Deloitte.
Real Estate

Deloitte LLP
P O Box 500
2 Hardman Street
Manchester
M60 2AT

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitterealestate.co.uk

Direct phone: +44 161 455 6512
johcooper@deloitte.co.uk

20 June 2018

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

FAO Sue Wills

Dear Sue

Angel Gardens (NOMA Plot L), Manchester
Section 96A Non-Material Amendment to Planning Permission 111347/FO/2016/N1

Please find enclosed an application submitted by the Applicant, Angel Gardens (MODA Living) Limited, for a non-material amendment to Planning Permission ref. 111347/FO/2016/N1 and subsequent non-material amendment application 113734/NMC/2016, in accordance with Section 96A of the Town and Country Planning Act 1990.

The application relates to non-material amendments to the Angel Gardens development. Angel Gardens is the approved development proposal for Plot L of the NOMA Masterplan, bounded by Rochdale Road, Miller Street and Angel Street and is currently under construction. Planning Permission ref. 111347/FO/2016/N1 was granted for the redevelopment of this site on 30 June 2016. The description of development is as follows:

"Erection of part 7 storey, part 35 storey buildings to form a mixed use development comprising 466 residential apartments (Use Class C3) and ground floor commercial units maximum of 1,769 sq. m (Use Classes A1, A2, A3, B1 and D1) along with associated roof top garden and Multi Use Games Area (MUGA) to 7 storey element, basement car parking, hard and soft landscaping and associated works including the creation of a new pedestrian route between Angel Street and Miller Street."

This application seeks to amend plan references listed in Condition 2 (Approved Plans and Documents), 12 (highways works), 13 (bicycle facilities), 27 (waste management) and 34 (landscaping) attached to this Permission via a non-material amendment (Section 96A) application as set out in this letter. It is considered that the amendments to the scheme as described in this letter result in a non-material change to that approved under PP Ref. 111347/FO/2016/N1 because:

- 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.
- The changes are not contrary to any national or local policies.

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The changes have been discussed in advance of this submission being made to confirm that the changes proposed are non-material in nature.

Condition 2 – Approved Plans

It is proposed to update the plan references as listed in Condition 2 to reflect a number of changes. The proposed amendments are occupier driven or have arisen as part of the design evolution process, and have been categorised below for ease of reference:

1. **Internal ground floor reconfiguration**:

    a. The main reception has increased in size to enhance resident and visitor wellbeing; providing more amenity space and facilities. As a result of this, Commercial Unit 3 has reduced in size from 417m² to 346m²;

    b. The marketing suite/MODA management office has been reconfigured to provide a larger meeting room and the management suite has moved into the staff office. Both remain front of house on the corner of Rochdale Road and Angel Street;

    c. The laundry room has reduced in size as each apartment is now to be fitted with a washing/drying machine. This has allowed for the introduction of the additional Cycle Hub space, which provides additional cycle storage bays and also a cycle repair and wash area for residents;

    d. All the residential facilities, including the cycle hub, parcel store and laundry drop, are all now connected internally via the new corridor along the courtyard; and

    e. Door locations have been amended to correspond with the new ground floor layout design.

2. **Level 7 amendments**:

    a. The bridge link from the level 7 internal and external amenity spaces has been rationalised and widened to improve accessibility and flexibility of these spaces. This means that larger equipment can be transferred between these two areas, which is critical for on-going maintenance; and

    b. Internally, within in the shared residential amenity space on level 7, the cinema room has been omitted and has made way for a larger gym area. The sky lounge area has also been sub-divided to include the dinner club, library and lounge area. A gaming and presentation room has also been introduced to provide the opportunity for more social interaction between residents.

3. **Additional louvres** are proposed in the following areas to ensure servicing and ventilation requirements are met:

    a. Curtain wall louvre to residential areas between Blocks A, B and C are required in order to ventilate the apartments under Part F of the building regulations for intake and extract purposes as part of the Mechanical Ventilation Heat Recovery system;

    b. 600mm deep louvre band, consistent with the 600mm cladding module, to Commercial unit 3 along Rochdale Road and the courtyard to ensure ventilation requirements are met within the ground floor commercial units;

    c. In order to ensure adequate ventilation, the primary generator and boiler room, louvres have been inserted at ground floor level within the courtyard; and

    d. The details of these louvres have been included within the supporting NMA Design Statement prepared by Ryder Architecture and submitted with this application.

e. To confirm that MCC are happy with the design of these louvres, we will seek approval of this material via way of Condition Discharge (Condition 7 attached to 111347/FO/2016/N1) concurrently with the GRC material to be agreed with MCC.

4. **Basement car park:**

a. The entrance to the basement car park now includes additional areas of soft landscaping to deal with level changes at ground level;

b. Internal layout of the basement area has been amended to ensure that disabled bays are not located within restricted head room areas.

c. Reconfiguration of the basement areas also allows level access to be provided following the removal of platform lifts; and

d. A water attenuation storage and plant room, ancillary storage and communications room is also now proposed within the basement areas.

5. **Courtyard amendments:**

a. Changes to hard and soft landscaping is proposed to ensure the space is more flexible in terms of the types of events that can be hosted and to allow for a secured route for maintenance equipment, maintenance vehicles and small vehicles associated with events from Angel Street;

b. In connection with 5(a.) vehicular access is required into the courtyard for small vehicles, with the largest vehicles being no more than 2 food trucks for events taking place in the square. Egress into the courtyard is provided via an approved servicing bay on Angel Street and the arrangements for co-ordinating arrivals of deliveries for such events will be undertaken and managed by MODA; and

c. Landscaped areas have also been adjusted to account for changes to the internal layout and location of doors, as detailed in item 1.

6. **Tower Crown amendments (Level 33-34):**

a. The rhythm of the spandrel panels that sit behind the glazing are to be amended to align with internal configuration of private spaces, such as bathrooms within apartments, and to correspond with spandrel panels on lower floors of the tower.

b. Building Regulations Approved Document F (2010 as amended) has a requirement for purge ventilation, in order to allow the removal of pollutants and odours via a short-term higher rate ventilation method. To satisfy this requirement in the event that mechanical ventilation systems fail, openable windows will be provided to each habitable space. This will also have the benefit of allowing the occupants to open a window to enhance room ventilation during suitable external conditions.

These changes are summarised further with the two Non-Material Amendment Design Statements prepared by Planit and Ryder Architecture respectively and submitted with this application.

For completeness, the approved and revised plan references submitted to agree the above non-material changes are provided in Table 1 below. Plans submitted comprise a copy of the originally approved drawings, in addition to both a clean version and a version with notes of the proposed plans; differences between the approved and revised plans are clearly marked up and a high level description of the proposed change is provided.

All other approved plans and documents as listed in Condition 2 remain unchanged.

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Table 1 - Planning Drawing List

Approved Plan Reference [Drawing Name]	**Revised Plan Reference** [Drawing Name]
140006-PL-20-104 R04 [Street Elevation Rochdale Road]	MAG-RYD-00-ZZ-DR-A-36001 P01 [GA Elevations 01 - Rochdale Road]
140006-PL-20-103 R04 [Street Elevation Miller Street]	MAG-RYD-00-ZZ-DR-A-36002 P01 [GA Elevations – Miller Street]
140006-PL-20-106 R04 [Street Elevation Angel Mews]	MAG-RYD-00-ZZ-DR-A-36003 P01 [GA Elevations 03 – Angel Mews 1]
N/A - New drawing	MAG-RYD-00-ZZ-DR-A-36004 P01 [Angel Mews Elevation 2]
140006-PL-20-105 R04 [Street Elevation Angel Street]	MAG-RYD-00-ZZ-DR-A-36005 P01 [GA Elevations 05 – Angel Street]
140006-PL-20-202 R04 [GA Section A-A]	MAG-RYD-A-38003 P01 [GA Sections 03]
140006-PL-20-203 R04 [GA Section B-B]	MAG-RYD-00-ZZ-DR-A-36006 P01 [GA Elevation 06 – Tower Courtyard]
140006-PL-20-204 R04 [GA Section C-C]	MAG-RYD-00-ZZ-DR-A-38002 P01 [GA Sections 02]
140006-PL-20-205 R04 [GA Section D-D]	MAG-RYD-00-ZZ-DR-A-38001 P01 [GA Sections 01]
140006-PL-20-001 R05 [Floor Plan Basement]	MAG-RYD-00-B1-DR-A-30598 P01 [Level B1 GA Plan]
140006-PL-20-002 R05 [Floor Plan Lower Ground Floor]	MAG-RYD-00-LG-DR-A-30599 P01 [Level LG GA Plan]
140006-PL-20-002-R04 [Floor Plan Ground Floor]	MAG-RYD-00-00-DR-A-30500 P01 [Level 00 GA Plan]
140006-PL-20-007 R04 [Floor Plan Seventh]	MAG-RYD-00-07-DR-A-30507 P01 [Level 07 GA Plan]
140006-PL-20-009 R04 [Floor Plan Thirty Third + Thirty Fourth]	MAG-RYD-00-ZZ-DR_A_30509 [Level 33-34 GA Plan]
PL1378-GA-P100 Revision 04 [Landscape Masterplan]	PL1378-GA-P100 Revision 06 [Landscape Masterplan]
PL1378-GA-P101 Revision 02 [Hard Landscape Plan]	PL1378-GA-P101 Revision 04 [Hard Landscape Plan]
PL1378-GA-P102 Revision 02 [Soft Landscape Plan and Schedule]	PL1378-GA-P102 Revision 04 [Soft Landscape Plan and Schedule]
PL1378-GA-P105 Revision P02 [Landscape Levels and Access Plan]	PL1378-GA-P105 Revision P04 [Landscape Levels and Access Plan]

Further to the above drawing references to be updated in Condition 2, Appendix A identifies the updates to plan references within Conditions 12, 13, 27 and 34 required as a result of the proposed changes detailed above.

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Summary

The revised drawings to be listed in Condition 2, 12, 13, 27 and 34 have been discussed with Manchester City Council as Local Planning Authority and confirmed as acceptable as a Non-Material Amendment.

This application has been submitted via the Planning Portal (ref: PP-07066277) and, in addition to this cover letter, comprises:

- Completed Application Form and Notices;
- The approved, marked-up and proposed drawings, as per the schedule in Table 1 [delivered by post];
- Non-Material Amendment Design Statement prepared by Ryder Architecture; and
- Non-Material Amendment Landscaping Proposal prepared by Planit.

It is therefore requested that this application for a Non-Material Amendment to Planning Permission 111347/FO/2016/N1 be approved by Manchester City Council as the Local Planning Authority.

An online payment for the amount of £234.00 has been made previously to Manchester City Council as the requisite planning application fee, quoting the Planning Portal Reference Number PP-06787864. This application was subsequently withdrawn and therefore the fee for this resubmission of application reference 119432/NMC/2018 is waived.

I trust that you have sufficient information to validate the application, and I look forward to receiving confirmation of receipt as soon as possible. If you have any further queries, please do not hesitate to contact my colleague Michael Percival (0161 455 6672; mipercival@deloitte.co.uk).

Yours sincerely



John Cooper
Deloitte LLP

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Appendix A

As a result of the proposed changes, the plan references will change in the wording of the conditions as set out below. To assist, the following text provides reference to the appropriate drawing submitted as part of this application:

Condition 12: Full detailed designs (including specifications) of all highways works (as shown on plan refs: PL1378- GA- P101 **P04**, as amended by the lay-by on Angel Street shown on plan ref: **MAG-RYD-00-00-DR-A-30500 P01** (ground floor plan), shall be submitted to and approved in writing by the City Council as Local Planning Authority, within 8 weeks of the development commencing. The development shall be implemented in accordance with the approved details prior to the commercial uses being brought into use and prior to any residential unit being first occupied and in accordance with the plan refs: PL1378- GA- P101 **P04**, as amended by the lay-by on Angel Street shown on plan ref: **MAG-RYD-00-00-DR-A-30500 P01** (ground floor plan).

Condition 13: No part of the development shall be occupied until the facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority, and in accordance with the locations shown on plan ref: **MAG-RYD-00-00-DR-A-30500 P01**. These facilities shall then be permanently retained and reserved for bicycle parking.

Condition 27: The waste management strategy approved by the City Council as local planning authority and detailed in Site Waste Management Plan (ref: 033047 date 03.12.2014 rev.01), Operational Waste Management Plan (ref: 033047 date 03.12.2014 rev.01), and shown on drawing ref: **MAG-RYD-00-00-DR-A-30500 P01** shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Condition 34: The landscaping shall be implemented in accordance with the details shown **PL1378-GA-P100 R06** (Landscaping Masterplan Planning Update), **PL1378-GA-P101 R04** (Hardworks Plan Planning Update), **PL1378-GA-P102 R04** (Softworks Plan Planning Update), and **PL1378-GA-P105 R04** (landscape levels and access). Prior to commencement of the landscaping scheme, samples of materials to be used in the hard landscaped areas within the scheme shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.