

16 December 2021

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

F.A.O. Jennifer Atkinson

Dear Jennifer,

NOMA Marketing Suite (Planning Permission Ref: 129631/FO/2021): Application for a Non-Material Amendment

I write with regards to the development of the NOMA Marketing Suite, located on the southern section of Plot N of the NOMA Masterplan, which was granted Temporary Planning Permission by Manchester City Council ('MCC') on 5 May 2021 (Planning Permission Ref. 129631/FO/2021), 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 comprises:

- one storey marketing suite building positioned to look towards new elements of the NOMA estate, including office and lounge space, a meeting room, WC and shower facilities, kitchen space, with a private external terrace accessed only through the building and photovoltaic cells on the roof;
- the creation of a new public realm accessible to all, including planters, and the provision of new green infrastructure, including wildflower meadows and tree planting and nurseries to grow trees to be used in future development phases at NOMA;
- the re-organisation of the existing Angel Street Car Park, to provide five car parking spaces, including one space for disabled users; and
- provision of four secure cycle parking spaces.

It is intended that the Marketing Suite remains on the Site until such time as the permanent 3 Angel Square office building comes forward for construction. The Temporary Planning Permission has therefore been granted for a limited period only, expiring on 5 May 2026.

The Planning Permission has not yet been implemented and pre-commencement conditions remain to be discharged.

Following further design work by the project team in conjunction with the contractor, 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. 129631/FO/2021. It is proposed to amend Condition 4 (Approved Plans and Documents) and Condition 18 (BREEAM Certificate) attached to the consent to allow the substitution of revised drawings to formalise these proposed changes, and to amend the BREEAM requirements to align to planning policy.

Proposed Changes

The proposed changes are illustrated within the Simpson Haugh and Partners document titled 'Planning Vs NMA Drawing Comparison', and comprise the following:

- Light timber framed windows, doors and clad curtain wall units replaced with anodised aluminium framing and panels in a bronze finish.
- The window widths and heights and positions of the slot windows on the North and South Elevations have adjusted position very slightly to coordinate with the timber cladding module and internal arrangement.
- Update to ground interface detail to the North and East Elevations to show a continuation of the charred timber sleepers to the tiered landscape planters around the building to form a continuous base datum. This is in order to manage the varying ground levels around the Site and facilitate future disassembly of the facade.
- Update to the external M&E Cupboard and Bike Store & VRF enclosure doors to omit the louvres behind the 'hit and miss' charred timber cladding to the doors. The louvres are no longer required as part of the M&E strategy. Charred timber cladding is proposed on the inner plane in lieu of the louvres for the external M&E Cupboard doors.
- Formalise the originally intended location of the VRF to the enclosure adjacent to the bike store instead of on the roof.

Materials Samples for the proposed anodized aluminium will also be provided to MCC in accordance with Condition 9b attached to Planning Permission Ref. 129631/FO/2021, due to be submitted to MCC under separate cover in due course.

It is also proposed to amend the wording of Condition 18 (BREEAM Certificate) which currently requires the development to achieve 'Outstanding'. Although the project team are working towards the 'Outstanding' target, a level of comfort is required with this Condition to ensure the project can progress with certainty and thus we propose to change the wording to 'excellent' as per the wording below:

"The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Excellent'

rating. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority."

Non-Material Impact of the Proposed Changes

It is considered that the changes would not materially alter the visual appearance of the NOMA Marketing Suite and associated landscaping, as approved under the original approved scheme ref. 129631/FO/2021. With regards to the BREEAM Condition amendment, the Marketing Suite has been specifically designed to be re-used elsewhere and thus has a sustainable lifespan above and beyond most buildings of a similar nature, setting the benchmark for similar developments across the City. The changes to the wording of the BREEAM Condition therefore do not affect the Applicant's ambitions to deliver a highly sustainable building.

As such, the amendments can be considered to be non-material, as agreed with MCC Planning Officers in a pre-application consultation meeting 22 September 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 originally 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. 129631/FO/2021;
- 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. Condition 4 is to be amended to reflect these changes.

Table 1: Approved and Revised Drawing Names and References

Approved Drawings / Documents (Ref. 129631/FO/2021)	Revised Drawings
10341-Z1-A-B5D8-G100-XP-XX-002 P02 Application Site Boundary and Location Plan	No change.
10341-Z1-A-B5D8-G100-XP-XX-001 Existing Location Plan	No change.
10341-Z1-A-B5D8-G100-XP-XX-001 Existing Context Plan	No change.
10341-Z1-A-B5D8-G100-PL-XX-001 Proposed Site Plan	No change.

10341-Z1-A-B5D8-G100-PL-XX-001 P05 Proposed Site Context Plan	No change.
2629-PLA-XX-XX-DR-L-0001 Landscaping General Arrangements	No change.
2629-PLA-XX-XX-DR-L-3000 P01 Levels	No change.
10341-Z1-A-B5D8-G200-PL-00-001 P03 Ground Floor Plan	No change.
10341-Z1-A-B5D8-G200-PL-RF-001 P02 Roof Level Plan	No change.
Car Park Access Plan	No change.
10341-Z1-A-B5D8-G200-SE-XX-001 P02 Section AA & BB	No change.
10341-Z1-A-B5D8-G200-EL-EE-001 P02 East Elevation	10341-Z1-A-B5D8-G200-EL-EE-001 P03 East Elevation
10341-Z1-A-B5D8-G200-EL-ES-001 P02 South Elevation	10341-Z1-A-B5D8-G200-EL-ES-001 P03 South Elevation
10341-Z1-A-B5D8-G200-EL-EN-001 P02 North Elevation	10341-Z1-A-B5D8-G200-EL-EN-001 P03 North Elevation
10341-Z1-A-B5D8-G200-EL-EW-001 P02 West Elevation	10341-Z1-A-B5D8-G200-EL-EW-001 P03 West Elevation
10341-Z1-A-B5D8-G200-EL-EW-002 P02 West Elevation Trees Not Shown	10341-Z1-A-B5D8-G200-EL-EW-002 P03 West Elevation Trees Not Shown
0341-Z1-A-B5D8-G251-DE-XX-001 P02 Wall to Roof Interface 01.	0341-Z1-A-B5D8-G251-DE-XX-001 P03 Wall to Roof Interface 01.
10341-Z1-A-B5D8-G251-DE-XX-002 P02 Wall to Roof Interface 02	10341-Z1-A-B5D8-G251-DE-XX-002 P03 Wall to Roof Interface 02
10341-Z1-A-B5D8-G251-DE-XX-003 P02 Wall to Roof Interface 03	10341-Z1-A-B5D8-G251-DE-XX-003 P03 Wall to Roof Interface 03

Application Submission

This application has been submitted online through the Planning Portal website (ref. PP-10390575), 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 'Planning Vs NMA Drawing Comparison'; and
- Noise Impact Assessment dated Dec 2021, prepared by BuroHappold.

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

A handwritten signature in blue ink, appearing to read 'J Cooper', is written over a light blue horizontal line.

John Cooper
For Deloitte LLP