MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145317/FO/2026
Date registered valid:	24 March 2026
Proposal:	Siting of a digital display screen and associated external seating area for a temporary period of 11/05/2026 - 01/09/2026.
Address:	New Century Hall, 34 Hanover Street, Manchester, M4 4AH
Ward(s):	Piccadilly Ward
Applicant:	Miss Lisa Bond New Century Limited
Agent (if any):	
Case officer:	Michael Pearson Tel: 0161 219 2735 Email: michael.pearson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 13/05/2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:
Printed: 26 March 2026 Expired: 18 April 2026

Neighbour notifications
Printed: 26 March 2026 Expired: 18 April 2026

Site notice
Posted: 2 April 2026 Expired: 25 April 2026

Press advert
Published: 31 March 2026 Expired: 23 April 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to Sadler's Yard, a pedestrianised square bound by Hanover Street, New Century Hall, the Redfern Building, and the Old Bank Building. Redfern Street and Mayes Street, former roads now pedestrianised, run through the application site. The public square features hard and soft landscaping measures consisting of shrubs, semi-mature trees, public benches and decorative paving. The space also features outdoor seating areas to Sui Generis drinking establishments in the form of Sadlers Cat and New Century Hall.

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area constitutes that of NOMA, a regeneration scheme covering the land within the Co-operative Group's ownership, with much of the surrounding area to the south also lying within the Shudehill Conservation Area. Neighbouring built development around Sadler's Yard consists of a high number of Grade II listed buildings, including the Hanover Building, Old Bank Building, New Century House, Cooperative Society Building, Holyoake House, Redfern Building and CIS Tower. Neighbouring uses are comprised of a variety of commercial office and restaurant uses (Use Class E and Sui Generis).

Description of development

The application seeks consent for the temporary installation of a digital display screen for a period of 113 days, from 11/05/2026 till 01/09/2026, with associated seating area.

The proposed screen would be 2500mm high by 4500mm wide, with it sitting within a base unit with a height of 3750mm, width of 4800mm wide and 1503mm deep.

A seating area of loose chairs would be situated around the screen in a semi-circle and would be stored internally when the screen is switched off.

Proposed hours of operation are from 09:00 till 23:00, with closing times being extended to 00:00 on five days out of the 113.

Waste and recycling facilities would be provided and stored within New Century utilising existing arrangements.

Planning History

A high number of applications are on record for the application site, the most relevant of which are shown below:

141136/FO/2024 – Temporary Planning Permission for siting of events tipi within Sadler's Yard, with food and drink provision, for a temporary period of 53 days – Approved November 2024.

114852/JO/2016 – Variation of conditions 5, 6 and 11 attached to application ref no 105522/FO/2014/C2 to allow for phased delivery – Approved January 2017.

107890/JO/2015/C2 – Remove of part € (which requires submission of 'details of directional signage' pre-commencement) from Condition 15 attached to application ref no 105522 (Public realm works) and creation of a further separate condition to allow this to be agreed 'Before areas of public realm hereby approved are first brought into use' – Approved March 2015.

105522/FO/2014/C2 – Public realm works including creation of new public open space with hard and soft landscaping and street furniture, external alterations to New Century Hall and House to create pedestrian connection between Miller Street and Balloon Street, soft landscaping to Miller Street, alterations to external appearance of adjacent buildings including making good following lowering of adjacent pavement level (and including introduction of new stepped access to Redfern Building), resurfacing works to Hanover Street, Dantzic Street and Federation Street, resurfacing of footway along Balloon Street, change of use of lower ground floor of New Century Hall and House to Class A1 (Shop) use or Class A3 (Restaurant and Café) Use and installation of new shop fronts, servicing doors and louvres, works associated with closure of part of Dantzic Street at junction with Miller Street to all traffic except servicing vehicles and drop-off access and ancillary works associated with the above – Approved June 2014.

Consultations & Notification Responses

Publicity – A site notice and press notice were published. Neighbouring properties were notified of the proposals by letter. No representations were received.

Environmental Health – No objection subject to conditions relating to acoustics, hours of opening and the permission being temporary and not permanent.

Greater Manchester Police – No objection received.

Highway Services – No objection subject to conditions requiring the submission of a Construction Management Plan and an Event/Operational Management Plan.

Policy

The Places for Everyone Plan – Joint Development Plan Document, for nine of the ten boroughs which make up Greater Manchester adopted on 21st of March 2024:
- Policy JP-Strat1 – Core Growth Area
- Policy JP-Strat2 – City Centre
- Policy JP-P2 – Heritage

The Manchester Core Strategy – Development Plan Document 2012-2027 ("The Core Strategy") was adopted by the City Council on the 11th July 2012:
- Policy SP1 – Spatial Principles
- Policy CC1 – Primary Economic Development Focus (City Centre and Fringe)
- Policy CC2 – Retail
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC9 – Design and Heritage
- Policy CC10 – Leisure and the Evening Economy
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:
- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)
- Chapter 6 – Building a strong, competitive economy
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-design and beautiful places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Other Legislative Requirements
Planning (Listed Buildings and Conservation Areas) Act 1990
National Planning Policy for Waste

Issues

Principle of the Development

The proposal would see the creation of a temporary events space within Sadler's Yard, an open piece of public realm that is a key part of the placemaking within the Noma Estate, for a period of 113 days. The proposed screen, that would broadcast living sporting events over the summer, would provide an opportunity as a temporary 'pop up' to increase the profile of Sadler's Yard and NOMA, and in terms of placemaking would support the ongoing regeneration of the NOMA estate by driving footfall to the area. It is recognised that whilst Sadler's Yard and NOMA has experienced substantive regeneration efforts, there are still multiple unoccupied commercial units

within the vicinity. Clearly there is still requirement to drive footfall to and awareness of this new destination within the City. Whilst it is essential to the wider functionality of the Noma Estate that this key public space is retained in its current form in the long term, in light of the above, it is considered that on a temporary basis the proposal would support the ongoing regeneration of the NOMA estate by raising its profile as a leisure destination as well as would benefiting Manchester's leisure and tourist economy. The proposal therefore accords with Core Strategy Policy SP1, EC3, CC1, CC4 and C10, and Places for Everyone Plan Policy JP-Strat2, subject to the matters discussed below.

Visual Amenity and Heritage

Sadler's Yard as existing is a well designed and landscaped piece of public realm that contributes positively to the neighbouring street scene, as well as the neighbouring Shudehill Conservation Area, across Hanover Street. The proposal would see a digital screen and seating area that would encompass a sizeable portion the yard and thus diminish its contribution to the local street scene. Notwithstanding this, the proposed development is a temporary structure that would only be on site for a period just under four months in length and would on that basis support wider placemaking and activation in this part of the Noma Estate. In the event of an approval, a condition will be attached requiring the site be returned to its current condition in order to ensure that there is no permanent alteration to its appearance. Likewise, any impact to the setting of neighbouring heritage assets would be temporary in nature, and would thus on balance would have a neutral impact on their significance. On this basis the proposal would cause no permanent harm to the appearance of the neighbouring street scene, Sadler's Yard, nor neighbouring heritage assets and is thus acceptable in this regard, all in accordance with Core Strategy Policies SP1, CC9, C10, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18 and DC19, Places for Everyone Plan Policy JP-P2, the National Planning Policy Framework, and the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Residential Amenity

The application site lies within an area heavily dominated by properties in commercial use, with neighbouring uses including a drinking establishment at Sadler's Cat and a music venue at New Century Hall, both to the immediate west and north of the application site. The submission has been accompanied by a management plan, as well as detailed operations schedule that sets out the football matches that will be televised. The schedule confirms that a total of 108 football matches will be televised, with 103 of these finishing before 11pm, the remaining five matches finishing at latest between 23:45 – 00:00. Environmental Health have assessed the development and do not object to it subject to conditions that would require the development to operate in accordance with the submitted Event Management Plan and hours of opening, as well as a condition that would require the submission of an acoustic assessment that would demonstrate the development can be located without detriment to neighbouring amenity. Subject to such conditions, the development is acceptable in this regard and would not cause an unacceptable impact on neighbouring amenity in accordance with Core Strategy Policy DM1, Saved Unitary Development Plan Policies DC10 and DC26, and the National Planning Policy Framework. Additionally, any consent issued will be for a maximum period of fourth months.

Subject to such conditions, the development is acceptable in this regard and would not cause an unacceptable impact on neighbouring amenity in accordance with Core Strategy Policy DM1, Saved Unitary Development Plan Policies DC10 and DC26, and the National Planning Policy Framework.

Highway Safety

The application site, as previously mentioned forms a pedestrianised square, which is accessed from Hanover Street and Miller Street. The proposed screen and associated structures would not encroach onto the public highway and walkways would be present either side of it to allow for through access. Highways have assessed the proposal and do not object to it subject to conditions relating to the conditioning of the submitted operational management plan and the submission of a construction management plan. The submission has been accompanied by an event management plan, and it has been made clear within the submission that other than the installation of the screen there would be no additional deliveries or servicing of the development, other than that already associated with New Century. Highways have requested a construction management plan for the development be provided, however, taking into account how any furnishing associated with the development would not be fixed and would be packed away at the end of each business day, the construction phase of the development would only see the installation of a screen and would thus be for a short period of time. In light of this, it is considered the attachment of a condition requiring the submission of a construction management plan would be disproportionate and unreasonable. Further to this, in the event of an approval no such condition would be attached, with conditions requiring adherence to the submitted event management plan and that all loose furnishing be packed away at the end of each business day. In light of the above, the proposal is acceptable in this regard and therefore accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Waste Management

The proposed events space would see both food and drink consumed on site, with it being provided from New Century. Servicing, deliveries and waste management would all take place through New Century's existing drop off/collection points and waste store, which all have capacity to accommodate the increase in load associated with the operation of the development. Environmental Health do not object to this arrangement. Subject to a condition that would require the development to dispose and collect waste and recycling in accordance with the submitted Waste Management Strategy, the application is acceptable in this regard and accords with Core Strategy Policies EN19 and DM1 and the National Planning Policy for Waste.

Conclusion

In light of the above, subject to appropriate planning condition, the proposal is acceptable on a temporary basis and on that basis would accord with Places for Everyone Plan Policy JP-Strat1, JP-Start2 and JP-P2, Core Strategy Policies SP1, EC3, CC1, CC4, CC9, C10, EN1, EN3, EN14 and DM1, Saved Unitary Development Plan Policies DC18, DC19 and DC26, the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy for Waste and the National Planning Policy Framework. The application is therefore recommended for approval.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

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.

Conditions to be attached to decision for approval

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

1) 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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Third Floor, Holyoake House, Hanover Street, Manchester, M60 0AS
3 Federation Street, Manchester, M4 4BF
1 Federation Street, Manchester, M4 4BF
Fourth Floor, Dantzic Building, 29 Dantzic Street, Manchester, M4 2AL
Ground Floor, Holyoake House, Hanover Street, Manchester, M60 0AS
Hanover Building, 130 Corporation Street, Manchester, M4 4GW
Federation House, 2 Federation Street, Manchester, M4 4BF
CIS Building, Miller Street, Manchester, M60 0AL
Old Bank Building, Hanover Street, Manchester, M4 4AH
The Cooperative College, Second Floor, Holyoake House, Hanover Street, Manchester, M60 0AS
Basement, Holyoake House, Hanover Street, Manchester, M60 0AS
Fifth Floor, New Century House, Corporation Street, Manchester, M60 4ES
Sadlers Cat, 40 Hanover Street, Manchester, M4 4AH
Dantzic Building, 29 Dantzic Street, Manchester, M4 2AL
Holyoake House, Hanover Street, Manchester, M4 4AH
New Century House, Corporation Street, Manchester, M4 4GY
Redfern Building, 30 Hanover Street, Manchester, M4 4AH

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL