MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000952
Application type:	Full planning permission
Proposal:	Change of use of part ground floor of from food hall (Class E) to live music venue (Sui Generis).
Site address:	New Century Hall 34 Hanover Street Manchester M4 4AH
Ward(s):	Piccadilly
Date application valid:	20 July 2026
Applicant name:	Mr Zak Padmore
Agent (if any):	Miss Ellie Philcox
Case officer:	Michael Pearson
Recommendation:	Approve
Date of recommendation:	07/09/2026

Description of site, building and/or area

The application relates to the ground floor/former basement of the Grade II listed Confrence Hall attached to New Century House. The former fourteen storey office building and attached two storey conference hall date from 1963, with both featuring a striking external anodised aluminium frame superstructure with opaque glass-panel cladding. The attached conference hall has undergone significant internal and external alteration to facilitate a ground floor food hall use (Class E) and first floor music venue (Sui Generis). Internally, the basement still features original concrete columns and waffle slab ceiling, though its southern facing façade now features wide bi-folding and louvred openings across its length. Access to the existing food hall and music venue use is gained from Sadlers Yard.

The neighbouring area constitutes that of NOMA, a regeneration scheme covering the land within the Co-operative Group's ownership, that lies along the northern edge of Manchester City Centre, 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 itself, 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 change of use of part of the property's ground floor from a food hall to a live music venue (Sui Generis).

The site's ground floor would be sub-divided into two spaces by a single partition, with the proposed music venue taking up that of the eastern half of the floor plate and the existing food hall use retaining the western half.

The music venue use would be largely open plan with a stage, bar, cloakroom and store. The venue would have a capacity of 470no persons and would be open during the following hours:

- Monday – Sunday: 07:00 – 04:00

Queuing for entry will take place via Sadlers Yard. Waste and recycling will be stored and collected in accordance with the food hall's existing measures, with bins being located in the property's external yard.

Relevant planning history

PLA-2026-000401 - Listed Building Consent for internal alterations to allow for creation of ground floor music venue – Application under consideration.

132281/JO/2021 - 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) – Approved January 2022.

132275/JO/2021 - S19 application to vary condition 2 (Approved Dwgs and Documents) and 3 (Materials) attached to app ref no 124349/LO/2019 as amended by 130704 (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) – Approved January 2022.

130704/JO/2021 - S19 application to vary conditions 2 (Approved Dwgs (amendments to include stabilisation to curtain walling and changes to details of dance floor within Concert Hall)), 3 (Materials) and 4 (Details of Sprinkler System) attached to application ref no 124349/LO/2019 – Approved November 2021.

130703/JO/2021 - S73 application to vary conditions 2 (Approved Dwgs (amendments to include stabilisation to curtain walling and changes to details of dance floor within Concert Hall)), 4 (Materials), 21 (Details of Sprinkler System) and C23 (Final Details of Landscaping) attached to application ref no 124348/FO/2019 – Approved November 2021.

124349/LO/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 – Approved November 2019.

124348/FO/2019 - 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 – Approved November 2019.

Consultation, notification and publicity 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 noise outbreak, plant noise and hours of opening.

Greater Manchester Police – No objection received.

Highway Services – No objection subject to conditions relating to a travel plan, operational management plan, construction management plan and cycle parking.

Relevant policies

The Places for Everyone Plan - Joint Development Plan Document, for nine of the 10 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
- Policy JP-P3 – Cultural Facilities
- Policy JP-P4 – New Retail and Leisure Uses in Town Centres

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:
- Policy SP1 – Spatial Principles
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC5 – Transport
- Policy CC9 – Design and Heritage
- Policy CC10 – A Place for Everyone
- Policy C10 – Leisure and the Evening Economy
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste
- Policy DM1 – Development Management

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

National Planning Policy Framework August 2026 (NPPF)
- Chapter 7 – Building a strong, competitive economy
- Chapter 14 – Achieving Well-Designed Places
- Chapter 15 – Promoting Sustainable Transport
- Chapter 20 – Conserving and Enhancing the Historic Environment

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

Assessment

Principle of the Development

The application would see the creation of a new live music venue within Manchester City Centre, with the existing commercial food hall use on site being effectively halved in size. The proposals are informed by the existing food hall use having not proven commercially viable in its existing form, with the day to day operation failing to meet expectations being slightly removed from the City Centre's retail core. It is recognised that whilst Sadler's Yard and NOMA have 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 to assist ongoing regeneration efforts. The proposed music venue use would provide a more intimate venue for up and coming musicians, giving the area a unique offering distinct from the larger scale existing music venue use at New Century Hall. It is considered that the proposal would support the ongoing regeneration of the NOMA estate by raising its profile as a leisure destination, as well as 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 Policies JP-Strat1, JP-Strat2, JP-P3 and JP-P4, subject to the matters discussed below.

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, the aforementioned food hall use and music venue within New Century Hall, an unoccupied commercial unit within the Redfern Building, as well as other buildings in the locality lying within office uses.

The proposed use would be the second live music venue within the locality, with that of New Century Hall being located at first floor of the application site. The proposed hours of opening would be from 07:00 – 04:00, though within the submission it is made clear that the majority of events would not run into the early hours of the morning. The submission has been accompanied by a noise impact assessment and operational management plan that details how neighbouring amenity will be protected from noise generated by the proposed use. Environmental Health do not object to this information nor the proposed hours of opening, noting the use of noise limiters and how the proposed hours of opening are largely in accordance with those already consented for at first floor. Subject to the development proceeding in accordance with the submitted noise impact assessment, adhering to the proposed hours of opening and an acoustic study for proposed plant to be submitted prior to operation, Environmental Health do not object to the development.

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 Policy DC26, and the National Planning Policy Framework.

Visual Amenity and Heritage

No external alterations are proposed as part of the development, with any plant alterations being located internally and utilising existing louvred outlets on the building's facade. In light of this, the development would have a neutral impact on the local street scene, setting of listed buildings,

and the Shudehill Conservation Area. On this basis, the development accords with Places for Everyone Plan Policy JP-P2, Core Strategy Policies CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18 and DC19, the National Planning Policy Framework, and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Highway Safety

Access to the application site is gained from the pedestrianised Sadler's Yard, which is accessed in turn from Hanover Street and Miller Street. The site lies within Manchester City Centre in walking distance of Victoria Railway Station and Metrolink stops, as well as Shudehill Bus Station. The development would not encroach onto the public highway.

Highway Services within their consultation response have requested conditions requiring the submission of a travel plan, operational management plan, event management plan, construction management plan and cycle parking provision, and informatives relating to highway hoarding. Given the small scale nature of the proposed works, how no car parking provision would be provided nor lost, and the site's accessible location, planning condition that would require the submission of a construction management plan and a travel plan, would be unreasonable and disproportionate, and as such in the event of an approval would not be attached to a decision notice. The submission has been accompanied by an operational management plan, when considering this document details event management planning including queuing protocols and dispersal details, that confirm the public highway would be unaffected, subject to compliance planning condition, no further information is considered to be required in this regard. In regard to the provision cycle parking facilities, taking into account how the proposals are limited to a change of use, with no external alterations proposed, and the provision of internal cycle store being impractical given the confines of the site, as well as how public cycle storage facilities are available along Dantzic Street to the north and south of the site, as well as being present on Todd Street and Miller Street, the requirement for the use to provide additional cycle storage facilities would be unreasonable, and as such in the event of an approval, no such planning condition requiring this will be imposed.

Subject to planning condition that would require the development to operate in accordance with the submitted operational management plan and informatives relating to highway hoarding, the proposals are considered to be acceptable in this regard and is in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

Waste Management

Waste and recycling generated by the proposed use would utilise the existing arrangements on site, located within the property's service yard. Environmental Health do not object to this arrangement. Subject to a condition that would require the development to store and present its waste for collection in accordance with the submitted documentation, the proposal is acceptable in this regard and therefore accords with Core Strategy Policies EN19 and DM1, and the National Planning Policy for Waste.

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.

Conclusion

In light of the above, and subject to appropriate planning condition, it has been found that the development would see the creation of a new music venue, creating a leisure, cultural and tourist destination, contributing to local regeneration efforts. The development is therefore in accordance with Places for Everyone Plan Policies JP-Strat1, JP-Strat2, JP-P2, JP-P3 and JP-P4, Core Strategy Policies SP1, EC3, CC1, CC3, CC5, CC9, CC10, C10, EN1, EN3, EN19 and DM1, Saved Unitary Development Plan Policies DC18, DC19 and DC26, the National Planning Policy Framework, and the Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis, the application is recommended for approval.

Article 35 Declaration
Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Recommendation: Approve

Conditions attached to this decision

1) The development must be begun not later than three years beginning with the date of this permission.

   Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

   - 0886-P3A-SL-XX-DR-A-02001 Revision P01: Location Plan
   - 0886-P3A-ST-XX-DR-A-05001 Revision P01: Proposed Site Plan
   - 0886-P3A-XX-00-DR-A-03001 Revision P01: Demolition Ground Floor Plan
   - 0886-P3A-XX-00-DR-A-05001 Revision P04: Proposed Ground Floor Plan (Received 25/08/2026)
   - 0886-P3A-XX-XX-DR-A-05101 Revision P04: Proposed Sections: Section A-A, B-B and C-C (Received 02/09/2026)
   - 0886-P3A-XX-XX-DR-A-22401 Revision P02: Internal Wall Details (Received 01/09/2026)
   - 0886-P3A-XX-XX-DR-A-22402 Revision P04: Internal Wall / Façade Details (Received 25/08/2026)
   - NCH-0312-0011.01 Rev A: HVAC – Proposed Alterations (Received 19/05/2026)
   - NCH-0312-0013.01 Rev A: HVAC – Demolition and Removal (Received 19/05/2026)
   - Material example, with 10mm high density foam pad placed behind each steel uni-strut channel/ section (Received 25/08/2026)
   - Covering Letter (Prepared by Euan Kellie; Dated 07/07/2026)
   - Design and Access Statement (Prepared by Project 3 Architects; Dated July 2026)
   - Heritage Statement (Prepared by Levrant; Dated May 2026; Received 19/05/2026)
   - Environmental Noise Survey and Noise Impact Assessment Report (Prepared by Hann Tucker Associates; Report reference 32956/NIA; Dated 07/07/2026)
   - Operational Management Plan v3 (Prepared by New Century; Dated September 2026; Received 07/09/2026)
   - Email correspondence RE Noise Limiter Use (Prepared by Euan Kellie; Dated and received 25/08/2026)
   - Project Technical Memorandum – MEP (Dated 14/05/2026)
   - LGH-RVXT3-E Commercial Series Product Specification (Prepared by Mitsubishi Electric; Received 19/05/2026)
   - LGH-RVXT3-E Technical Data Sheet (Received 13/08/2026)
   - Waste Management Statement (Prepared by New Century)
   - Waste management strategy and proforma

   Received by Manchester City Council as the Local Planning Authority on 20/07/2026, 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) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with the following documentation:

- Environmental Noise Survey and Noise Impact Assessment Report (Prepared by Hann Tucker Associates; Report reference 32956/NIA; Dated 07/07/2026; Received 20/07/2026)
- Operational Management Plan v3 (Prepared by New Century; Dated September 2026; Received 07/09/2026)
- Email correspondence RE Noise Limiter Use (Prepared by Euan Kellie; Dated and received 25/08/2026)

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB 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 residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to the first occupation of the music venue use hereby approved, a verification report shall 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 verification report shall be detailed along with any measures required to be undertaken prior to occupation of the development to ensure compliance with the internal noise criteria.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) a) Notwithstanding the documents specified within condition two of this permission, prior to the installation of any plant hereby approved, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

b) Prior to the first use of the plant hereby approved, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use can commence.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

5) The live music venue use hereby approved shall operate in accordance with the submitted Operational Management Plan v3 (Prepared by New Century; Dated September 2026; Received 07/09/2026) for its lifetime.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

6) The premises shall not be open outside the following hours:

- Monday - Sunday and Bank Holidays: 07:00 – 04:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

7) The live music venue use hereby approved, shall store and present its waste and recycling for collection in accordance with the following documents for its lifetime:

- Waste Management Statement (Prepared by New Century)
- Waste management strategy and proforma

Both received by the City Council as Local Planning Authority on 20/07/2026.

Reason - To ensure adequate refuse arrangement are put in place for the aparthotel element of the scheme pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

Informatives

1) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips and temporary points of access (Section 50) with MCC's Highways Licensing Team via Email: highwaylicences@manchester.gov.uk

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email: highwaynetworkmanagement@manchester.gov.uk