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Development Management
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
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Our Ref: EKPS/260603/EP

Submitted via the Planning Portal

7 July 2026

Dear Sir / Madam,

Application for Full Planning Permission: Change of Use Class E(b) to Sui Generis, New Century Hall (Ground Floor), Manchester M4 4AH

Planning Portal Ref: PP-15052422

On behalf of our client, One Plus Four Limited ('the Applicant'), we are pleased to enclose a full planning application for the change of use of the ground floor of New Century Hall, Manchester from a food hall venue (Class E(b) use) to a venue for additional live music and events alongside a reduced bar / food offering (Sui Generis). The application has been submitted via the Planning Portal (Ref: PP-15052422).

Background

New Century Hall is a Grade II listed building located in Manchester's NOMA district. It reopened in 2023 following a substantial refurbishment and is now home to a live music, performance and events space, a large restaurant space and a creative college. The building fronts onto Sadler's Yard public square and is also bound by Dantzic Street and the Ring Road.

New Century Hall was once home to a legendary dance hall, and the building continues to play a key part in Manchester's rich pop culture heritage. It is a venue for music, comedy, performance, conferences and community events.

Relevant Planning History

The planning history and previous uses of the Site, as outlined below.

Application 124348/FO/2019 - Approved – 19 November 2019.

Change of use from B1 (Offices), D1 (Non-Residential Institution) and D2 (Assembly and Leisure) use to mixed use 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.

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Regulated by RICS

Application 124349/LO/2019 - Approved – 19 November 2019.

Listed Building Consent for internal and external works associated with change of use from B1 (Offices), D1 (Non-Residential Institution) and D2 (Assembly and Leisure) use to mixed Sui Generis Use 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) 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.

The Proposed Development

The application proposes a change of use of the ground floor space at New Century Hall alongside a series of internal alterations. A separate application for Listed Building Consent for the proposed internal physical works has also been submitted. For clarity, there are no external alterations proposed.

The proposals together seek to adapt and reconfigure the existing ground floor food hall arrangement previously approved in November 2019 (ref. 124348FO2019). New Century Hall has identified that the existing large open-plan food hall model has not proven commercially viable in its current form. While the venue has successfully hosted events and performances, the day-to-day food hall operation has struggled due to the scale and character of the space and the building's location being slightly removed from the primary retail and leisure core of the city centre.

The proposed works seek to create a more flexible and commercially sustainable arrangement while preserving the special architectural and historic interest of the listed building. The new smaller music / events venue – to be called 'LOCKER' - will be complementary to the main Hall upstairs and will be a space that will embrace new and up and coming talent, as well as a place for the college students to hone their talents or for private party or community use.

Full Planning Permission is therefore sought for the change of use of the ground floor space to accommodate two complementary interconnected space: a new live music venue / event space alongside a bar / food venue.

The description of development is as follows:

"Full planning permission for change of use of ground floor of New Century Hall from Class E use to Sui Generis to enable it to be used as a live music venue and event space and food and drink venue"

Opening Hours

The typical opening hours of the venue would be between 11am to 11pm, with a later 4am license for specific events as required. The venue will typically be closed on a Monday and will close earlier on a Sunday (9pm), again subject to specific events, in line with current operations at New Century Hall.

Employees

The existing food hall supports 25 no. employees in a mix of roles who will all be retained following the proposed venue changes, and the same team will work within both the music / events venue and the food / drink offering.

Day to Day Operations

The application is supported by both a Waste Management Strategy and Operational Management Strategy prepared by New Century Hall which outline how the new venue will be managed on a day-to-day basis.

Planning Policy

All planning applications must be determined in accordance with the relevant development plan policies and guidance as stated in Section 38(6) of the Planning and Compulsory Purchase Act 2004, unless material considerations indicate otherwise.

The Development Plan for Manchester City Council consists of the following:

- Manchester Core Strategy ("MCS"), adopted July 2012;
- Retained Policies of the Unitary Development Plan ("UDP") adopted1995, and;
- Places for Everyone Joint Development Plan, adopted March 2024.

The Manchester Core Strategy (hereafter "MCS") is the key document and sets out the long-term strategic planning policies for Manchester's future development whereas, the UDP assists the MCS with several retained policies. Furthermore, the Places for Everyone ("PfE") Joint Development Plan Document sets out the strategic development goals for the region including economic development and sustainable place-making.

The Site is within the Regional Centre as defined in Policy EC8 of the Manchester Core Strategy (MCS), and also within the defined City Centre (Policies CC1-10). There are no relevant site-specific allocations, however the site is located within the area covered by the NOMA Strategic Regeneration Framework ("SRF"), updated in 2020.

The pertinent Development Plan policies are as follows:

MCS:

- **Policy EC3: The Regional Centre** – encourages development for employment-generating uses within the Regional Centre, including offices and other commercial development.
- **Policy CC9: Design and Heritage** – requires development in the City Centre to preserve or enhance identified heritage assets, including conservation areas. Also states that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.
- **EN3: Heritage** – requires new development to be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings, registered parks and gardens, conservation areas and archaeological remains.
- **Policy DM1: Development Management** – requires all developments to have regard to a range of specific issues including: impact on the surrounding area in terms of design, scale and appearance; effects on amenity such as privacy, light, noise, odours, litter, road safety and traffic generation; accessibility (for disabled people and sustainable transport modes); community safety and crime prevention; refuse storage and collection; vehicular access; and green infrastructure.

'Saved' policies of the UDP:

- **Policy DC26: Development and Noise** – aims to reduce the impact of noise on people living and working in, or visiting, the City by considering both:

  a) The effect of new development proposals which are likely to be generators of noise; and

b) The implications of new development being exposed to existing noise sources which are effectively outside planning control.

The Policy adds that where the Council believes that a new proposal might generate potentially unacceptable levels of noise, it will require the applicant to provide an assessment of the likely impact and of the measures proposed to deal with it satisfactorily. It goes on to state that the Council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

PfE:

- **Policy JP-Strat1** - outlines the overarching strategic approach for development within the area, aiming to deliver sustainable growth by focusing on well-connected, inclusive, and economically resilient places.

- **Policy JP-P2 Heritage** - focuses specifically on conserving and enhancing heritage assets. It requires new developments to respect and integrate heritage features, protecting cultural and historic identity while supporting viable uses that sustain their long-term preservation.

- **Policy JP-P1 Sustainable Places / Sustainable Design** - emphasises the creation of high-quality, well-designed places that are environmentally sustainable, inclusive, and adaptable to climate change. It promotes energy efficiency, active travel, green infrastructure, and locally distinctive design.

Other Material Policy Considerations

In line with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, relevant material considerations include (but are not limited to):

- NOMA Strategic Regeneration Framework (2020);

- The Guide to Development in Manchester SPD, adopted April 2007;

- National Planning Policy Framework ("NPPF"), updated December 2024;

- Planning Policy Guidance ("PPG") updated December 2024 and February 2025.

Planning Appraisal

Having introduced the Applicant, the site and surroundings, the proposed development and the relevant local and national planning policies, it is now relevant to present the justification for the proposals.

The main issues for consideration relate to the acceptability of the proposals in terms of the acceptability of the proposed use and the associated impact on amenity, alongside heritage considerations.

Principle of Development

The site is situated in NOMA: a destination with a mix of commercial and leisure space, along with new homes and high-quality public realm driven by the 2020 SRF update. It is prominent destination within the city of Manchester. The Site is allocated within The Regional Centre under Policy EC3 and is regarded is a sustainable and suitable location for the proposed use with both bus and tram networks within walking distance.

The Proposed Development intends to support the continued active use of New Century Hall as a cultural and leisure destination and also continue to support the ongoing employment of 25 no. people. The proposed

change of use of the ground floor will secure the long-term economic viability of the venue, which is considered essential to secure the ongoing conservation and maintenance of the Grade II listed building.

The proposed repositioning of the ground floor space to include an additional live music venue, which will allow greater flexibility of use, improved commercial sustainability and increased activation throughout the day and evening and continued support for live music and cultural activity, supporting the role of the Regional Centre.

The proposed internal alterations are subject to a separate application for Listed Building Consent, which sets out that the proposals to the ground floor represent a sensitive and carefully considered response to the current operational challenges, and preserve the special architectural and historic interest of the Grade II listed building, within minimum intervention.

The Proposed Development is therefore considered to be in accordance with MCS Policies EC3, EC3 and CC9, as well as PfE Policies JP-Strat1J, P-P1 and JP-P2 as well as supporting the objectives of the NOMA SRF 2020.

Amenity Considerations

The proposed use of the ground floor will complement those already consented within New Century Hall, which have operated successfully for a number of years.

The application is supported by a Noise Impact Assessment undertaken by Hann Tucker as well as an Operational Management Plan prepared by New Century Hall.

The Noise Impact Assessment concludes that the proposed venue can operate without causing unacceptable music noise impacts, provided that internal amplified music levels are controlled in accordance with the octave-band operational limits set out in the Noise Assessment (Table 8, P14).

The Operational Management Plan outlines how the new venue proposed with the ground floor space will be managed on a day-to day basis. This includes comprehensive details on every aspect of managing events held at New Century Hall, listing 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.

It is not considered that the use of the property will not cause any adverse impact on the surrounding amenity, and as a result, the development accords with Core Strategy Policy DM1 and Saved Unitary Development Plan Policy DC26.

Summary

Overall, it is considered that the Proposed Development, along with the alterations sought via the Listed Building Consent, will secure the long-term use of New Century Hall and its continued contribution towards the city's nightlife and cultural scene. The proposals will not result in any detrimental impact on the amenity of any neighbouring residents or occupiers.

The proposals are therefore considered to be entirely consistent with both Local and National Planning Policy and it is therefore respectfully requested that permission be granted without delay.

Supporting Plans and Documents

In addition to this covering letter, the planning application is supported by the following plans and documents:

- Planning Application Forms and Certificates;
- Site Location Plan;

- Existing and Proposed Site Plans prepared by Project 3 Architects;
- Existing and Proposed Ground Floor Plans prepared by Project 3 Architects;
- Waste Management Plan and completed MCC Waste Proforma prepared by New Century Hall;
- Operational Management Plan prepared by New Century Hall;
- Noise Assessment prepared by Hann Tucker.

We would be grateful if you could confirm receipt of this planning application and confirm that it has been successfully validated.

I trust the submitted information is sufficient, however should you have any questions or require any further information, please do not hesitate to contact me by email or telephone [redacted].

Kind Regards.

[redacted]

Ellie Philcox
Director
[redacted]