

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132275/JO/2021 and 132281/JO/2021

Date registered valid: 10 June 2021

Proposal: 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).

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)

Address: New Century Hall , Mayes Street, Manchester, M60 4ES

Ward(s): Piccadilly Ward

Applicant: NOMA (GP) Ltd C/o Agent

Agent (if any): Ms Katie Wray Deloitte LLP The Hanover Building, Corporation Street, Manchester, M4 4AH

Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21-01-21

Description of site/building

Listed building: Grade II

Conservation area: N/A

Tree Preservation Order: N/A

The application relates to a building known as New Century Hall a Grade II listed and formed part of the Co-Operative Society's historic built estate within NOMA. The building is located

adjacent to the Shudehill Conservation Area and is in close proximity to other listed structures including Hanover & E Block (Grade II), Old Bank (Grade II), Redfern Building (Grade II), New Century Hall (Grade II), Dantzic (Grade II), CIS Tower (Grade II) and Holyoake House (Grade 2).

The 'Site' is bounded by Dantzic Street to the east, Sadler's Yard to the south, and is adjoined by a link bridge to the Grade II listed New Century House to the west. New Century Hall is not located within a designated Conservation Area; however, it is located in close proximity to the boundary of the Shudehill Conservation Area.

The building comprises three principal floors of accommodation: a double-height first-floor concert hall, ground floor, and basement; and an upper mezzanine levels of accommodation serving the hall including the projector room and dressing rooms.

New Century Hall and House was completed in 1962. The building was designed by the CWS architecture department headed by G. S. Hay with the architectural firm of John Burnet, Tait and Partners and purposed as a music venue and conferencing suite for The Co-operative Group the capacity with 1,000 people.

The interior of the hall was decorated by CWS's in-house Design Unit and by Jonathan Green Associates. Figurative sculpture panels within the 2nd floors and basement are by Stephen Sykes.

The bridge-link was an original feature of the grade-II listed building which provided an entrance at both ground level and first-floor level between New Century House and its ancillary and attached conference hall (New century Hall).

Historically New Century Hall was one of Manchester's iconic music venues which was utilised by the Co-operative movement for at least five decades. The building became vacant following the move by the Co-operative Group to new headquarters 1 Angel Square in 2013.

In June 2014, Planning Permission and Listed Building Consent was granted for the Grade II listed New Century House and Hall, for internal and external alterations to create a new pedestrian link between the proposed new public square (subsequently Sadler's Yard) and Miller Street, and change of use of the ground floor of the building to Class A1/ Class A3 Use (Restaurant and Café) and associated installation of shop fronts (Planning application ref no's: 105516/LO/2014/C1).

The above consents have now been partially implemented and are therefore extant in perpetuity, following a material start on the creation of the pedestrian link as agreed with Manchester City Council (MCC) on 1 June 2017

Background

Application ref no 124348/FO/2019 and 124349/LO/2019 were approved in 2019 for planning and listed building consent associated with a 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.

The consents are now being implemented. A S19 and S72 application (app ref no's 130703/JO/2021 and 130704/JO/2021) have subsequently been approved as follows:

S73 application to vary conditions 2 (Approved Dwgs (amendments to include stabilisation to curtain walling and changes to details of dance floor within Concert Hall)), 4 (Materials), 21 (Details of Sprinkler System) and C23 (Final Details of Landscaping) attached to application ref no 124348/FO/2019;

S19 application to vary conditions 2 (Approved Dwgs (amendments to include stabilisation to curtain walling and changes to details of dance floor within Concert Hall)), 3 (Materials) and 4 (Details of Sprinkler System) attached to application ref no 124349/LO/2019

Description of area

The Proposal is one of the key projects forming part of a wider regeneration strategy known as NOMA. The emergence of NOMA was driven by The Co-operative Group seeking new landmark headquarters within Manchester. After an extensive site search, a £100M investment was made by the Group for the development of 1 Angel Square on Miller Street. This formed the catalyst for the establishment of NOMA as a regeneration area, as new uses were sought for their historic vacated estate, including Redfern Building, and surrounding land. In 2014, Hermes Investment Management partnered the Co-operative Group in the NOMA joint venture, and in 2018, Hermes acquired the Co-operative Group's interest in the NOMA sites and buildings, and appointed MEPC as development manager.

NOMA comprises large areas of cleared sites and the historic Co-operative Group estate of nine office buildings and former warehouses, eight of which are Grade II listed. The Co-operative Group's move to 1 Angel Square in 2013, left the remaining listed buildings vacant for a number of years. The reuse and repurposing of the historic estate is integral to the regeneration strategy for NOMA and is critical to creating a strong sense of place.

NOMA is underpinned by a Strategic Regeneration Framework and Masterplan originally endorsed by Manchester City Council in 2009, updated in 2010, 2013 and most recently in September 2015. These documents set out a commitment to create a commercially-led, mixed-use destination at the northern gateway to the city centre, covering an area of approximately 20 acres.

The NOMA area is bounded to the west by Corporation Street, to the north by Angel Street, to the east by Rochdale Road and by the Metrolink line from Victoria Station and the Shudehill Interchange to the south. Dantzic Street crosses the site north/ south while Miller Street (which forms part of the Inner Relief Route) runs east/ west through the site.

NOMA will deliver almost 400,000 sq. m of mixed-use development, to add to the existing quality of the Manchester offer and reinvigorate a previously underused district. It will help to transform the northern quadrant of Manchester City Centre and is a key part of the continuing evolution and growth of the City. To date, substantial phases of work have been completed, including significant public realm improvements, and the introduction of the successful Sadler's Yard public square, road network enhancements and ongoing refurbishment of five buildings within the historic estate to facilitate its reuse, with more planned.

It is intended that NOMA will respond positively to the emerging innovation district now growing around Sadler's Yard and accommodate a wide range of requirements in this sector from small enterprise start-ups to fully fledged Grade A offices for mature high-value businesses.

New Century Hall will be the seventh major historic building within NOMA to undergo refurbishment, following works to City Buildings, Hanover Building, E-Block, Federation Building Dantzic Building and Redfern Building. The condition of this vacant building is such that its optimal use is currently limited. This Proposal seeks to unlock the hidden potential of the building, helping to further activate and revitalise NOMA, through the mixed uses and delivery of an expanded retail and leisure offer. The refurbishment of New Century Hall will provide mixed uses whilst restoring its original use as a music venue and helping to meet an identified demand in the market for a niche educational offering in the form of a creative college.

Active uses in the area are of critical importance to ensuring the long-term success of the NOMA regeneration. The reinvigoration and redevelopment of Sadler's Yard has brought people to NOMA. The pub on Sadler's Yard - Pilcrow - opened in September 2016, and has had significant success generating revenue whilst attracting a significant number of visitors from the local neighbourhood and beyond. The Pilcrow has been integral to attracting people to NOMA and animating Sadler's Yard. It has supported a wide range of key events and activities including music and wider city centre festivals and is a positive contributor to the local city centre economy.

A range of temporary events, exhibitions and markets, have been hosted in Sadler's Yard and the adjacent buildings, including Manchester International Festival events and Project Oubliette (a temporary interactive educational space with a series of mathematical challenges), which further establish its status as a destination in the City Centre

With the redevelopment of the listed buildings there is a clear demand for new amenity and ancillary uses to accommodate the growing working and residential population, along with creating a night time economy at NOMA which currently doesn't exist with exception to Pilcrow.

With the creation of Sadler's Yard, the levels have been altered on the Mayes Street frontage of New Century Hall to such an extent as to reveal the entire ground floor; this is now at street. This will allow for a direct connection from the pedestrianised spaces into the building.

The Site is surrounded by a mix of city centre uses, including the office-led, mixed-use development within the wider NOMA estate, residential apartments, public realm and landscaping at Sadler's Yard, 1 Angel Square and Angel Meadow. It is also in close proximity to two major public transport modes, Manchester Victoria Station to the south west and Shudehill Interchange to the south east. There are a number of temporary surface car parks in the area, which are future development plots within the NOMA Masterplan

Description of development

Minor material amendments are proposed to the approved scheme. The proposed amendments are the result of a detailed technical review

These applications seek amendments to Conditions 3 (Materials) and 11 (Acoustic Insulation) on the decision notice, alongside an updated drawings to be added to the approved documents list (Condition 2).

The amendments are summarised below:

- Acoustic Attenuation – amendment to the planning conditions to reflect the occupation of the building by a single tenant
- Additional Back of House Room at Mezzanine Level – to divide one of the rooms to form two rooms, including installing a new door, and adjustments to the bathroom facilities.
- Dumbwaiter location – it is proposed to move the dumbwaiter slightly in order to better accommodate the final intended use and improve circulation space within the kitchen facilities.
- Public Address System Position – install fixings in lieu of the originally proposed steel supports to enable the lighting and the sound system to be installed within music venue. This will be essential in creating the optimum noise environment for students learning the craft of music production and sound engineering.
- Plant routes and openings – moving the routes and therefore openings into the fabric further into the plant room for ventilation reasons, with associated changes in ventilation routes from the basement to ground floor

The amendments to the materials tracker are to capture updates to now signed off materials.

Consultations & Notification Responses

Publicity - The occupiers of adjacent premises were notified about the application and the application were advertised in the local press and site notices placed adjacent to the site as follows:

132275/JO/2021 - Affecting a Listed Building

132281/JO/2021- Affecting the setting of a Conservation Area and a Public Interest Development.

Manchester Conservation Areas and Historic Buildings Panel : Do not need to be consulted

The Head of Neighbourhood Services (Highway Services) – No comments received.

Head of Regulatory and Enforcement Services (Environmental Health)- Have objected to the amendment of the acoustic condition (11) as this relates to noise outbreak from the premises as a single approved planning unit and not to transfer of noise between the different component uses.

Historic England – Have confirmed that on the basis of the information available to date, that we did not need to notify or consult us on this application under the relevant statutory provisions.

GMAAS – No comments received

GMEU –No comments received

GMP (Design for Security) - No comments received.

Tree Officer – No comments received

Metrolink – No objections

Issues

National Planning Policy Framework – The following Policies are of relevance to this application:

Section 12 Requiring Good Design - which seeks the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes and aims to ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 16 Conserving and enhancing the historic environment – which states that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

And that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to sustainable harm, total loss or less than substantial harm to its significance.

Core Strategy - The following policies are considered to be most relevant to the proposed development:

Policy SP1 (Spatial Principles),- which guides the strategic development of Manchester identifying the Regional Centre as the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. It states that all development within the City Centre regeneration area should have regard to the character and issues as identified in the Manchester City Centre Strategic Plan and outlines the following core development principles:

Development should:-

Make a positive contribution to neighbourhoods of choice including:-

- creating well designed places that enhance or create character;
- making a positive contribution to the health, safety and wellbeing of residents;
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
- protect and enhance the built and natural environment;
- minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- Improve access to jobs, services, education and open space by being located to reduce the need to travel; and
- provide good access to sustainable transport provision.

Policy CC9 (Design and Heritage) - which states that the design of new buildings will need to be of the highest standard in terms of appearance and

function and seeks to preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

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Policy EN 3 Heritage – which states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

Policy DM1 (Development Management) – Which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

which says that in determining applications consideration should be given to amongst others, the effects on amenity, including privacy light, noise.

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage. Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

And that for new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings.

The Unitary Development Plan for Manchester – Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

DC19.1 (Listed Buildings) - which seeks to preserve and enhance the settings of listed buildings by appropriate control over new developments within their vicinity.

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and in the case of the proposed demolition, to section 12 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of “sustainable development” (NPPF Paragraph 7). In order to meet this key planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

Section 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Section 194 stated that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶³.

Section 195 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse

consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Section 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Section 197 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Section 198 states that local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Amendment of condition 11: The applicant had accepted that the condition relates to noise outbreak from the premises as a single approved planning unit and not to transfer of noise between the different component uses and that the condition cannot be removed.

Condition 4 update : The amendments to the materials tracker are to capture updates to now signed off materials which have been agreed on an ongoing basis as per the original permission.

Design Issues and impact on the Character and Fabric of the Listed Building and Conservation Area –

The proposed variation of conditions reflects the further detailed technical design work that has been undertaken since the initial application to ensure the proposals secure the long-term success of this historic building and are delivered to the highest standard and will facilitate the Hall being suited to use by the creative school and as a high quality venue.

Public Address (PA) System Position

It is noted that following a site visit with officers to review the location and impact of the proposed main speakers in terms of their impact on views of the murals to either side of the stage, that further consultations have taken place with the acoustic consultant and sound designers. Consequently the impact has been further reduced by repositioning them slightly to the left and right of the murals. It is noted that while this does slightly compromise the quality of the sound provision in the hall (which is important from the perspective of the educational experience this will provide for students of the College), this is a compromise which is considered to be a suitably balanced approach to ensure that the proposals do not affect the visibility of the murals. It is also noted that a detailed methodology on the fixing of the PAs will be submitted to MCC during determination to ensure they are installed in an appropriate and sensitive manner. Given the above on balance it is considered that the proposed location of the

speakers has been minimised whilst allowing the practical reuse of the heritage asset for the approved purpose. It is also noted that any less than substantial harm is reversible.

Additional dressing room

The installation of additional removable partitions in the affected area would not adversely impact on any features of architectural or historic merit.

Ventilation openings

The tenant has undertaken a review of the air conditioning and ventilation requirements of the building and this has identified a need to moving the routes and therefore openings into the fabric further into the plant room for ventilation reasons, with associated changes in ventilation routes from the basement to ground floor. It is noted that the proposed openings through the slab are essential to ensure that the basement area can be provided with the required levels of ventilation to operate as a College and separate kitchen area. The louvre would be positioned so this is screened from road level by the perimeter wall to the plant compound. Service penetration for the ventilation has been positioned within the zones highlighted within the Tenant Fit Out Guide for allowable positions for service openings. It is considered that on balance the changes have been made in a way which limits any additional impact on the character and fabric of the listed building.

Relocation of Dumb Waiter

The slight relocation of the dumbwaiter and associated slab demolition would not impact on any of the waffle slab within the basement ceiling or impact on the size of the slab demolition just the location. It is considered on this basis that the overall level of harm is unchanged and is acceptable.

The proposals represent minor material amendments to the approved scheme in terms of building. The harm would be less than substantial and outweighed by the public benefits which in addition to those from the previous approval include allowing for the approved proposals to be implemented in a safe and architecturally acceptable manner in line with S196 of the NPPF.

In the context of the NPPF and S66 of the Act, it is considered that the scheme strikes the right balance between the impact of the changes on the significance of the building, and the public benefits and where there is harm, this would be less than substantial. It is considered for the reasons outlined above that the overall approach of the minor material amendments would, subject to a further condition relating to matters of detail, have an acceptable impact on the character and historic fabric of the listed building.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving the setting of the listed buildings and conservation areas as required by virtue of S66 and S72 of the Listed Buildings Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 193 and 196 of the NPPF and that in view of the above it is considered that the proposed development would on balance be consistent with the development would be consistent with sections 12 and 16 of the National Planning Policy Framework policies SP1, DM1, EN3 and CC9 and of the Core Strategy and saved UDP policies and 19.1

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have

made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: 132275/JO/2021 APPROVE and 132281/JO/2021 APPROVE

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

132275/JO/2021

1) The development must be begun not later than 19th November 2022

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) The location plan referenced Site Location Plans NCHA SRA ZZ SI DR A 00802 Rev PO2, 00800 Rev P01 and 00801 Rev P01 stamped as received on 24-10-19;

(b) SRA ZZ B2 DR A 01808 PO2, SRA ZZ B1 DR A 01809 PO2, SRA ZZ 00 DR A 01810 PO2, SRA ZZ 01 DR A 01811 PO2, SRA ZZ 02 DR A 01812 PO2, SRA ZZ 03 DR A 01813 PO2, SRA ZZ B2 DR A 01818 PO2, SRA ZZ B1 DR A 01819 PO2, SRA ZZ 00 DR A 01820 PO2, SRA ZZ 01 DR A 01821 PO2, SRA ZZ 02 DR A 01822 PO2, SRA ZZ XX DR A 01825 PO2, SRA ZZ XX DR A 01826 PO3, SRA ZZ XX DR A 01827 PO2, SRA ZZ XX DR A 01829 PO2, SRA ZZ XX DR A 01835 PO2 and SRA ZZ XX DR A 01836 PO2;

(c) NCHA SRA ZZ B2 DR A 20808 PO2, SRA ZZ B1 DR A 20809 PO2, SRA ZZ 00 DR A 20810 PO5, SRA ZZ 01 DR A 20811 PO4, SRA ZZ 02 DR A 20812 PO2, SRA ZZ 03 DR A 208213 PO2, SRA ZZ XX DR A 20825 PO2, SRA ZZ XX DR A 20826 PO3, SRA ZZ XX DR A 20827 PO2, SRA ZZ XX DR A 20829 PO3, SRA ZZ XX DR A 20835 PO3 and SRA ZZ XX DR A 20836 PO3;

(d) SRA ZZ XX DR A 21835 PO2, SRA ZZ XX DR A 21836 PO2, SRA ZZ XX DR A 21837 PO2, SRA ZZ XX DR A 21838 PO2, SRA ZZ XX DR A 21845 PO2, SRA ZZ XX DR A 21846 PO2, SRA ZZ XX DR A 21847 PO2, SRA ZZ XX DR A 21848 PO2, SRA ZZ XX DR A 21860 PO1, SRA ZZ XX DR A 21861 PO2, SRA ZZ XX DR A 21865 PO2 and SRA ZZ XX DR A 21866 PO2;

(e) NCHA SRA ZZ B2 DR A 22808 PO2, SRA ZZ B1 DR A 22809 PO2, SRA ZZ 00 DR A 22810 PO2, SRA ZZ 01 DR A 22811 PO2, SRA ZZ 02 DR A 22812 PO2, SRA ZZ XX DR A 22860 PO2, SRA ZZ XX DR A 22861 PO1, SRA ZZ XX DR A 22862 PO1, SRA ZZ XX DR A 22865 PO1, SRA ZZ XX DR A 22870 PO1, SRA ZZ XX 00 DR A 22871 PO1, SRA ZZ XX DR A 22872 PO1 and SRA ZZ XX DR A 22890 PO1;

(f) NCHA SRA ZZ XX DR A 24850 PO2, SRA ZZ XX DR A 24855 PO2, SRA ZZ XX DR A 24860 PO2, SRA ZZ XX DR A 24865 PO2, SRA ZZ XX DR A 24870 PO2, SRA ZZ XX DR A 24875 PO2, SRA ZZ XX DR A 24880 PO1, SRA ZZ XX DR A 24890 PO1 and, SRA ZZ XX DR A 24891 PO1;

(g) NCHA SRA ZZ 01 DR A 31860 PO1, SRA ZZ XX 01 A 31861 PO1, SRA ZZ XX 01 A 31865 PO1, SRA ZZ 01 DR A 31866 PO1;
NCHA SRA ZZ XX DR A 32850 PO1, SRA ZZ XX DR A 32855 PO2, SRA ZZ XX DR A 32860 PO2, SRA ZZ XX DR A 32865 PO1 and, SRA ZZ XX DR A 32866 PO2;

(h) NCHA SRA ZZ XX DR A 35808 PO2, SRA ZZ XX DR A 35809 PO2, SRA ZZ XX DR A 35810 PO3, SRA ZZ XX DR A 35811 PO2, SRA ZZ XX DR A 35812 PO2, SRA ZZ XX DR A 35860 PO1, SRA ZZ XX DR A 35861 PO1, SRA ZZ XX DR A 35862 PO1, SRA ZZ XX 02 A 35870 PO1;

(i) NCHA SRA ZZ XX DR A 42808 PO2, SRA ZZ XX DR A 42809 PO2, SRA ZZ XX DR A 42810 PO2, SRA ZZ XX DR A 42811 PO2 and SRA ZZ XX DR 02 42812 PO2;

(j) NCHA SRA ZZ XX DR A 43808 PO2, SRA ZZ XX DR A 43809 PO2, SRA ZZ XX DR A 43810 PO2, SRA ZZ XX DR A 43811 PO2, SRA ZZ 01 DR 02 43812 PO2, SRA ZZ 01 DR A 43860 PO1 and SRA ZZ XX DR A 43880 PO1;

(k) Construction Phase Health, Safety & Environmental Plan, New Century Hall, Corporation Street, Manchester M4 4DE by Russells Issue No. 01 Issue Date:20/05/2019;

(l) PROPOSED OPERATIONAL/EVENTS MANAGEMENT STRATEGY NEW CENTURY HALL stamped as received on 31-07-19;

(m) New Century Hall Tenant Fit Out Guide by Sheppard Robson dated Oct 2019;

(n) Recommendations and measures set out within Crookes Walker NOMA, New Century Hall, Planning Submission Energy Strategy Statement 12/07/2019;

(o) Recommendations and measures set out within Drainage Strategy, New Century Hall, Mayes Street, Manchester, M60 0AB
Prepared for Workman LLP Date: 16/07/2019;

(p) Civil & Structural Design Philosophy, New Century Hall, Mayes Street, Manchester, M60 0AB, Prepared for Workman LLP, Date: 26/07/2019;

(q) Internal Conservation Strategy REV C dated 23.10.19 (Interior repairs and cleaning - concrete structure, fixtures, fittings, artwork and joinery);

(r) External Conservation Strategy REV C dated 23.10.19 (Exterior repairs and cleaning, roof coverings, cladding, mosaics, railings and stairs);

(s) ASBESTOS STRATEGY - NEW CENTURY HALL. HERITAGE COMMENTS. 05.11.2019;

(t) Factual Environmental Report, Redfern Street, Brownfield Solutions Ltd, Reference: JD/C2492/4527, Dated: May 2014. and Factual Geo-Environmental Report, Redfern Street, Brownfield Solutions Ltd, Reference: JD/C2492/4646, Dated: July 2014;

(u) Measures as detailed within the NOMA, New Century Hall Planning Submission Energy Strategy Statement 12-07-2019;

(v)82468-01 O Extension to Automatic- Sprinkler System Ground Floor Level, 82468-02 O Extension to Automatic - Sprinkler System Basement Level 1; and 82468-03 O Extension to Automatic Sprinkler System Basement Level 2; and

As amended by

(x) New Century Hall Existing Curtain Wall Executive Summary and Repair Sequence prepared by Russell WBHO, NCHA -SRA -XX -XX -DR -A -SK088-A and dwg HC-19356-(20)-45 REV B Detail to Existing Curtain Wall; and

(y)RCH Heritage Mark-up of the Sprung Floorboard prepared by Russell WBHO 30-01-21 and Dwg NCHA -SRA -ZZ -XX -DR -A -SK072
first Floor (to be read alongside NCHA-SRA-ZZ-01-DRA-A-43811 PO2 Floor Finishes);

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EC1, CC9, CC10, EN3, EN15, EN16, EN17, EN19, T2, SP1 and DM1 of the Core Strategy, saved policies DC18.1, DC19.1 and DC26 and Sections 12 and 16 of the National Planning Policy Framework.

3) Final and outstanding details of the materials as detailed in the Materials Tracker Rev G dated 13/9/21 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.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) The Sprinklers shall be installed in accordance with the following:

Dwgs 82468-01 O Extension to Automatic- Sprinkler System Ground Floor Level, 82468-02 O Extension to Automatic - Sprinkler System Basement Level 1; and 82468-03 O Extension to Automatic Sprinkler System Basement Level 2; and

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

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.

shall be submitted for approval in writing by the City Council, as Local Planning Authority.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

6) Before any of the approved main speakers as shown in to the left and right of the murals on drawing 4046-F02-002 are erected details of the proposed fixing brackets and the methodology for the creation of the fixings and any necessary making good shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - In the interests of visual amenity, and because the proposed works could affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

132281/JO/2021

1) The development must be begun not later than 19th November 2022

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) The location plan referenced Site Location Plans NCHA SRA ZZ SI DR A 00802 Rev PO2, 00800 Rev P01 and 00801 Rev P01 stamped as received on 24-10-19;

(b) SRA ZZ B2 DR A 01808 PO2, SRA ZZ B1 DR A 01809 PO2, SRA ZZ 00 DR A 01810 PO2, SRA ZZ 01 DR A 01811 PO2, SRA ZZ 02 DR A 01812 PO2, SRA ZZ 03 DR A 01813 PO2, SRA ZZ B2 DR A 01818 PO2, SRA ZZ B1 DR A 01819 PO2, SRA ZZ 00 DR A 01820 PO2, SRA ZZ 01 DR A 01821 PO2, SRA ZZ 02 DR A 01822 PO2, SRA ZZ XX DR A 01825 PO2, SRA ZZ XX DR A 01826 PO3, SRA ZZ XX DR A 01827 PO2, SRA ZZ XX DR A 01829 PO2, SRA ZZ XX DR A 01835 PO2 and SRA ZZ XX DR A 01836 PO2;

(c) NCHA SRA ZZ B2 DR A 20808 PO2, SRA ZZ B1 DR A 20809 PO2, SRA ZZ 00 DR A 20810 PO5, SRA ZZ 01 DR A 20811 PO4, SRA ZZ 02 DR A 20812 PO2, SRA ZZ 03 DR A 208213 PO2, SRA ZZ XX DR A 20825 PO2, SRA ZZ XX DR A 20826 PO3, SRA ZZ XX DR A 20827 PO2, SRA ZZ XX DR A 20829 PO3, SRA ZZ XX DR A 20835 PO3 and SRA ZZ XX DR A 20836 PO3;

(d) SRA ZZ XX DR A 21835 PO2, SRA ZZ XX DR A 21836 PO2, SRA ZZ XX DR A 21837 PO2, SRA ZZ XX DR A 21838 PO2, SRA ZZ XX DR A 21845 PO2, SRA ZZ XX DR A 21846 PO2, SRA ZZ XX DR A 21847 PO2, SRA ZZ XX DR A 21848 PO2, SRA ZZ XX DR A 21860 PO1, SRA ZZ XX DR A 21861 PO2, SRA ZZ XX DR A 21865 PO2 and SRA ZZ XX DR A 21866 PO2;

(e) NCHA SRA ZZ B2 DR A 22808 PO2, SRA ZZ B1 DR A 22809 PO2, SRA ZZ 00 DR A 22810 PO2, SRA ZZ 01 DR A 22811 PO2, SRA ZZ 02 DR A 22812 PO2, SRA ZZ XX DR A 22860 PO2, SRA ZZ XX DR A 22861 PO1, SRA ZZ XX DR A 22862 PO1, SRA ZZ XX DR A 22865 PO1, SRA ZZ XX DR A 22870 PO1, SRA ZZ XX 00 DR A 22871 PO1, SRA ZZ XX DR A 22872 PO1 and SRA ZZ XX DR A 22890 PO1;

(f) NCHA SRA ZZ XX DR A 24850 PO2, SRA ZZ XX DR A 24855 PO2, SRA ZZ XX DR A 24860 PO2, SRA ZZ XX DR A 24865 PO2, SRA ZZ XX DR A 24870 PO2, SRA ZZ XX DR A 24875 PO2, SRA ZZ XX DR A 24880 PO1, SRA ZZ XX DR A 24890 PO1 and, SRA ZZ XX DR A 24891 PO1;

(g) NCHA SRA ZZ 01 DR A 31860 PO1, SRA ZZ XX 01 A 31861 PO1, SRA ZZ XX 01 A 31865 PO1, SRA ZZ 01 DR A 31866 PO1;
NCHA SRA ZZ XX DR A 32850 PO1, SRA ZZ XX DR A 32855 PO2, SRA ZZ XX DR A 32860 PO2, SRA ZZ XX DR A 32865 PO1 and, SRA ZZ XX DR A 32866 PO2;

(h) NCHA SRA ZZ XX DR A 35808 PO2, SRA ZZ XX DR A 35809 PO2, SRA ZZ XX DR A 35810 PO3, SRA ZZ XX DR A 35811 PO2, SRA ZZ XX DR A 35812 PO2, SRA ZZ XX DR A 35860 PO1, SRA ZZ XX DR A 35861 PO1, SRA ZZ XX DR A 35862 PO1, SRA ZZ XX 02 A 35870 PO1;

(i) NCHA SRA ZZ XX DR A 42808 PO2, SRA ZZ XX DR A 42809 PO2, SRA ZZ XX DR A 42810 PO2, SRA ZZ XX DR A 42811 PO2 and SRA ZZ XX DR 02 42812 PO2;

(j) NCHA SRA ZZ XX DR A 43808 PO2, SRA ZZ XX DR A 43809 PO2, SRA ZZ XX DR A 43810 PO2, SRA ZZ XX DR A 43811 PO2, SRA ZZ 01 DR 02 43812 PO2, SRA ZZ 01 DR A 43860 PO1 and SRA ZZ XX DR A 43880 PO1;

(k) Construction Phase Health, Safety & Environmental Plan, New Century Hall, Corporation Street, Manchester M4 4DE by Russells Issue No. 01 Issue Date:20/05/2019;

(l) PROPOSED OPERATIONAL/EVENTS MANAGEMENT STRATEGY NEW CENTURY HALL stamped as received on 31-07-19;

(m) New Century Hall Tenant Fit Out Guide by Sheppard Robson dated Oct 2019;

(n) Recommendations and measures set out within Crookes Walker NOMA, New Century Hall, Planning Submission Energy Strategy Statement 12/07/2019;

(o) Recommendations and measures set out within Drainage Strategy, New Century Hall, Mayes Street, Manchester, M60 0AB
Prepared for Workman LLP Date: 16/07/2019;

(p) Civil & Structural Design Philosophy, New Century Hall, Mayes Street, Manchester, M60 0AB, Prepared for Workman LLP, Date: 26/07/2019;

(q) Internal Conservation Strategy REV C dated 23.10.19 (Interior repairs and cleaning - concrete structure, fixtures, fittings, artwork and joinery);

(r) External Conservation Strategy REV C dated 23.10.19 (Exterior repairs and cleaning, roof coverings, cladding, mosaics, railings and stairs);

(s) ASBESTOS STRATEGY - NEW CENTURY HALL. HERITAGE COMMENTS. 05.11.2019;

(t) Factual Environmental Report, Redfern Street, Brownfield Solutions Ltd, Reference: JD/C2492/4527, Dated: May 2014. and Factual Geo-Environmental Report, Redfern Street, Brownfield Solutions Ltd, Reference: JD/C2492/4646, Dated: July 2014; and

(u) Measures as detailed within the NOMA, New Century Hall Planning Submission Energy Strategy Statement 12-07-2019;

As amended by

(x) New Century Hall Existing Curtain Wall Executive Summary and Repair Sequence prepared by Russell WBHO, NCHA -SRA -XX -XX -DR -A -SK088-A and dwg HC-19356-(20)-45 REV B Detail to Existing Curtain Wall; and

(y)RCH Heritage Mark-up of the Sprung Floorboard prepared by Russell WBHO 30-01-21 and Dwg NCHA -SRA -ZZ -XX -DR -A -SK072
first Floor (to be read alongside NCHA-SRA-ZZ-01-DRA-A-43811 PO2 Floor Finishes);

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EC1, CC9, CC10, EN3, EN15, EN16, EN17, EN19, T2, SP1 and DM1 of the Core Strategy, saved policies DC18.1, DC19.1 and DC26 and Sections 12 and 16 of the National Planning Policy Framework.

3) Notwithstanding the details set out within the PROPOSED OPERATIONAL/EVENTS MANAGEMENT STRATEGY NEW CENTURY HALL stamped as received on 31-07-19

Before the use of the first floor venue commences final details of an Event Management Strategy which includes detail of the following:

- (a) Details of the types of events that would be held within the space;
- (b) Temporary traffic measures that would be required to be put in place;
- (c) Details of how events would be co-ordinated with those being held at other nearby venues including the Arena and Printworks;
- (e) How associated vehicle and pedestrian activity can be safely controlled.
- (f) Locations for vehicles including cranes to unload.
- (g) Details of any event management measures required by the Counter Terrorism Unit

shall be submitted and agreed in writing by the City Council as Local Planning Authority.

Reason - In the interests of highway safety and amenity in accordance with saved policy DC26; of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy

4) Final and outstanding details of the materials as detailed in the Materials Tracker Rev G dated 13/9/21 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.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

5) The development shall be carried out in accordance with sections 4,5 and 6 the Crime Impact Statement Version B dated 14-09-18. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

6) The window(s) at ground level, fronting onto Mayes Street shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

7) No amplified sound or any music shall be produced or played in any part of the site outside of the building other than in accordance with a scheme detailing the levels at which any music shall be played and the hours during which it shall be played which has been submitted to and approved in writing by the City Council as local planning authority.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

8) 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

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 so careful attention to signage details and the level of visual clutter associated with any external seating is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

9) The uses within the building hereby approved shall not be open to the public outside the following hours,:-

College (Basement) : 08.00 to 21.00 Monday to Sunday

A3 (restaurant and cafe)/ A4 (drinking establishment (Ground floor) 08.00-02.00 Monday to Saturday and 09.00 to 03.00 Sunday

Venue (1st Floor): 08.00 to 03.00 Monday to Sunday

Monday to Sunday;

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to Core Strategy Policies DM1 and SP1 and saved UDP policies DC26.1 and 26.5.

10) The proposed plant and associated equipment shall be implemented in accordance with the following:

Plant and Equipment Noise Levels as detailed within the Hann Tucker report dated 26th July 2019

The approved noise targets and insulation scheme for the plant and equipment shall be met / completed before each of the basement, ground floor and first floor uses commence. Prior to occupation of each floor a post completion report to verify that all of the target noise attenuation levels have been met and any potential adverse noise impacts in adjacent buildings arising directly from the plant and equipment within the proposed development have been adequately mitigated, shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

11) Before any use hereby approved commences a scheme for acoustically insulating any adjacent noise sensitive uses from noise from (a) the basement college, (b) the ground floor bar / restaurant and (c) the first floor venue shall be submitted to and approved in writing by the City Council as local planning authority.

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 facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined 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 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 adjacent accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non-compliance shall be suitably mitigated in accordance with an agreed scheme.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

12) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:00 to 20:00, Monday to Saturday, Sunday/Bank Holiday deliveries shall be confined to 07:00 to 19:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

13) Final details of the method of extraction of any fumes, vapours and odours from the restaurant kitchen 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.

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

14) The refuse storage and disposal within the basement, ground and first floor uses shall be carried out in accordance with the following:

Waste Management Strategy Proforma and Waste Management Strategy by Curtins Ref: 72380-CUR-00-XX-RP-TP-001

Revision: V04 Issue Date: 24 July 2019 stamped as received on 31-07-19 ;

and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

15) When the development commences, the development shall be carried out in accordance with the Factual Environmental Report, Redfern Street, Brownfield Solutions Ltd, Reference: JD/C2492/4527, Dated: May 2014. and Factual Geo-Environmental Report, Redfern Street, Brownfield Solutions Ltd, Reference: JD/C2492/4646, Dated: July 2014 and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

16) 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 being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to the following:

- i) the measures proposed to recruit local people including apprenticeships
- ii) 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.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

For construction please add

17) a). Six months prior to the first occupation of the development, a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end use(s), shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the occupation of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b). Within 2 months of the first occupation of the development, a Local Benefit Proposal which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any Local Benefit Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is in operation.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

19) Before the development hereby approved is first occupied a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority as detailed within the New Century Hall, NOMA - Manchester, Interim Travel Plan, Curtins Ref: 72385-CUR-00-XX-

RP-TP-002, Revision: V04, Issue Date: 30 July 2019 . In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those guests or employees of the development
- ii) a commitment to surveying the travel patterns of guests or employees during the first three months of use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

20) 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.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

21) The Sprinklers shall be installed in accordance with the following:

Dwgs 82468-01 O Extension to Automatic- Sprinkler System Ground Floor Level, 82468-02 O Extension to Automatic - Sprinkler System Basement Level 1; and 82468-03 O Extension to Automatic Sprinkler System Basement Level 2; and

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

22) The development hereby approved shall include for full disabled access to the basements, ground floor and first floor the main entrances and to the floors above via lifts.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

22) The landscaping scheme shall be implemented in accordance with the following:

Dwgs M3170-SD-01 V5 M3170-SD-01-V5 Landscape Proposals; M3170-BD-02 V2 Planting Plan; M3170-BD-01 V4 Hardworks, Soiling & Drainage; M3170-BD-03-V4 Planter & Bench Stonework and points (a), (c) and (d) within Deloitte's covering letter dated 09-06-21;

Within 6 months of the completion of the landscape works the new locations for the 2 pine trees not being relocated on the application site shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - For the avoidance of doubt and pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

23) 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.

shall be submitted for approval in writing by the City Council, as Local Planning Authority.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

24) Notwithstanding the drawings approved in condition 2, prior to the commencement of any works to provide any required acoustic insulation between each level, details of the required works shall be submitted to and considered for approval in writing by the City Council as Local Planning Authority. For the avoidance of doubt there may, depending on the extent of any required interventions and if they are considered to affect the special interest of the building be a requirement for the submission of a separate application for listed building consent in respect of these works.

Reason - In the interests of visual amenity, and because the proposed works could affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

25) Before any of the approved main speakers as shown in to the left and right of the murals on drawing 4046-F02-002 are erected details of the proposed fixing brackets and the methodology for the creation of the fixings and any necessary making good shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - In the interests of visual amenity, and because the proposed works could affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic

Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Oliver West (Sustainable Travel)
Strategic Development Team
City Centre Renegeration
Greater Manchester Police
Historic England (North West)
Transport For Greater Manchester
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit
Friends Of Angel Meadow
Northern Quarter Forum

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CITY1