

19 November 2021

Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

F.A.O Angela Leckie

Dear Angela

New Century Hall, NOMA - Planning Permission Ref. 130703/JO/2021

Variation of Condition Application - Tenant Fit Out

Please find enclosed an application under Section 73 of the Town and Country Planning Act 1990 (as amended) for a Variation of Condition Application to Planning Permission Ref. 130703/JO/2021 which is pursuant to the original Planning Permission 124348/FO/2019 dated 19th November 2019. This Permission relates to the Grade II Listed New Century Hall. The applicant is Four Plus One Ltd.

This application seeks amendments to wording of Conditions 4 and 11 on the decision notice, alongside an updated drawings to be added to the approved documents list (Condition 2). A concurrent Section 19 amendment application is also being submitted to the Listed Building Consent Ref. 124349/LO/2019 which sits alongside the planning permission.

The amendments are summarised below and are detailed further in the following sections of this letter:

- 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 intend 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.

Background and Planning History

New Century Hall is bounded by New Century House to the west, Miller Street to the north, Sadler's Yard to the south and Dantzie Street to the east. The site is located toward the western end of Miller Street which is a key arterial route to the city. The site benefits from close proximity to a range of amenities including Victoria Station and is on a prominent pedestrian route into the Northern Gateway, Northern Quarter and other parts of the city.

Planning Permission Ref. 124348/FO/2019 and LBC Ref. 124349/LO/2019 were granted 19th November 2019, which facilitated 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 forming a distinctly symbiotic offering currently unavailable in the city. For clarity in the context of this application:

- Basement will be in the teaching space for the College;
- Ground floor will be the food hall; and
- First floor will be the music venue.

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 5 November 2021.

In December 2021, the building will be handed over by NOMA (GP) Ltd., to One Plus Four as future tenant of the space. A number of detailed design elements need to be resolved to prior to occupation of the building. Due to the minor nature of these changes, it is considered that the required amendments can be made to the extant consent through a further Section 73 application.

Description of Development

The Description of Development for Full Planning 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 existing Section 73 (Ref. 130703/JO/2021) application description of development:

“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”

Proposed Amendments

The tenant has undertaken a detailed technical review of the internal layout and uses of the building which have led to the proposed amendments. There are no changes to the shape or function of the building. The proposed variation of conditions will help ensure the long-term success of this historic building and will facilitate the Hall being suited to use by the creative school and as a high quality venue.

The amendments have been presented to the Local Planning Authority at an on-site meeting 10th August 2021 and it has been agreed that the principle of the amendments are broadly acceptable. Therefore, the amendments are submitted as a Variation of Condition Application to Permission Ref. 130703/JO/2021.

The amendments proposed are to vary wording of Condition 2 (Approved Drawings), Condition 4 (Materials), and Condition 11 (Acoustics). These cover the design developments detailed below.

1.1 Acoustic Attenuation

At the point the original application was granted planning permission it was unconfirmed if the tenant would be taking the whole building. Therefore at the time of the original planning permission a condition was attached to the decision notice which required acoustic mitigation between floors in order to protect the amenity of different occupiers. Subsequently it is now confirmed that the tenant will be the sole occupier of the building.

The tenant has undertaken a review of the building and it is recognised that there may be some sound leakage between the ground and first floor. An initial assessment was undertaken to understand what would be required to acoustically attenuate the sound leakage, and this has suggested that a suspended ceiling may be required in part if not all of the ceiling. The installation of the suspended ceiling would conceal the historic fabric of the ceilings and be harmful to the historic and architectural significance of this Grade II listed building.

As such it is proposed that no suspended ceiling is installed. This is because, as a sole tenant, there is limited need for the acoustic attenuation at the same level as would be required for multiple occupiers. Passive acoustic measures will be considered if at any point the rooms are to be used by different tenants. At this point, an acoustic strategy should be prepared with regard for their proposed tenant's use.

Therefore, we request that condition 10 is amended to reflect this single tenancy arrangement. However, we acknowledge that should this change that MCC will require a suitably worded condition to remain on

the consents to ensure future amenity is protected should any tenancy arrangements alter. The proposed condition wording is set out later in this letter.

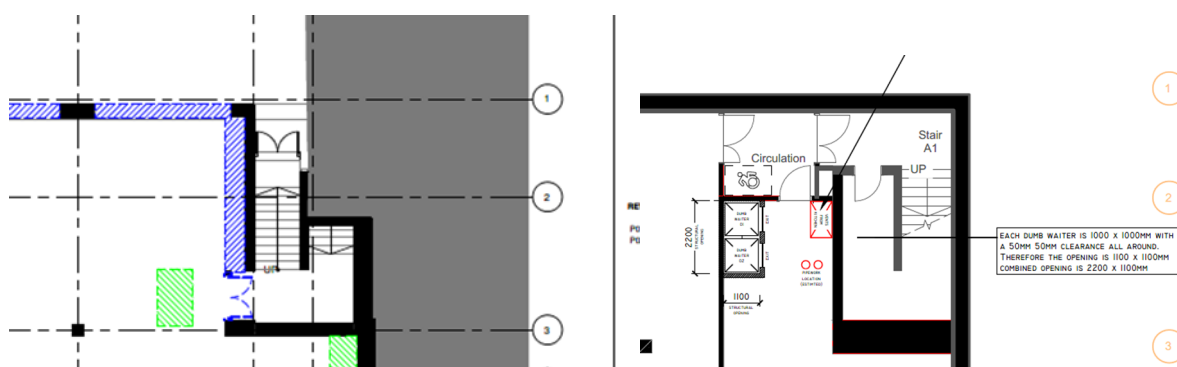
1.2 Additional Back of House Room at Mezzanine Level

As part of the technical review of the proposals, it has been identified that an additional dressing room at the mezzanine level will be required to facilitate and attract the target performers to the venue. This has been based on industry experience with these type of spaces, and the ambitions for the building to facilitate high-quality performances.

This will not impact the locations of the risers, with works comprising installation of a partition wall and a new opening for the doors, as shown on drawing W1707-203-Rev B

1.3 Dumbwaiter Location

It is proposed to slightly move the dumbwaiter and associated slab demolition, the size of the slab demolition remains unchanged. This will see the location of the dumbwaiter move from gridline 3 to gridline 2 and which does not impact on any of the waffle slab within the basement ceiling. The change will provide an improved and more practical layout for the kitchen facilities.



(Left, showing original demolition of the slab on the ground floor GA; right, the proposed location of the dumbwaiter at basement level).

1.4 Ventilation openings

The tenant has undertaken a review of the air conditioning and ventilation requirements of the building. As such the location of the servicing penetration for the ventilation is now known. These are shown between basement and ground level within grid lines K and L, as shown on drawing 4021-F00-008, and have been positioned within the zones highlighted within the Tenant Fit Out Guide for allowable positions for service openings (Figure 2). The service opening is necessary for the provision of fresh air and extraction of stale air to the facilitate the occupation of the basement area for College use.

Careful consideration has been given to location of the penetration through the floor slab so this will be aligned with one of the extract louvre grilles on the elevation to Miller Street, within the external plant compound area where permission has previously been granted as shown on drawing Nr NCHA-SRA-ZZ-XX-DR-A-20827.

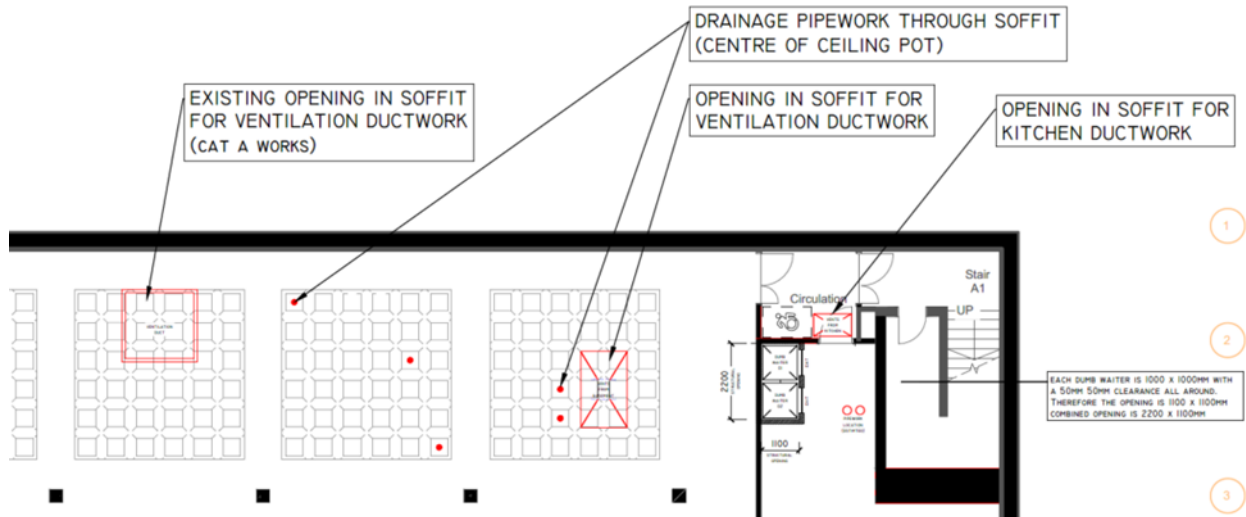
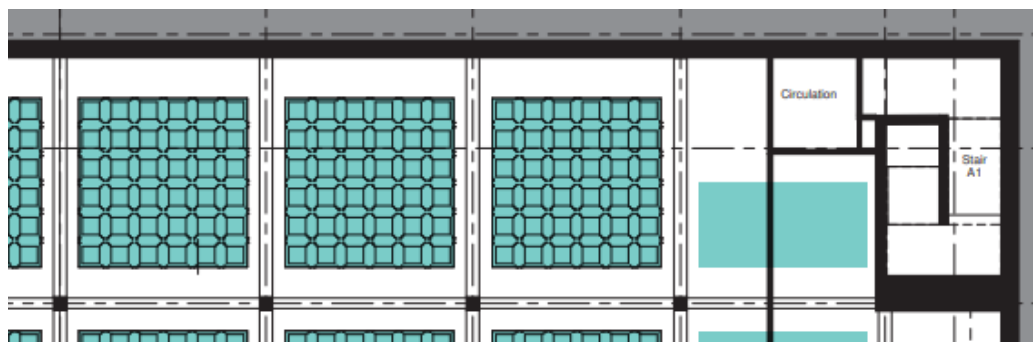


Figure 1: Ventilation openings – basement level (extract from drawing 4021-F00-008)



Basement Level 1 Floor Reflected Ceiling Plan

Service penetration zones for pop ups to serve Food Hall above
Maximum 45no. penetrations at any one time.

Figure 2: Tenant fit out guide - Ground Floor Food Hall Service Penetration Zones

An additional service opening is proposed within the floor slab to service the basement (College) kitchen extract, which is shown on drawing 4021-F00-008 (Figure 1) positioned adjacent to stairwell A1 within the circulation space. The opening through the slab is not positioned within the agreed tenant fit out zones (Figure 2) and therefore 4021-F00-008 drawing has been provided to reflect this proposed modification. This is necessary in order to align with the uses on the ground floor W1707-203-Rev B and will sit within the steel framework required for the dumbwaiter opening. By locating these adjacent to each other will result in one area of opening and associated steel work.

As shown on drawing QS4669/JH/M02 (Figure 3), a corresponding external extract louvre is proposed to the Miller Street elevation at ground floor level for the kitchen extract again between grid lines L and M. This louvre will be in lieu of the previously proposed small square section extract louvre shown on drawing

NCHA-SRA-ZZ-XX-DR-A-20827 between grid lines J and H. The louvre will be positioned so this is screened from road level by the perimeter wall to the plant compound.

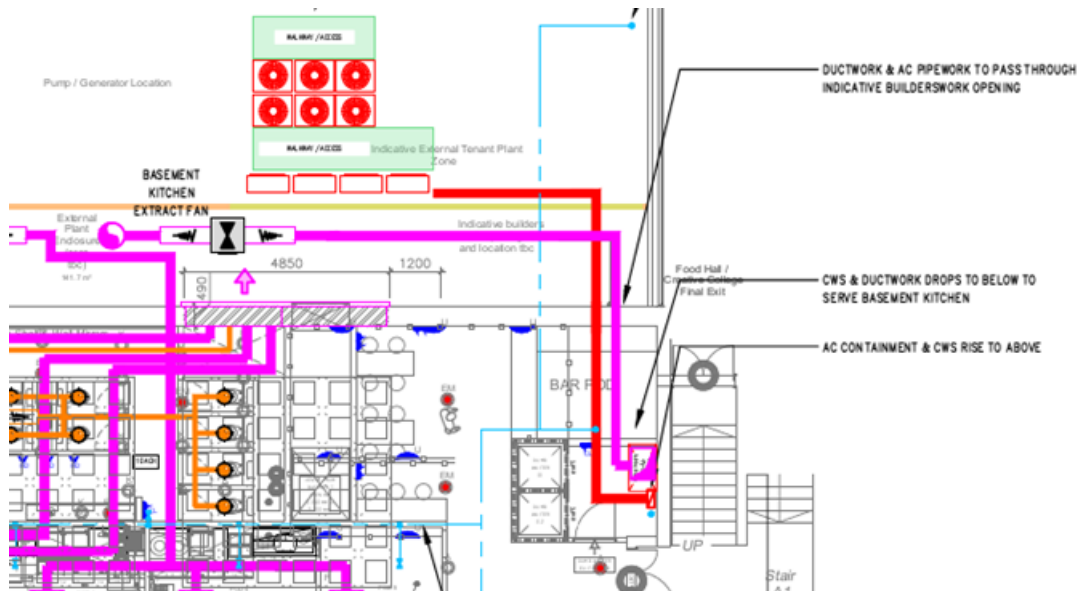


Figure 3: External Extract louvre - Ground Floor level (extract from QS4669/JH/M02)

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.

1.5 Public Address (PA) System Position

Following the consultation with MCC regarding the position of the PA system in New Century Hall, the concerns of the Planning and Conservation Officers were taken on board and the strategy was revised. The client is incredibly keen to preserve the historic and architectural significance of the building and therefore has had further consultations with their acoustic consultant and sound designers to determine the best solution to reposition the speakers away from the front of the murals, whilst still retaining the desired sound quality.

The design team felt that the main speakers could be repositioned slightly to the left and right of the murals as shown on drawing 4046-F02-002. 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.

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.

2 Proposed Amendments

Condition 2 – Approved Drawings

The table below summarises all the revised drawings submitted as part of this application which supersede the originally approved drawings. We request that Condition 1 of the new Decision Notice is revised to reflect these changes.

Approved Document and Drawing Numbers	Amended Documents and Drawing Numbers
NCH - Materials Tracker - Rev F	NCH - Materials Tracker - Rev G <i>(please read with reference to 3936, New Century Hall - Visual Document - Planning Consent)</i>
Demolition Mezzanine Floor NCHA-SRA-ZZ-02-DR-A-01812;	Demolition Mezzanine Floor 4046-F02-003
Demolition Ground Floor NCHA-SRA-ZZ-00-DR-A-01810 P02	Demolition Ground Floor NCHA-SRA-ZZ-00-DR-A-01810 P02
Proposed Mezzanine Floor NCHA-SRA-ZZ-02-DR-A-20812 P02	Mezzanine General Arrangement Plan Rev B WS1707-201
GA Ground Floor NCHA-SRA-ZZ-02-DR-A-20810 P05	Ground General Arrangement Plan Rev H WS1707-101
Proposed Basement Level 1 NCHA-SRA-ZZ-02-DR-A-20809 P02	Basement Level 1 General Arrangement Plan Rev H 4021-F00-001
Internal Walls GA Mezzanine Floor NCHA-SRA-ZZ-02-DR-A-22812 P02	Internal Walls Proposed Mezzanine Floor WS1707-203
Internal Walls GA Ground Floor NCHA-SRA-ZZ-02-DR-A-22810 P02	Internal Walls Proposed Ground Floor Rev J WS1707-103
Proposed Mezzanine Floor Finishes NCHA-SRA-ZZ-XX-DR-A-43812 P02	Proposed Mezzanine and Venue Floor Finishes Plan Rev B WS1707-204
Proposed Ground Floor Finishes Plan NCHA-SRA-ZZ-XX-DR-A-43810 P02	Proposed Ground Floor Finishes Plan WS1707-104
Proposed Basement Level 1 Floor Finishes Plan NCHA-SRA-ZZ-XX-DR-A-43809 P02	Proposed Basement Level 1 Floor Finishes Plan Rev H 4021-F00-002

Mechanical Services Ground Floor 14757-GF-4001	Mechanical Services Ground Floor QS4669/JH/M02 P5
N/A	Basement Level 1 Soffit Openings 4021-F00-008
N/A	PA Speaker Location 4046-F02-002

Condition 4 – Materials

As a result of the above proposed changes, a number of amendments and additions have been made to the previously submitted materials tracker, and a revised version is submitted alongside this application. As such, the proposed amendments to the wording of the Condition 4 is suggested below in **green (bold)** text.

*Final and outstanding details of the materials as detailed in the **Materials Tracker Rev F Rev G** dated ~~03-06-21~~ **[submission date]** 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.*

Condition 11

The proposed amendments to the wording of the Condition 11 is suggested below in **green (bold)** text.

*~~Before any use hereby approved commences~~ **In the event of occupation by multiple tenants**, 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 **by multiple tenants** 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.*

3 Summary of proposed amendments

The proposed amendments do not materially alter the massing, quality, or proposed use of the building. The outstanding detail will be dealt in line with the proposed time triggers.

The proposals will contribute towards the successful delivery of this development. Approval of the proposals would therefore support planning and regeneration benefits associated with the New Century Hall refurbishment, and the wider NOMA estate. Without these elements of the tenants internal fit out works, the proposed use of the building may become unviable, and therefore detract from the NOMA estate. For this reason these works are essential.

4 Consultation

This application for an updated scheme is submitted following pre-application consultation with the Local Planning Authority. An on-site meeting was held with the Planning Authority 10th August 2021 at which the amendments proposed were discussed. It was agreed that all of the changes proposed could be progressed as a Variation of Condition Application to the existing permission.

5 Planning Policy

The key Development Plan documents remain the 2012 Manchester Core Strategy and Saved Policies of the Manchester Unitary Development Plan (UDP). Policy EN3 of the Core Strategy notes MCC *“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”* and states *“proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset”*. Core Strategy Policy CC9 also highlights that proposals should protect or enhance the heritage assets that have been identified, including listed buildings.

Saved UDP Policy DC19.1 (Listed Buildings) sets out that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings.

The latest National Planning Policy Framework (NPPF), published in 2021 is a key material consideration in regard to this application. The 2021 NPPF addresses the importance of design quality in new developments. Paragraph 130 of the 2021 NPPF states that: *“local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme.”*

It is considered that the proposed works will facilitate the long-term re-purposing of New Century Hall. Great care has been taken to minimise heritage harm. On this basis the proposals are considered to result in *less than substantial harm* under the National Planning Policy Framework paragraph 196 which is outweighed by the significant public benefits they have in allowing the active use of the building. Paragraph 015 of the Design: Process and Tools section of the National Planning Practice Guidance states that *“it can also be important to ensure that applications to discharge conditions or amend approved schemes do not undermine development quality.”*

New Century Hall represents 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, and has remained vacant ever since. The creative College will bring the building back into active use in a way that honors this legacy by providing a

unique facility which bridges the gap between vocational music education and performance. These amendments are vital in securing the optimum operational quality of the proposals to ensure the building can fulfil its potential.

The College provides an opportunity to provide a niche educational provision through a variety of creative vocational courses, supporting MCC's priorities in increasing opportunities for young people in the city. The tenant brings over 28 years' experience in vocational education to provide a world class creative institution to nurture the future pipeline of talent within the creative and technology sector. This is vital to the city's economic growth, in addition to serving the student demand for vocational courses and offer a second to none education facility in the heart of NOMA. The music hall will be opened up for public performances, allowing for both appreciation of the listed asset, and enjoyment of the live music experience in keeping with the original use of the building.

Therefore, the approval of the proposed amendments would deliver public benefits in themselves and also support the economic and social benefits associated with the proposals as a whole and are supported by planning policy objectives at national and local levels.

6 Application Documentation

The following documents are submitted in support of this application:

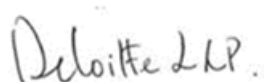
- Completed Variation of a Condition application form;
- Amended and new drawings and documents as summarised in the tables above.

The Application has the Planning Portal reference: PP-10345148 and the application fee will be paid online.

On the basis of the information submitted, we seek your agreement that the proposed amendments are acceptable and can be dealt with as a non-material amendment.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact me or my colleague Frances Hampson (fhampson@deloitte.co.uk / 0161 455 6766) or Eithne FitzGerald (eithnefitzgerald@deloitte.co.uk / 0161 455 6963) if you have any questions or require any further information.

Yours sincerely



Deloitte LLP