

13 May 2022

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

Dear Angela,

New Century Hall

Discharge of Condition Application for Conditions 3, 8, 17, 19 and 23 on LPA Ref: 132281/JO/2021

Please find enclosed an application for the discharge of Conditions 3, 8, 17, 19 and 23 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)”

Table 1: Conditions 3, 8, 17, 19 and 23 Submission Documents

Condition Wording	Submission Document(s)
Condition 3 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	In order to provide the details requested by Condition 3, the Applicant has prepared an Events Management Strategy (dated March 2022). This provides sufficient details in regard to every aspect of managing events that will be held in New Century Hall and New Century Kitchen. In line with the details requested by the condition, the strategy lists the key physical components and parameters within which New Century can safely operate, along with the critical processes and procedures required to maintain a safe, secure and welcoming environment for guests, customers and staff. This information is submitted to fully discharge Condition 3.
Condition 8 In relation to the ground floor unit in New Century Hall the following details shall be	In order to provide the details requested by Condition 8, the Applicant previously submitted a Signage Strategy as part of Condition Discharge Application Ref: CDN/22/0050, which was

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	approved 20th April 2022, discharging part a) of Condition 8. In order to supply the information required by part c of Condition 8, the Applicant has prepared an AI Fresco Dining and External Management Plan that provides a detailed management strategy for all external areas. This information submitted therefore sufficient to partially discharge Condition 8 in relation to part c.
<u>Condition 17</u> 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.	In order to provide the details requested by Condition 17, the Applicant has prepared a Local Benefit Proposal. This provides sufficient details to provide an overall account of the approach to and outcomes of local labour recruitment during the occupation of New Century Hall. This information submitted in relation to part a is therefore sufficient to partially discharge Condition 17.
<u>Condition 19</u> 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,	In order to provide the details requested by Condition 19, Curtins has prepared an updated Travel Plan (dated March 2022). This provides sufficient details in regard to the measures that will take place in order to promote sustainable

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	transport modes during the buildings operational phase. This information is therefore sufficient to fully discharge Condition 19.
Condition 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.	In order to provide the details requested by Condition 23, the Applicant has prepared a Tenant Fit Out Pack. This pack comprises of detailed drawings illustrating the internal tenant fit out of the bar within the first floor venue, ground floor and partitions within the basement space, and comprises the following: • 1st Floor Bar Elevation and Detail Drawing (2652_71_500 – 1 St Floor Bar_Rev C) • 1st Floor Bar CGI Visual • GF Bar Plan Revised – New DJ Booth Layout • 2652_71_300 - GF Bar Elevations_Rev E • 2652_71_301 - GF Bar Sections_Rev E • 2652_71_302 - GF Bar Sections 2_Rev C This also includes an updated Materials Tracker (Rev H) that provides full details of the specification of materials being used as part of this detailed design. This information is therefore sufficient to fully discharge Condition 23.

2 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,

- Events Management Strategy prepared by One Plus Four Ltd.
- Al Fresco Dining and External Management Plan prepared by One Plus Four Ltd.
- Local Benefit Proposal and KPI Reporting Table prepared by Workspace Design and Build Ltd
- Travel Plan prepared by Curtins
- Materials Tracker (Rev H) prepared by JSJ UK
- Drawing Pack prepared by JSJ UK:
 - 1st Floor Bar Elevation and Detail Drawing (2652_71_500 – 1 St Floor Bar_Rev C)
 - 1st Floor Bar CGI Visual
 - GF Bar Plan Revised – New DJ Booth Layout
 - 2652_71_300 - GF Bar Elevations_Rev E
 - 2652_71_301 - GF Bar Sections_Rev E
 - 2652_71_302 - GF Bar Sections 2_Rev C
- Ground General Arrangement Plan Rev H WS1707-101
- Mezzanine General Arrangement Plan Rev B WS1707-201

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

The Planning Portal Reference number for the submitted condition discharge application is PP-11197439.

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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