is submitted as part of this application. This tracker makes note of all material samples the council have seen to date relating to the construction stage material requirements, and notes the tenant fit-out materials to be presented to MCC prior to fit-out works starting. This information is submitted to partially discharge Condition 4.
<u>Condition 8</u> In relation to the ground floor unit in New Century Hall the following details shall be submitted and agreed in writing before first occupation of the unit: a) a signage strategy; b) a layout and design strategy for any outside furniture and associated fixtures and fittings (in consultation with Highways) ;and c) a management strategy for the external areas including hours of operation and how this would be managed to prevent any crime and disorder issues	A Signage Strategy has been prepared by One Plus Four and is submitted as part of this submission. This is in line with the approved Tenant Fit out Strategy, and covers all external and internal signage required for operation of New Century Hall. This information is submitted to partially discharge Condition 8 in relation to part a).
<u>Condition 16</u> The Construction Phase of the development shall comply with the following: NCH Local Labour Agreement by Russels stamped as received 31-07-19 The 'interim reporting frequency to be agreed with the Work & Skills Team' within one month of the construction work commencing and 2 months after construction work	A Local Benefit report which details an overall account of the approach to and outcomes of local labour recruitment over the course of the full construction period has been prepared by Russell's, and is submitted with this application. This information is submitted to discharge Condition 16 in full.

being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to the following: - the measures proposed to recruit local people including apprenticeships - mechanisms for the implementation and delivery of the Local Benefit Proposal shall be submitted for approval in writing by the City Council as Local Planning Authority.	
<u>Condition 20</u> Prior to the first uses hereby approved commencing, a scheme of highway works and details of footpaths reinstatement shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include the following: New layby is proposed off Miller Street to the north of New Century Hall, which would serve as a delivery bay/refuse collection point as well as a coach drop-off bay and it is proposed that this is operated as a dual use bay for coach parking and loading. In particular details of its size (length and width as well as remaining footway width) in addition to its position on Miller Street relative to existing highway infrastructure (signalised pedestrian crossings, adjacent junctions and street furniture etc.) is required The approved scheme shall be implemented and be in place prior to the first occupation of the uses hereby approved commencing.	A full drawing pack detailing the proposed layby has been prepared by Curtins and submitted with this application, comprising: - GA & Site Clearance (066053-CUR-00-XX-DR-C-95001-C02) - Pavement Layout (066053-CUR-00-XX-DR-C-95002-C02) - Kerb & Construction Details (066053-CUR-00-XX-DR-C-95003-C03) - Traffic Signs and Road Markings (066053-CUR-00-XX-DR-C-95004-C02) This is supported by a preliminary/detailed design Stage 1/2 Road Safety Audit (RSA) carried out on the proposed highway work, comprising: - Provision of a layby on Miller Street outside NOMA NC Hall; - Realignment of the footway adjacent to the proposed layby; and - Associated traffic sign/road marking amendments. The recommendation provided within the RSA proposes that waiting restrictions within the layby should be amended to ensure unauthorised parking does not take place, and appropriate traffic sign(s) should be included within the proposals. A 'Designers Response' (066053-CUR-00-XX-RP-001-V01) has been prepared by Curtins covering this item, and is submitted with this application. This information is submitted to discharge Condition 20 in full.

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 fee of £116.00 + £25 has been paid online.

The Planning Portal Reference number for the submitted condition discharge application is PP-10579785.

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', is shown on a light blue background.

John Cooper
Deloitte LLP