

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

Four Plus One Ltd
C/o Agent

Agent (if used)

Ms Katie Wray
Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: 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)

Location: New Century Hall , Mayes Street, M60 4ES

Date of application: 26 November 2021

Application number: 132275/JO/2021

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

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) attached to this decision

- 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, 4046-F02-003, 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, 4021-F00-001 Rev H, WS1707-101 Rev H, SRA ZZ 01 DR A 20811 PO4, WS1707-201 Rev B, 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, WS1707-103 Rev J, SRA ZZ 01 DR A 22811 PO2, WS1707-203, 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, 4021-F00-002 Rev H, WS1707-104, SRA ZZ XX DR A 43811 PO2, WS1707-204 Rev B, 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;

(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);
and

(z) Dwg QS4669/JH/M02 P5.

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 DM

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

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:

http://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: 21 January 2022

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/planning-inspectorate . 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.