

14 June 2022

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

Dear Angela,

New Century Hall

Discharge of Condition Application for Conditions 10 and 13 on LPA Ref: 132281/JO/2021

Please find enclosed an application for the discharge of Conditions 10 and 13 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 10 and 13 Submission Documents

Condition Wording	Submission Document(s)
<u>Condition 10</u> 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 order to provide the details requested by Condition 10, the Applicant has prepared a Plant Noise Assessment Report. This provides sufficient details to confirm that the target noise attenuation measures have been achieved. This information is submitted to fully discharge Condition 10.
<u>Condition 13</u> 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.	In order to provide the details requested by Condition 13, the Applicant has prepared a Kitchen Fume Extract Strategy Report, and associated Appendices. This pack comprises of detailed information and drawings to illustrate that the proposed ventilation and odour system meets the requirements set out within DEFRA's guidance.

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.

This information is therefore sufficient to fully discharge Condition 13.

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.
- Plant Noise Report prepared by Hann Tucker Ltd.
- Kitchen Fume Extract Strategy prepared by One Plus Four.
- Kitchen Fume Extract Strategy appeices:
 - 108 Kitchen Extract Elevations
 - M10 P2 AC & Ventilation - Basement
 - M11 P2 AC & Ventilation – Ground Floor
 - M12 P2 AC & Ventilation – Mezzanine
 - M13 P2 AC & Ventilation – Schematic
 - Box Fan Technical Specifications – System Air
 - Response to DEFRA Guidance
 - ESP Filter Unit Technical Specifications – Purified Air
 - UV-O Odour Control Units

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

A handwritten signature in blue ink, appearing to read 'J Cooper', is shown within a light grey rectangular box.

John Cooper
Deloitte LLP