

1 July 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 Condition 11 on LPA Ref: 132281/JO/2021

Please find enclosed an application for the discharge of Condition 11 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 11 Submission Documents

Condition Wording	Submission Document(s)
11) Before any use hereby approved commences a scheme for acoustically insulation 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. Any approved additional noise insulation shall be completed before each of the approved uses commence. Prior to occupation a post completion report to verify that any recommended additional mitigation measures have been installed and effectively mitigate any potential	In order to provide the details requested by Condition 11, Hann Tucker Associates have been appointed to carry out commissioning testing, the outcomes of this noted in the Commissioning Note (26658-PTM2-Rev1-JLS) submitted alongside this application. This note provides sufficient details to confirm that the target noise attenuation measures set out in the original application have been achieved, and the calculations undertaken demonstrate compliance with MCC criteria. This note also assesses the impact of the coffee pod proposed under application 134061/LO/2022 (<i>pending determination</i>), noting that the coffee pod is only to be utilised as a cloakroom accessed internally (with hatch closed) when music will be played. Furthermore, the hatch will be constructed from the same material as the surrounding façade, therefore when closed the hatch acts as a

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.

continuation of the southern façade and maintains its acoustic integrity.

This information is submitted to fully discharge Condition 11.

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.
- Condition 11 Commission Note (26658-PTM2-Rev1-JLS) prepared by Hann Tucker Ltd.

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

The Planning Portal Reference number for the submitted condition discharge application is PP- 11324603.

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
Deloitte LLP