

31 March 2022

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester M60 2LA

F.A.O. Jennifer Atkinson

Dear Jennifer,

4 Angel Square, NOMA: Application for Non-Material Amendment to Planning Permission Ref: 123437/FO/2019

I write with regards to the 4 Angel Square office development, located to the north of Miller Street within the NOMA estate in Manchester City Centre which was granted Planning Permission by Manchester City Council ('MCC') on 26 July 2019 under Planning Permission Reference: 123437/FO/2019, to make an application for a Non-Material Amendment ('NMA') under Section 96A of the Town and Country Planning Act 1990 (as amended). The Applicant is NOMA (GP) Ltd ('The Applicant').

The consented development is as follows:

"Demolition of existing buildings to facilitate construction of an 11 storey building with external terrace to form a mixed use development comprising office use (Use Class B1) and ground floor commercial units (Use Classes A1, A2, A3, A4, B1 and D2); creation of a new public square and associated landscaping, undercroft car and cycle parking, provision of plant and servicing and related access and highways' works and associated works."

The Planning Permission has been implemented and construction is underway on site. The development is scheduled to complete Q1 2023.

Following further design work by the project team in conjunction with the contractor and suppliers, a number of non-material amendments to the building have been identified; required to ensure the deliverability of the scheme.

This Letter is submitted in support of an application under S96A of the Town and Country Planning Act 1990 (as amended) for an NMA to Planning Permission Ref. 123437/FO/2019. It is proposed to amend Conditions 2 (Approved Plans and Drawings), 12a (Hard and Soft Landscaping), 17 (Site Waste Management), 23 (Cycle Parking), 24 (Car Parking Layout), 30 (Use of Commercial Units), 31 (Sub-division of Commercial Units), 34 (Commercial Unit Opening Hours), 37 (Roller Shutters), 39 (A3 / A4 Use of

Commercial Units), and 40 (Acoustic Insulation of Commercial Units) attached to the consent to allow the substitution of revised drawings to formalise these proposed changes and to update the amount of proposed cycle storage referenced.

Proposed Changes

The proposed changes are illustrated within the Simpson Haugh and Partners document Ref. NP4-SHP-20-XX-RP-A-6101-00 titled '*Planning VS March 2022 NMA Drawing Comparison*', and comprise the following:

- An increase in the lift overrun height of 1025mm compared to 2019 approved planning scheme and an increase of 625mm compared to the 2020 approved NMA scheme, required as a result of the lift manufacturer height requirements - not seen from street level;
- An increase in the height of the parapet to level 12, 105mm above the approved height of the perimeter louvre screen. This is as a result of the roof build-up and is understood to be barely a visible change on elevations and not seen from street level;
- An adjustment to the roof railing position for part of the railing due to roof access hatch arrangements;
- Provision of PV array to Level 12 roof plant deck below the height of the roof perimeter louvre screen and to Level 11 roof below balustrade height. PV's are also proposed to the Level 12 core area roof which will sit only 10mm above height of the parapet;
- Removal of the joining lines to roof plant louvre screen which will not be as visible;
- Removal of the jointing lines to the car park louvre wall;
- Additional joints added to the parapet panels on all elevations, due to panel manufacturer size specifications;
- Change from a polished parapet to a deep acid etched parapet in line with a setback plane below the glazing to the typical window bays on all elevations;
- Louvre jointing update to colonnade louvres;
- Lower Ground Floor service yard elevation louvre and door position updated to show a door removed and changed to louvre panels, the replacement of a single door to a glazed door, and erection of a single leaf door instead of a four-leaf substation door;
- Increase in cycle parking from 213 cycle parking spaces to 215 cycle parking spaces; and
- Main pass entrance door moved to the other side of the revolving doors to allow for space for the access control panel.

Non-Material Impact of the Proposed Changes

It is considered that the changes would not materially alter the visual appearance 4 Angel Square and the associated landscaping, as approved under the original approved scheme Ref: 123437/FO/2019.

As such, the amendments can be considered to be non-material, as agreed with MCC Planning Officers in a pre-application consultation meeting on 14th January 2022 and subsequent email communication.

In summary, it is considered that the changes to the approved scheme are all non-material for the following reasons:

- The changes are not significant in terms of the scale and form of the original approved scheme;
- The changes will not result in a development which is noticeably different to that envisaged by the Local Planning Authority through granting Planning Permission Ref:123437/FO/2019;
- The changes are not contrary to any national or local policies.

Superseded Drawings

Table 1 summarises all the approved drawings to be superseded by this NMA and sets out the revised drawing and document references. Conditions 2 (Approved Plans and Drawings), 12a (Hard and Soft Landscaping), 17 (Site Waste Management), 23 (Cycle Parking), 24 (Car Parking Layout), 30 (Use of Commercial Units), 31 (Sub-division of Commercial Units), 34 (Commercial Unit Opening Hours), 37 (Roller Shutters), 39 (A3 / A4 Use of Commercial Units), and 40 (Acoustic Insulation of Commercial Units) attached to the consent are to be amended to reflect these changes to allow the substitution of revised drawings and to update the amount of proposed cycle storage referenced.

Table 1: Approved and Revised Plan Revision References

Approved Drawings / Documents (Ref. 123437/FO/2019)	Revised NMA Plan Revision Reference
Proposed Plans	
10257-SHP-Z0-XX-PL-A-B5D3-G000-001	02
10257-SHP-Z0-XX-PL-A-B5D3-G000-002	02
10257-SHP-Z1-XX-PL-A-B5D3-G100-001	02
10257-SHP-Z1-LG-PL-A-B5D3-G100-001	02
10257-SHP-Z1-00-PL-A-B5D3-G100-001	02
10257-SHP-Z1-LG-PL-A-B5D3-G200-001	02
10257-SHP-Z1-00-PL-A-B5D3-G200-001	02
10257-SHP-Z1-11-PL-A-B5D3-G200-001	01
10257-SHP-Z1-RF-PL-A-B5D3-G200-001	01
10257-SHP-Z1-XX-PL-A-B5D3-G200-001	02
10257-SHP-Z1-00-PL-A-B5D3-F000-001	02
Sections	
10257-SHP-Z1-AA-SE-A-B5D3-G200-001	02

10257-SHP-Z1-BB-SE-A-B5D3-G200-001	02
10257-SHP-Z1-CC-SE-A-B5D3-G200-001	02
Elevations	
10257-SHP-Z0-EW-EL-A-B5D3-G000-001	02
10257-SHP-Z1-EE-EL-A-B5D3-G200-001	02
10257-SHP-Z1-EN-EL-A-B5D3-G200-001	02
10257-SHP-Z1-ES-EL-A-B5D3-G200-001	02
10257-SHP-Z1-EW-EL-A-B5D3-G200-001	02
External Walls	
10257-SHP-Z1-TY-DE-A-B5D3-G251-002	02
10257-SHP-Z1-TY-DE-A-B5D3-G251-003	02
10257-SHP-Z1-TY-DE-A-B5D3-G251-004	02
10257-SHP-Z1-TY-DE-A-B5D3-G251-006	02
10257-SHP-Z1-TY-DE-A-B5D3-G251-007	01

Application Submission

This application has been submitted online through the Planning Portal website (Ref. PP-11154741), alongside the requisite application fee of £234.00. In summary, the following documents are submitted with this Covering Letter:

- Application Forms, Notices and Certificates, prepared by Deloitte;
- Revised Plans and Elevations, prepared by Simpson Haugh, as detailed in Table 1 and as shown within the document titled 'NP4-SHP-20-XX-RP-A-6101 Planning VS March 2022 NMA Drawing Comparison'.

We trust you will find this application in order and look forward to receiving written confirmation that the application has been registered. Please do not hesitate to contact my colleague Jennifer Chatfield (jchatfield@deloitte.co.uk / 01614558084) should there be any questions regarding the application.

Yours sincerely



John Cooper
Deloitte LLP