MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Miss Lisa Bond
New Century Limited
34 Hanover Street
Manchester
M4 4AH

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Siting of a digital display screen and associated external seating area for a temporary period of 11/05/2026 - 01/09/2026.

Location: New Century Hall, 34 Hanover Street, Manchester, M4 4AH

Date of application: 24 March 2026

Application number: 145317/FO/2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance, this has included ongoing advice that has resolved the issues associated with the proposal.

Condition(s) attached to this decision

1) The permission hereby granted is for a limited period only, beginning from 11/05/2026 and expiring on 01/09/2026; and the use comprising the development for which permission is hereby temporarily granted is required to be discontinued on the date of expiry. The site shall be made good within one month of the temporary permission expiring.

Reason - The use hereby approved is of a temporary nature, in order to allow the preparation of the a more balanced interim use strategy that would support the proper planning and regeneration of the area and to allow the City Council the opportunity to reconsider the appropriateness of this use and its impact of the use on policies aimed at reducing reliance on travel by private car the consequences of which have not been

considered beyond the 30th May 2023 pursuant to Core Strategy Policies SP1, CC1, CC4, EN1and DM1.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- M210TBA-D01-02: Block Plan
- Screen Location Plan
- Power Location Plan
- Elevations Plan
- Screen Example
- Design & Access Statement (Prepared by New Century)
- Event Management Plan (Prepared by New Century; Received 28/04/2026)
- Heritage Statement (Prepared by New Century)
- Planning Statement (Prepared by New Century)
- Operational Management Plan (Prepared by New Century)
- Waste Management Statement (Prepared by New Century)
- Evening Games Schedule (Received 22/04/2026)

All stamped as received by the City Council as Local Planning Authority on 03/03/2026, unless specified otherwise.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) a) Prior to its first operation, the development hereby approved, shall be acoustically insulated/treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment, that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences and be adhered to for the lifetime of the development.

b) Prior to the first use of the development, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to Core Strategy Policies DM1 and SP1 and saved Unitary Development Plan policy DC26.

4) The development hereby approved shall only be open for use inside of the following hours for its lifetime:

09:00 to 23:00 Monday to Sunday, and Bank holidays, with operations permitted to be extended till 00:00 on the 27/06/2026, 01/07/2026, 05/07/2026, 07/07/2026 and 09/07/2026 in accordance with the principles and measures set out within the approved Event Management Plan (Prepared by New Century; Received 28/04/2026) and the Evening Games Schedule (Received 22/04/2026).

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy, Saved Unitary Development Plan Policy DC26, and the National Planning Policy Framework.

5) The development shall operate in accordance with the approved Event Management Plan (Prepared by New Century; Received 28/04/2026) for its lifetime.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy, Saved Unitary Development Plan Policy DC26, and the National Planning Policy Framework.

6) At the end of each business day, in accordance with the approved Event Management Plan (Prepared by New Century; Received 28/04/2026), all tables and chairs, and any other loose furnishings or fixtures shall be stored internally until the commencement of business operations the next day.

Reason - In the interest of visual amenity, highway safety and to prevent anti-social behaviour on site, in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

7) The development hereby approved, shall store and dispose of its waste and recycling in accordance with the approved Waste Management Strategy (Prepared by New Century; Received 03/03/2026).

Reason - To ensure proper waste storage on site in accordance with Core Strategy Policy EN19 and DM1.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: https://www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

Early engagement with the Highways Network Management teams will be required in terms of licensing, hoarding / scaffolding, skips and any associated temporary pedestrian/traffic management arrangements. This should also include discussion around links with utilities, power/sewers/water main connections. Contact details are as follows: highwaylicences@manchester.gov.uk & highwaynetworkmanagement@manchester.gov.uk

Date: 14 May 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Mining Remediation Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026