

11 August 22

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

Dear Angela,

New Century Hall, NOMA

Discharge of Condition Application for Condition 25 on LPA Ref: 132281/JO/2021

Please find enclosed an application for the discharge of Condition 25 attached to Ref. 132281/JO/2021 which is pursuant to the original Planning Permission 124348/FO/2019 granted 19 November 2019. This Permission relates to the Grade II Listed New Century Hall. The Applicant is NOMA (GP) Ltd.

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

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

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

1 Description of Development

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

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

This is to be read alongside the most recent Section 73 (Ref. 132281/JO/2021) application description of development:

“S73 application to vary condition 2 (Approved Dwgs and Documents), 4 (Materials) and amend condition 11 (Acoustic Insulation -due to single tenancy) attached to app ref no 124348/FO/2019 as amended by 130703 (amendments to installation of sound system including position, change of dumb waiter location, additional back of house mezzanine level and amendments to plant routes and openings)”

2 Condition Discharge - Submission Documents

Please see below summary of condition requirements, and documents submitted alongside this application to discharge these.

Table 1: Condition 25 Submission Documents

Condition Wording	Submission Document(s)
<u>Condition 25</u> – PA Position fixing details 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.	In order to provide the details requested by Condition 25, a PA Fixing Steelwork Methodology has been prepared by Workspace Design and Build, which is submitted alongside this application. This document sets out further details on the proposed fixing methodology for the steel work. To avoid damaging both the asbestos and feature copper panels it is proposed to send the steels vertically up to the concrete soffit above. Steelwork will be fixed to the concrete soffit using the same methods as other new steelwork in the building. Where the steelwork penetrates through the suspended ceilings either side of the front of stage, the opaque tiles will be cut to suit the steels.

	The steel above the speaker will be painted in a matt black (RAL 9005), so as to have a minimal visual impact. With regards to protection during the construction phase, temporary protection will be applied to all surrounding areas with particular attention paid to ensuring that the murals either side of the stage area are not damaged. This information is submitted to fully discharge Condition 25.
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3 Application Documentation

The application has been submitted through the Planning Portal, and comprises of the following documents:

- Application Form for the discharge of condition; and
- PA Fixing Steelwork Methodology has been prepared by Workspace Design and Build.

The fee of £116.00 + £32.20 has been paid online.

The Planning Portal Reference number for the submitted condition discharge application is PP-11462190.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the formal discharge of the conditions outlined above

If you require any further details, please do not hesitate to contact my colleague Frances Hampson (fhampson@deloitte.co.uk / 0161 455 6766) or Eithne FitzGerald (+44 161 455 6963 / eithnefitzgerald@deloitte.co.uk).

Yours sincerely



John Cooper
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