



Planning Statement

Bank of New York, 4 Angel Square

July 2025

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For and on behalf of Avison Young (UK) Limited

1. Introduction

- 1.1 This Planning Statement has been prepared by Avison Young ('AY') on behalf of the Applicant, Bank of New York Mellon Corporation ('the Bank') in support of a Section 73 planning application to amend the design of the office development at 4 Angel Square, Corporation Street, Manchester, M4 4UD, consented under application reference: 123437/FO/2019. This application was granted permission on 26th July 2019 and permitted the following development:

"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."

- 1.2 The 11 storey building which offers 200,000sqft of floorspace has been fully constructed with all necessary pre-commencement conditions discharged. The Bank has signed a long-term lease to occupy the entire building. Architects TP Bennett, alongside CBRE project management and an appointed technical team are working towards RIBA Stage 3 for the internal fit-out of the office space prior to the Bank's intended occupation date of September 2026. The amendments to the permission proposed under this S73 application are required to facilitate the fit-out and the bank's proposed occupation of the building,

The Applicant

- 1.3 The Bank of New York Mellon Corporation is a global financial services company established over 240 years ago, and they have had offices in the UK since 1967. They first opened an office in Manchester 20 years ago and have since grown from 50 employees to over 2,000 staff, currently working out of two office locations: One Piccadilly Gardens and 3 Hardman Street, both within the City Centre. Part of the Bank's business plan is to make Manchester one of its six key global hubs outside New York and London and key to this is growing their office presence and capacity in the City. Hence earlier in 2024 the Bank signed a long-term lease to take full occupancy of 4 Angel Square.

Proposed S73 Amendments

- 1.4 The proposed amendments to the office building, which are set out in detail later within this document, have been made as a result of meeting the Bank's tailored needs as single occupier of the whole space. The detail of each design amendment is set out later in this report. In summary however they include:

- Reconfiguration of internal ground floor layout and replacement of Commercial Unit 2 and Office Space in lieu of ancillary gym/ fitness centre for use by employees/ visitors only.
- Replacement of Commercial Unit 1 with café, assembly space and a clinical suite for use by BNY employees/ visitors only.
- Signage/ vinyl to a small section of windows at ground floor level to secure privacy for gym users.
- Reduction in car parking in basement in lieu of back-up generator and workshop.
- Expanded locker/shower area in the basement including amends to cycle parking layout and provision.

1.5 The overall height, scale, massing and appearance of the building does not alter as a result of these amendments.

1.6 Discussions with the local planning authority (LPA) have taken place and it has been agreed that is the amendments can be applied for under Section 73 of the Town and Country Planning Act. As a result of the amendments proposed, this Section 73 application therefore seeks to vary and/or discharge the following conditions:

- Condition 2: approved plans - substitution of revised drawings, inclusion of additional new drawings, addendum Planning Statement, addendum Design and Access Statement and supporting technical appendices and documents.
- Condition 5: CMP – condition wording to be amended to reflect the approved information.
- Condition 7: Local Benefit Proposal – condition wording to be amended to reflect the approved information.
- Condition 8: flood risk and drainage – condition wording to be amended to reflect the approved information.
- Condition 13: bat and bird boxes – condition wording to be amended to reflect the approved information.
- Condition 17: site waste management – condition wording to be amended to reflect the approved information.
- Condition 18: odour extraction – condition wording to be amended to reflect the approved information.
- Condition 19: external lighting – condition wording to be amended to reflect the approved information.

- Condition 23: cycle parking provision – amendments to condition wording to reflect revised cycle parking numbers and updated cycle parking plan reference.
- Condition 24: car parking layout – amendment to condition wording to reflect revised car parking layout and updated plan reference.
- Condition 25: highways works – condition proposed to be deleted as no longer relevant.
- Condition 26: EV charging points – condition sought to be discharged through provision of EV charging scheme.
- Condition 27: TV reception survey – condition proposed to be deleted as no longer relevant.
- Condition 28: signage strategy – condition wording to be amended to reflect the approved information.
- Condition 30: ground floor uses – condition proposed to be deleted as no longer relevant.
- Condition 31: separate commercial units – condition proposed to be deleted as no longer relevant.
- Condition 34: commercial unit opening hours – condition proposed to be deleted as no longer relevant.
- Condition 35: opening hours – condition wording to be amended to reflect the approved information.
- Condition 37: roller shutters - condition proposed to be deleted as no longer relevant.
- Condition 39: ground floor uses – condition proposed to be deleted as no longer relevant.
- Condition 40: acoustic insulation – amendments to condition wording to reflect revised ground floor uses/ replacement of previously consented commercial units.
- Condition 42: wind mitigation – condition proposed to be deleted as no longer relevant.

- 1.7 A comprehensive list of proposed revised conditions has been set out at **Appendix I** of this document. This list also includes slight re-wording of other conditions to reflect the pre-commencement conditions already discharged from permission reference: 123437/FO/2019.

Structure of Statement

- 1.8 The Planning Statement considers a range of principal matters to enable a thorough evaluation of the proposals against the relevant local and national planning policy framework. The statement is structured as follows:

- **Chapter 2** – describes the application site and the surrounding area, including relevant planning history;
- **Chapter 3** – describes the proposed amendments;
- **Chapter 4** – assesses the scheme proposals in planning terms, including reference to pertinent planning policies; and
- **Chapter 5** – sets out the main conclusions of this Planning Statement.

Supporting Material

- 1.9 The application is accompanied by a suite of supporting technical reports which have been updated to address the amendments proposed under this Section 73 application. The list of documents has been prior agreed with the LPA.
- 1.10 Any documentation not listed below but submitted under application reference: 123437/FO/2019 therefore still remains valid and it has been determined that the conclusions of such reports are not affected by the amendments sought under this Section 73 application.
- 1.11 A list of the full suite of documentation submitted with this application can be found below:

Documents

- Covering Letter;
- Application forms and certificates;
- Design and Access Statement Addendum (S73 document); and
- Planning Statement.

Drawings

- 1.12 The following drawings approved under the original consent (and subsequent NMAs) are revised under the Section 73 application:
- 10257-SHP-Z1-LG-PL-A-B5D3-G200-001 Rev. 02 – GA Plan - Lower Ground Floor
 - 10257-SHP-Z1-00-PL-A-B5D3-G200-001 Rev. 02 – GA Plan - Ground Floor
 - 10257-SHP-Z1-00-PL-A-B5D3-F000-001 Rev. 02 – Ground Floor Use Plan
 - 10257-SHP-Z1-XX-SC-A-B5D3-Z100-001 Rev. 01 – Area Schedule
 - 10257-SHP-Z1-XX-PL-A-B5D3-G200-001 Rev. 02 – Accommodation Matrix
- 1.13 The following approved drawings are proposed to be deleted:

- 10257-SHP-Z1-LG-PL-A-B5D3-G100-001 Rev. 02 – Proposed Site Plan Lower Ground Floor
- 10257-SHP-Z1-00-PL-A-B5D3-G100-001 Rev. 02 – Proposed Site Plan - Ground Floor

1.14 The following new drawings, additional to the original planning application, are submitted:

- U8881 D 0 098 T1 Proposed Basement Zone 1 – Showers and Cycle Parking
- U8881 D 1 098 T2 Proposed Basement Zone 2 - Car Park Layout
- U8881 D 0 200 T1 Proposed Ground Floor Café and Assembly Space
- U8881 D 0 250 T1 Proposed Ground Floor Manifestation Location
- U8881 D 0 251 T1 Gym Internal Elevation and External Manifestation Detail

1.15 The following approved drawings have not been altered and are therefore not re-submitted:

- 10257-SHP-Z0-XX-XP-A-B5D3-G000-001 Rev. 00 – Site Location Plan
- 10257-SHP-Z0-XX-XP-A-B5D3-G100-001 Rev. 00 – Existing Site Plan
- 10257-SHP-Z0-XX-XP-A-B5D3-B500-001 Rev. 00 – Red Line Planning Boundary
- 10257-SHP-Z0-XX-XP-A-B5D3-JC20-001 Rev. 00 – Demolition Plan
- 10257-SHP-Z0-EE-XE-A-B5D3-G100-001 Rev. 00 – Existing East Elevation – Beswick Row
- 10257-SHP-Z0-EN-XE-A-B5D3-G100-001 Rev. 00 – Existing North Elevation – Munster Street
- 10257-SHP-Z0-ES-XE-A-B5D3-G100-001 Rev. 00 – Existing South Elevation – Miller Street
- 10257-SHP-Z0-EW-XE-A-B5D3-G100-001 Rev. 00 – Existing West Elevation – Corporation Street
- 10257-SHP-Z0-XX-PL-A-B5D3-G000-001 Rev. 02 - Illustrative Masterplan - Primary Substation To 5 Angel Square
- 10257-SHP-Z0-XX-PL-A-B5D3-G000-002 Rev. 02 – Illustrative Masterplan - SRF Indicative Footprint To 5 Angel Square
- 10257-SHP-Z1-XX-PL-A-B5D3-G100-001 Rev. 02 – Proposed Site Plan
- 10257-SHP-Z1-01-PL-A-B5D3-G200-001 Rev. 00 – GA Plan – Levels 01-06
- 10257-SHP-Z1-07-PL-A-B5D3-G200-001 Rev. 00 – GA Plan – Levels 07-09
- 10257-SHP-Z1-10-PL-A-B5D3-G200-001 Rev. 00 – GA Plan – Level 10
- 10257-SHP-Z1-11-PL-A-B5D3-G200-001 Rev. 01 – GA Plan – Level 11
- 10257-SHP-Z1-RF-PL-A-B5D3-G200-001 Rev. 01 – GA Plan – Roof Level
- 10257-SHP-Z1-AA-SE-A-B5D3-G200-001 Rev. 02 – Section AA

- 10257-SHP-Z1-BB-SE-A-B5D3-G200-001 Rev. 02 – Section BB
- 10257-SHP-Z1-CC-SE-A-B5D3-G200-001 Rev. 02 – Section CC
- 10257-SHP-Z1-DD-SE-A-B5D3-G200-001 Rev. 01 – Section DD
- 10257-SHP-Z0-EW-EL-A-B5D3-G000-001 Rev. 02 – Masterplan Elevation - West - Corporation Street
- 10257-SHP-Z1-EE-EL-A-B5D3-G200-001 Rev. 02 – GA Elevation – East – Beswick Row
- 10257-SHP-Z0-EE-XE-A-B5D3-G100-001 Rev. 01 – East Elevation - Beswick Row
- 10257-SHP-Z1-ES-EL-A-B5D3-G200-001 Rev. 02 – GA Elevation – South – Miller Street
- 10257-SHP-Z0-ES-XE-A-B5D3-G100-001 Rev. 01 – South Elevation - Miller Street
- 10257-SHP-Z1-EW-EL-A-B5D3-G200-001 Rev. 02 – GA Elevation – West – Corporation Street
- 10257-SHP-Z0-EW-XE-A-B5D3-G100-001 Rev. 01 – West Elevation - Corporation Street
- 10257-SHP-Z1-EN-EL-A-B5D3-G200-001 Rev. 02 – GA Elevation – North – Munster Street
- 10257-SHP-Z0-EN-XE-A-B5D3-G100-001 Rev. 01 – North Elevation - Munster Street
- 10257-SHP-Z1-TY-DE-A-B5D3-G251-001 Rev. 01 – External Wall Detail - Type 01 - Typical Double Storey Façade
- 10257-SHP-Z1-TY-DE-A-B5D3-G251-002 Rev. 02 – External Wall Detail - Type 02 - Roof Parapet / Plant Screen
- 10257-SHP-Z1-TY-DE-A-B5D3-G251-003 Rev. 02 – External Wall Detail - Type 03 - Ground Level to Colonnade
- 10257-SHP-Z1-TY-DE-A-B5D3-G251-004 Rev. 02 – External Wall Detail - Type 04 - Ground Level to Miller Street
- 10257-SHP-Z1-TY-DE-A-B5D3-G251-005 Rev. 01 – External Wall Detail - Type 05 - Ground Level to Corporation Street
- 10257-SHP-Z1-TY-DE-A-B5D3-G251-006 Rev. 02 – External Wall Detail - Type 06 - Ground Level to Service Area
- 10257-SHP-Z1-TY-DE-A-B5D3-G251-007 Rev. 01 – External Wall Detail - Type 07 – Car Park Entrance
- 10257-SHP-Z1-XX-3D-A-B5D3-G200-001 Rev. 01 – 3D View 01 - Miller Street/Beswick Row
- 10257-SHP-Z1-XX-3D-A-B5D3-G200-002 Rev. 01 – 3D View 02 - Miller Street/Corporation Street

Summary

- 1.16 The application has been the subject of pre-application discussions with the LPA. The scope of supporting material was agreed with officers prior to submission. Discussions with officers also highlighted key matters to be addressed as part of the planning process. All such matters have been duly considered and assessed as part of the application submission.

2. Site and Surrounding Area

The Application Site

- 2.1 The site extends to approximately 0.68 hectares and forms part of the NOMA Strategic Regeneration Framework (SRF) area, located within the northern edge of Manchester City Centre. The site itself is bound by a future development site to the north, Beswick Row/ Dantzic Street to the east, Miller Street to the south and the A664 Ring Road (Corporation Street) to the west.
- 2.2 A Location Plan showing the extent of the application boundary has been submitted with this application and an extract of this has been provided below. The redline extent has not changed from the original application ref: 123437/FO/2019.

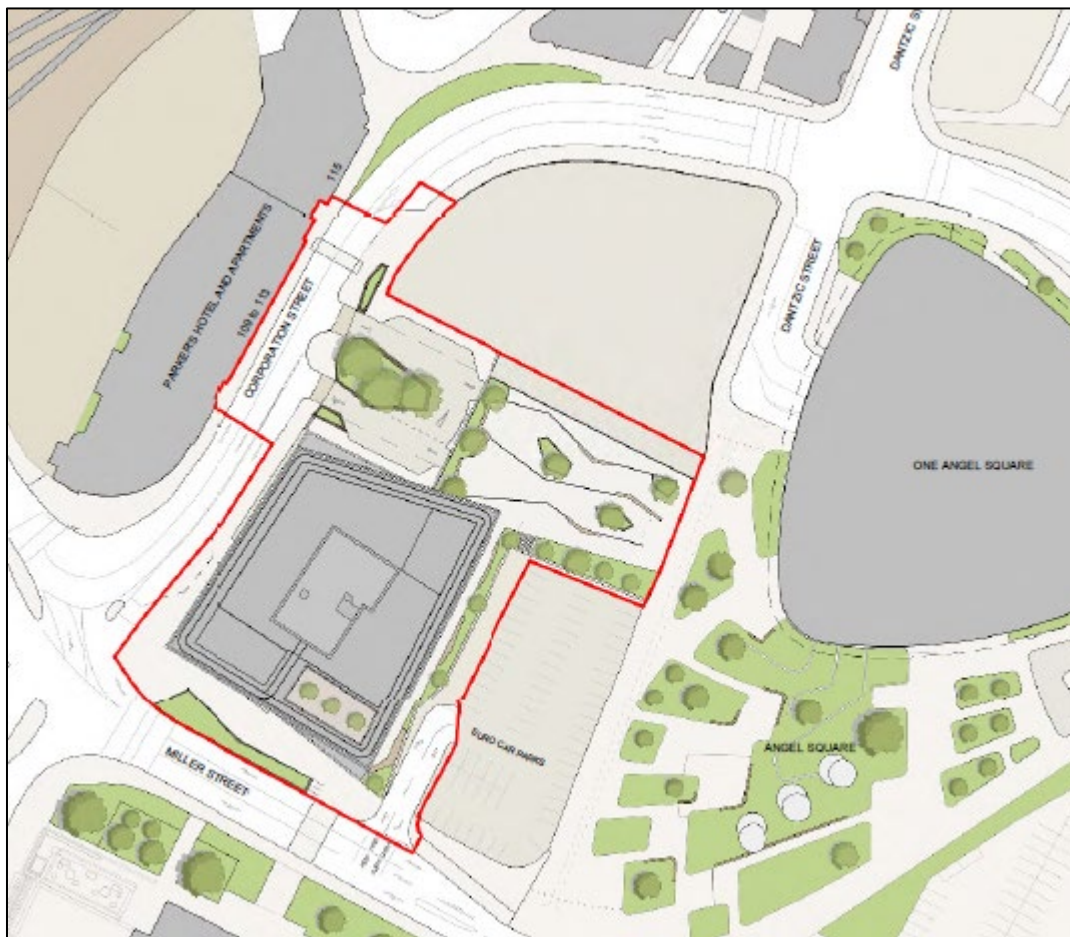


Figure 1: Location Plan Extract

- 2.3 As noted, the office development and landscaping works as consented under application ref. 123437/FO/2019 have been fully delivered on site with the scheme having achieved practical completion. Some images of the completed development are provided below.



Figure 2: Completed south elevation, showing main entrance

Surrounding Land Uses

- 2.4 The Site is surrounded by a mix of city centre uses, including the office-led, mixed-use development within the wider NOMA estate, residential and serviced apartments, public realm and landscaping at Sadler's Yard, 1 Angel Square and Angel Meadow. It also in close proximity to two major public transport nodes, at Manchester Victoria Station to the southwest and Shudehill Interchange to the southeast of the Site. There are a number of temporary surface car parks in the area, which are future development plots.
- 2.5 As part of the future development of the NOMA Masterplan, the immediate surrounds will continue to develop as an office-led mixed-use area, with potential for hotel and a multi-storey car park.

Planning History

- 2.6 This S73 application seeks amendments to full planning permission ref: 123437/FO/2019, that was consented 26th July 2019.
- 2.7 The 2019 consent has previously been subject to two non-material amendment ('NMA') planning approvals:

- 128501/NMC/2020: non-material amendments to the elevations, landscaping, car parking and cycle provision; and
- 133495/NMC/2022: non-material amendments to roof and lift overrun, installation of solar panels, elevation alterations and increase in cycle spaces.

2.8 These non-material amendments altered certain approved drawings under condition 2 on the main application.

2.9 As previously noted, the consent has been fully implemented and built out with all pre-commencement conditions discharged. The schedule below notes those conditions which have been discharged.

Condition	Status
9(b): Ground verification Report	Discharged 16/05/23 (ref: CDN/23/0219)
11: SUDS maintenance and management plan	Discharged 12/07/23 (ref: CDN/23/0190)
12: Hard and soft landscaping	Discharged 23/02/23 (ref: CDN/23/0093)
13: Bat and bird boxes	Discharged 31/05/23 (ref: CDN/23/0091)
16: Details of external plant and equipment	Part A Discharged 31/05/23 (ref: CDN/23/0091) Part B Discharged 29/06/23 (ref: CDN/23/0340)
17: Site waste management strategy	Discharged 13/04/23 (ref: CDN/23/0208)
18: Kitchen extraction details	Discharged 31/05/23 (ref: CDN/23/0091)
19: External lighting scheme	Discharged 31/05/23 (ref: CDN/23/0091)
21: Secure by design accreditation	Discharged 10/08/23 (ref: CDN/23/0271)
25: Highways works	Discharged 31/05/23 (ref: CDN/23/0091)
28: Signage strategy	Discharged 31/05/23 (ref: CDN/23/0091)
32: Servicing management strategy	Discharged 13/04/23 (ref: CDN/23/0208)
34: Details of opening hours (commercial)	Discharged 27/04/22 (ref: 133495/NMC/2022)
35: Details of opening hours (office)	Discharged

13/04/23 (ref: CDN/23/0208)

37: Roller shutters

Discharged

27/04/22 (ref: 133495/NMC/2022)

Table 1: Planning Condition Discharge Schedule

- 2.10 The application site falls within the NOMA regeneration masterplan, an estate that covers approximately 20 acres with the purpose to deliver a new high-quality neighbourhood comprising a range of uses including offices, residential, commercial and public realm. Since the main application was approved in 2019, in line with the strategic masterplan for the area the following applications have been made:

App Address	Ref/ Description of Development	Status
134307/FO/2022/ 2 Angel Square (located to the east of the site across the public realm)	Erection of 2 Angel Square, a 14 storey building (excluding roof top plant) to form a mixed use office development (Use Class Egi) with two flexible commercial units at Upper Ground floor Level (Use Classes Ea, b, c, e, f, and / or Use Class Sui Generis (p) and (q)), and with a flexible office (Use Class Egi) and/or restaurant (Use Class Eb) space at Level 12, along with Lower Ground Level car and cycle parking, hard and soft landscaping and other associated works; Erection of 3 Angel Square, a 13 storey building (excluding roof top plant) to form a mixed use office development (Use Class Egi) with two flexible commercial units provided over Lower and Upper Ground Floor Levels (Use Classes Ea, b, c, e, f, and / or Use Class Sui Generis (p) and (q)), a further flexible commercial unit at Upper Ground Floor Level only allowing for ancillary seminar space and / or Sui Generis Use Class (t) Cinema space, together with an ancillary gym space at Upper Ground Floor, as well as Lower Ground Level car and cycle parking, hard and soft landscaping and other associated works.	Approved 11/10/2022
135551/FO/2022/ Angel Square (public realm immediately adjacent to the east of the site).	Improvements to Angel Square public realm, works to include: replacement of existing hard and soft landscaping; erection of structure for community use (Use Class F2); installation of new drainage scheme; installation of services, installation of lighting columns, wayfinding signage and other street furniture; provision of cycle parking; and, associated works.	Approved 26/01/2023

Table 2: NOMA Planning History (Since 2019)

Summary

- 2.11 The application site incorporates the recently completed 4 Angel Square office building and associated landscaping. The development has been carried out in accordance with the latest approved plans and details approved under discharge of the relevant condition as set out in the planning history section.

3. Proposed Development

3.1 This section sets out a summary of the proposed development and should be read in conjunction with the Design and Access Statement submitted in support of the planning application.

Overview of S73 Amendments

3.2 This application seeks amendments to planning permission ref: 123437/FO/2019 which was granted approval in July 2019 for the following development:

“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.”

3.3 The consent permitted the following description of works:

- Demolition of the existing building
- Construction of an 11 storey building with external terrace
- Office use (Use Class B1)
- Ground floor commercial units (Use Classes A1, A2, A3, A4, B1 and D2)
- New public square and associated landscaping
- Undercroft car and cycle parking
- Provision of plant and servicing
- Related access and highways works
- Associated works

3.4 The application was approved prior to the change in 2020 to the Town and Country Planning (Use Classes) Order 1987 (as amended), we have therefore summarised below which Use Class the previously approved uses fall within under the current Use Classes Order:

Consented Use	Previous Use Class	Current Use Class
Office	B1	E (g(ii))
Shop	A1	E (a)
Financial & professional services	A2	E (c)

Café or restaurant	A3	E (b)
Pub or drinking establishment	A4	Sui Generis
Gymnasium	D2	Sui Generis

Table 3: Use Class Schedule

3.5 In September 2024 the Bank of New York Mellon Corporation signed a long-term lease to fully occupy the 11 storey, 200,000sqft office development with the intention to relocate its existing Manchester-based workforce to the premises in 2026. In order to tailor the office space to suite their specific needs a number of amendments to the consent are proposed by this S73 application. These are set out in turn below.

1. Reconfiguration of internal ground floor layout and replacement of Commercial Unit 2 and Office Space in lieu of ancillary gym for use by employees/ visitors only

3.6 As Bank of New York are to occupy the whole building, they propose to provide in-house gym/ fitness centre space as part of their health and well-being offer to employees, in partnership with Team Exos. As part of BNY’s global standardised services, they seek to offer convenient and affordable access to health and fitness programs for all employees with specific focus across strategic global locations, including Manchester. The new office in Manchester, will support over 2,500 employees and is planned to house a fully serviced, thoughtfully designed, and programmed fitness centre that will enhance colleagues' in-office experience. By providing excellent amenities, BNY aims to create an inviting office space that fosters productivity and wellbeing of for their staff. Figures 3 and 4 below show a comparison between the approved and proposed ground floor plan for this space:

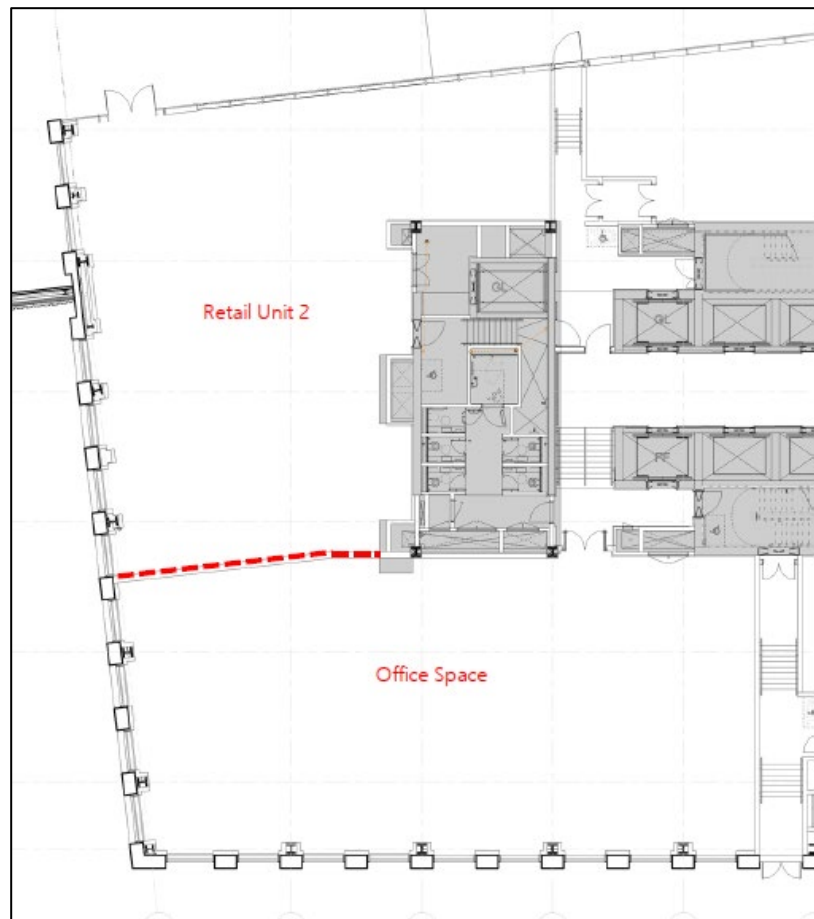


Figure 3: Approved Ground Floor Plan (Dwg No. 10257 Z1 00 PL B5D3 F000-001 Rev 02)



Figure 4: Proposed Ground Floor Plan (Dwg no.

- 3.7 The gym space is significant in area and proposed to replace the areas previously intended as 'commercial unit 2' and 'office space' on the consented ground floor use plan, which are no longer a requirement for the occupiers. The proposed gym is intended to be private for use by bank employees only and would be ancillary to the main office use.

2. Replacement of Commercial Unit 1 with café, theatre space and a clinical suite for use by BNY employees/ visitors only

- 3.8 It is proposed to replace Commercial Unit 1 on the ground floor with a café for use by employees and visitors to the building, as well as a theatre space and clinical suite for use by occupants. Please refer to plan U8881G0100P5 Level 00 GA. The use of this space as a café is permitted through the consent and so does not require planning. However, it was previously intended as a public facing commercial unit which is no longer the case. The internal configuration of the floor plan is also proposed to change to accommodate these uses. Please refer to Figures 5 and 6 below.

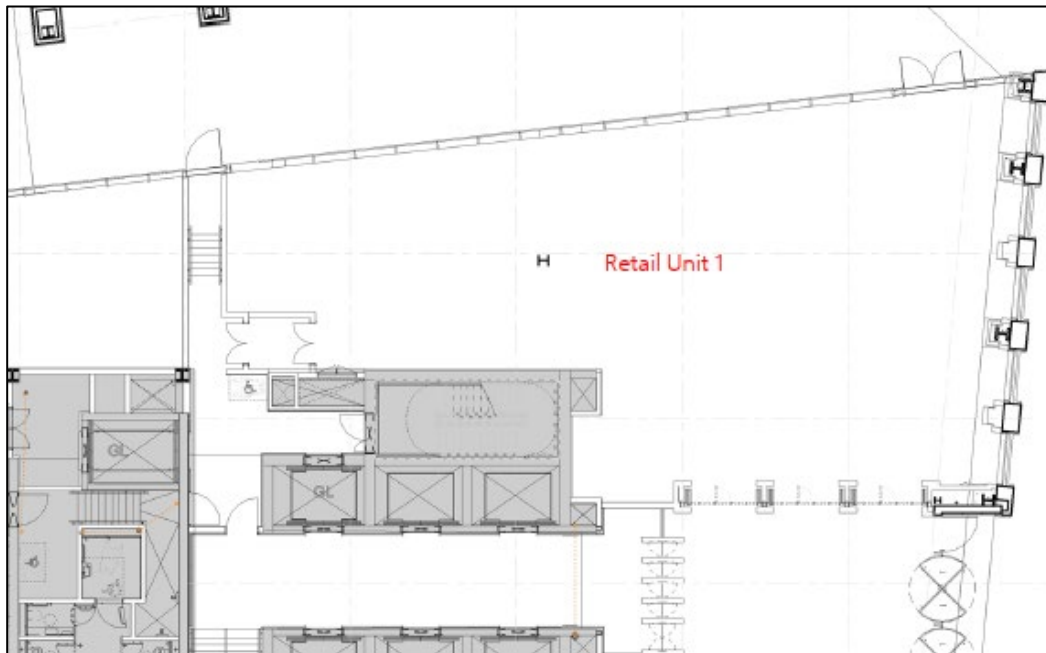


Figure 5: Approved Ground Floor Plan (Dwg No. 10257 Z1 00 PL B5D3 F000-001 Rev 02)

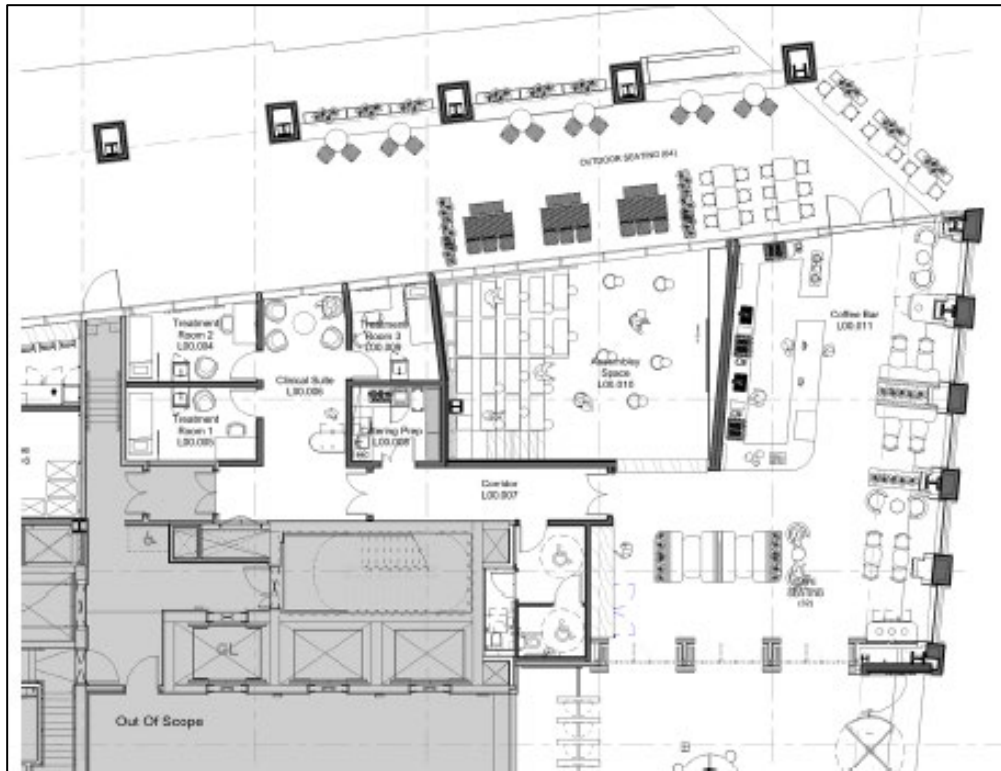


Figure 6: Proposed Ground Floor Plan (Dwg)

3. Signage/ vinyl on windows at ground floor level

- 3.9 To facilitate the gym use on the ground floor, it is proposed to apply vinyl to certain windows at ground level of the east elevation which faces towards the public realm. This corresponds where internally the treatment and clinical rooms are and required to ensure the gym users' privacy. All other windows including the remainder on the east elevation and all those on the north, south and west elevation at ground floor level will remain clear glazed.

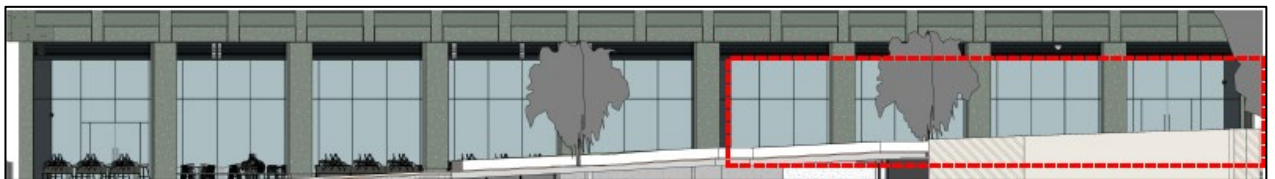


Figure 7: Location of Glazing on the East Elevation

4. Reduction in car parking in basement in lieu of back-up generator and workshop

- 3.10 There is a tenant requirement to provide an emergency back-up generator in the basement of the building. This is an essential requirement to safeguard against the loss of mains power to the offices. The provision would result in the loss of eight car parking spaces for the generator, the generator room and fuel storage. The position of the generator is restricted as it needs to be against an external wall for flue extraction requirements.
- 3.11 In addition, there will be a loss of three car parking spaces in lieu of a workshop. Although the total

number of parking spaces is reducing by 11, there will still be 26 EV charging spaces as required by condition 26. We consider the reduction in parking is justified in this instance given the site's highly accessible location and known tenant/ occupier requirements. Please refer to Figures 8 and 9 below for a comparison between the approved and proposed basement plan. Figure 8 highlights those spaces to be removed.



Figure 8: Approved Basement Plan (Dwg No. 10257 Z1 LG PL B5D3 G200-001) (spaces for removal annotated in blue)

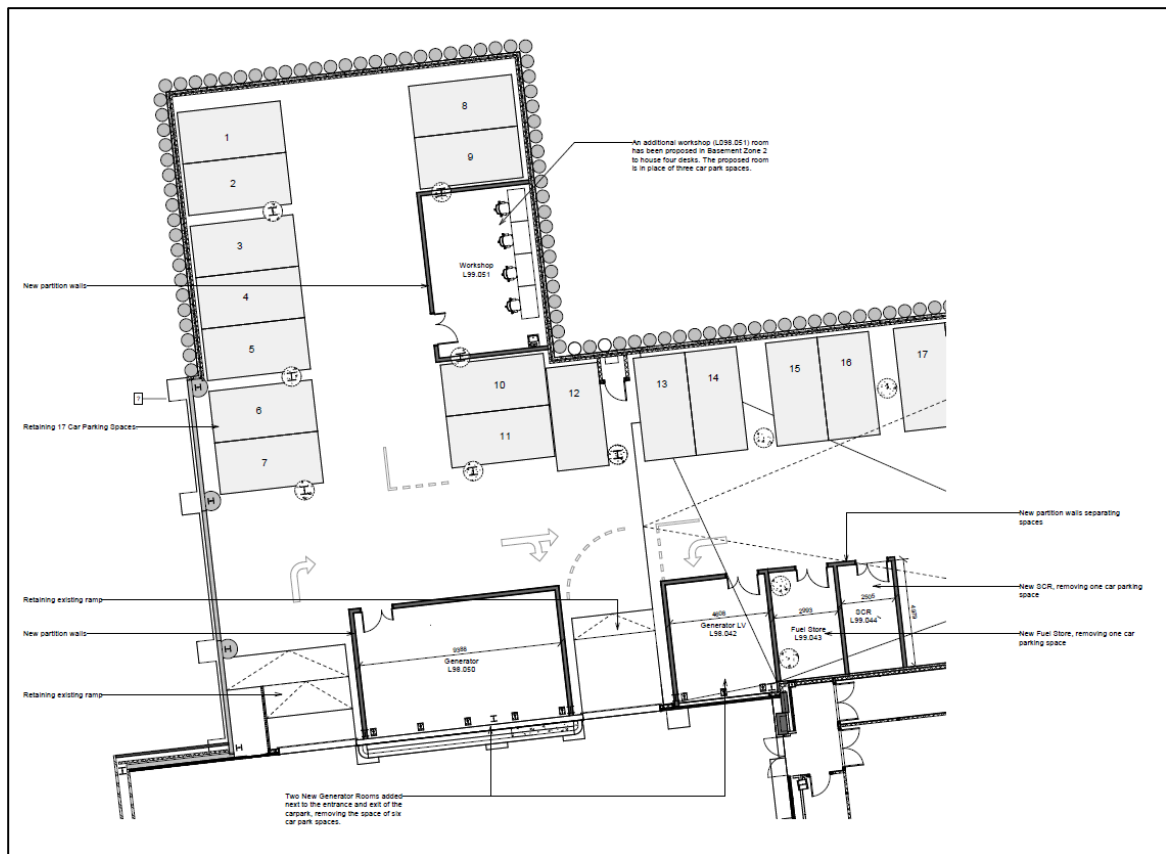


Figure 9: Proposed Basement Plan (Dwg)

5. Increasing locker/shower area in the basement including amends to cycle parking spaces

- 3.12 With the building's tenant now known, it has become apparent that the existing locker/ shower area in the basement is not large enough. This is based on the Bank's up to date staff travel surveys which indicates accurate numbers of those who positively choose active travel. As such the proposals are to increase the locker space and changing room provision. This has resulted in a change to the cycle storage, with a loss of 6 spaces. There will still be ample cycle parking provision and an additional 4 shower spaces. Please refer to Figures 10 and 11 below for a comparison between the approved and proposed basement plan.

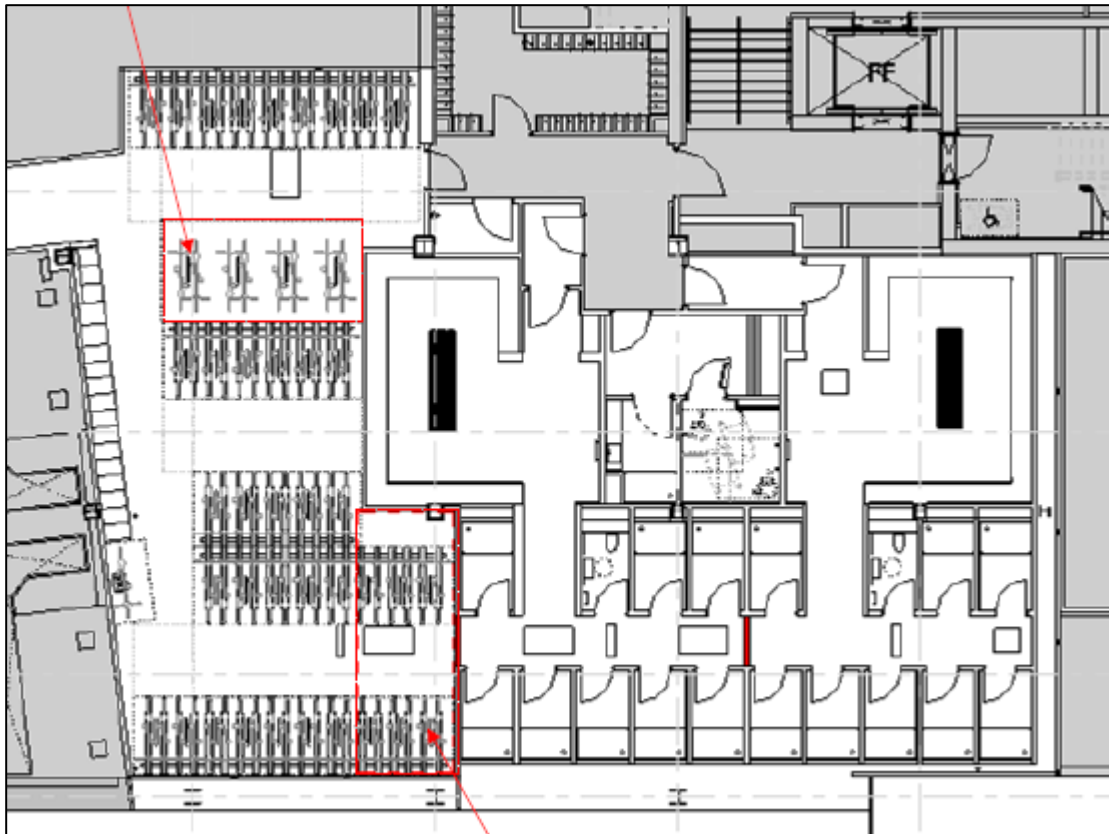


Figure 10: Approved Basement Plan (Dwg No. 10257 Z1 LG PL B5D3 G200-001)

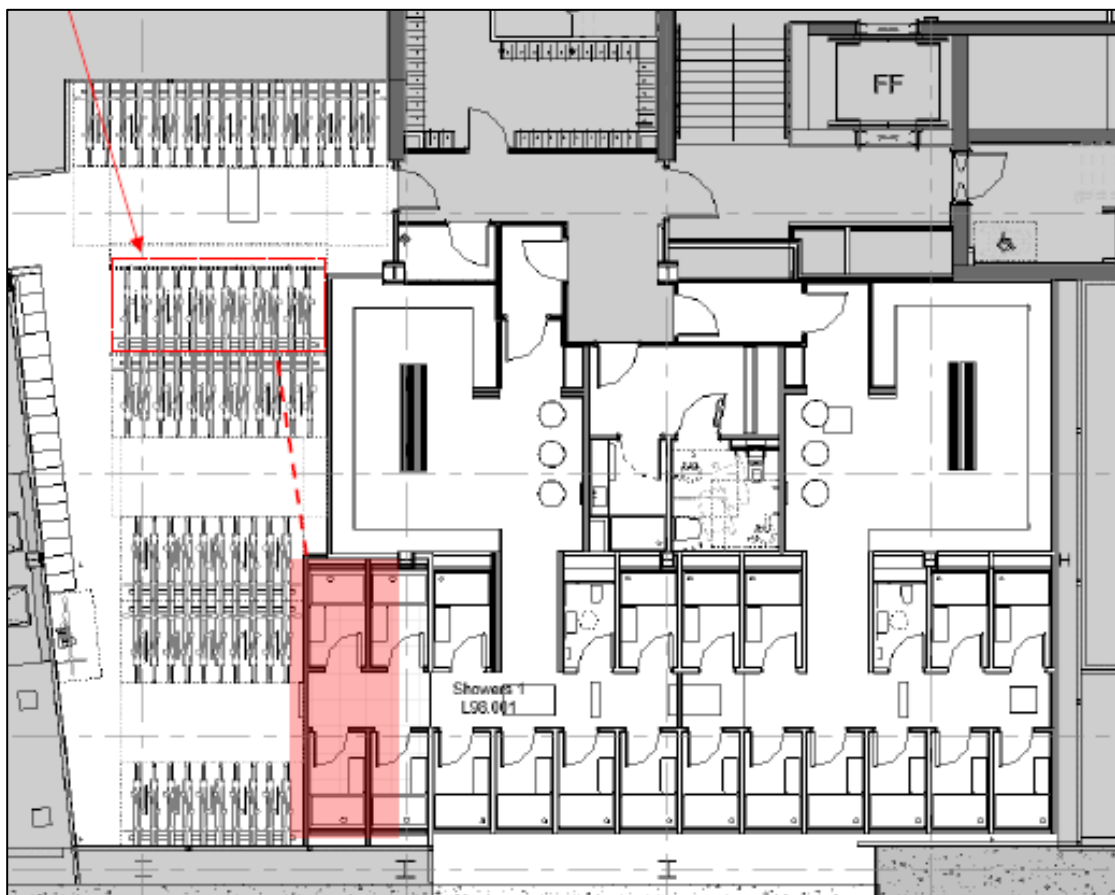


Figure 11: Proposed Basement Plan (Dwg No. 10257 Z1 LG PL B5D3 G200-001)

Planning Conditions

- 3.13 For ease of reference, a comprehensive list of planning conditions proposed to be attached to the S73 permission has been provided at **Appendix I**. The list sets out those conditions we are proposing to revise as part of this application, those which have been discharged already and the revised wording needed to reflect this, and those conditions which will be carried forward with no changes required.
- 3.14 **Appendix II** sets out the drawings and documents approved under the original application (reference: 123437/FO/2019) and amended by the NMA applications (128501/NMC/2020 and 133495/NMC/2022) against the proposed substitute drawings and documents submitted with this Section 73 application.

Summary

- 3.15 This chapter has described the proposed amendments to the consented development, which predominantly relate to internal changes as a result of Bank's specific occupier requirements. Other than the application of a limited area of manifestation to certain ground floor windows on the eastern elevation, there are no changes to the building externally.
- 3.16 It has been agreed with the LPA that the proposed amendments represent material changes to the consented scheme. Therefore an application to vary the existing planning permission and selected conditions utilising the procedure set out in Section 73 of the Town and Country (Planning) Act 1990 (as amended) is required.

4. Planning Assessment

- 4.1 This chapter of the Planning Statement sets out the S73 procedure, the changes proposed to the approved documentation and assesses the proposed development against the most relevant local planning policies and in light of other material planning considerations. It demonstrates that the amendments proposed still ensure that the development accords with the Development Plan and supports the Council's aspirations for the regeneration of the site.

Assessment

- 4.2 Based on the nature of the proposed development, having regard to the statutory Development Plan for Manchester and other material considerations, we consider the key matters in assessing the amendments proposed under this Section 73 application are as follows:

- Loss of commercial space and provision of private gym/ fitness centre as an ancillary use to the office space;
- Reduction in car parking spaces;
- Elevational change in the form of manifestation to certain ground floor windows; and
- Changes to cycle parking layout and provision.

Commercial Floorspace

- 4.3 The proposals include the change of use of Commercial Unit 2 (341.1sqm) on the ground floor from the former Use Class A1, A2, A3, A4, B1 and D2 to ancillary office space which includes the provision of a private gym for employees of the Bank. The uses of this space are restricted in the permission under conditions 29 and 30. Condition 30 reads: *"The commercial units...can be occupied as A1 (excluding convenience retail), A2, A3, A4, B1 and D2 (excluding gyms)."* It is acknowledged that the condition explicitly restricts gym use. However, we believe this restriction relates to public gym use. Additionally, as the proposed gym is private and ancillary to the building's primary use as an office, there is no formal change of use required.
- 4.4 There are no policy restrictions on this ancillary provision, and whilst the provision of commercial floorspace was supported in the main application, the development would still adhere to the principles of Core Strategy Policies: SP1 (Spatial Principles), EC1 (Land for Employment and Economic Development), EC3 (The Regional Centre), CC1 (Primary Economic Development Focus) and CC6 (City Centre High Density Development). The provision of a new private gym will give rise to benefits associated with encouraging health and fitness and general wellbeing for occupants at 4 Angel Square.

This is directly supported by Policy SP1 (Spatial Principles) which promotes the health of occupants and Part 9 (Design for Health) within the Guide to Development in Manchester SPD (2007) which focuses on encouraging active lifestyles amongst a general healthy and balanced environment.

- 4.5 The proposals also include the amendments to replace Commercial Unit 1 (314.8sqm) with assembly space and a coffee bar for staff and visitors of the Bank. The coffee bar will not be publicly open, however it does retain an outward facing façade with outdoor seating spilling out to Angel Square. Whilst it is acknowledged that this unit was originally intended to be publicly accessible, under the bank's proposals the ground floor would still retain an active frontage and attractive façade onto the public realm, in accordance with the aspirations of the NOMA SRF. More widely, the Bank's occupation of 4 Angel Square will bring thousands of daily visitors to the area, which will support the wider NOMA neighbourhood which already offers a number of retail shops, coffee stops, eateries and amenity services including local independent businesses who will benefit from these changes.
- 4.6 It is therefore considered the change in ground floor provision is acceptable in planning terms and supported by local policy.

Car Parking Provision

- 4.7 Due to the Bank's sensitive operations, part of their tenancy requirements is to ensure no power failure to the building and the main mitigation measure for this is provide an emergency back-up generator within the basement. There are limited available options for its positioning which is required to be against an external wall for flue extraction requirements and the safety storage of fuel but the architects have managed to limit the impact for the removal of only 11 out of 57 spaces. Positively there is no loss of disabled bays or the 26 EV charging spaces as required by condition 26 in the decision notice. The principle of providing the back-up generator is not a planning issue, however we acknowledge the loss of car parking spaces is contradictory to the planning consent which permits 57 car parking spaces in total.
- 4.8 The main application for the office development established Angel Square as a highly sustainable location which is easily accessible by various modes of transport and reducing the reliance on private car use. One of the main benefits of this space being solely occupied by the Bank, who already operate elsewhere in the City Centre, is the ability to accurately predict and control car parking and private car use in the area. The Bank have up to date staff travel surveys which give a clear indication of staff's chosen transport method which favours public transport and active travel. The Bank can confidently state then that there is no need for the existing level of car parking within the site.
- 4.9 It is also considered that the reduction in car parking spaces on site, further supports Core Strategy

Policies CC5 (Transport), T1 (Sustainable Transport) and NPPF guidance that seeks to promote sustainable transport and reduce car usage.

Cycle Parking Provision

- 4.10 The Bank is a big advocate of staff well-being and promoting active travel, which is evident across their current offices nationwide. As a result, there is a need to improve the existing cycle shower/ changing room facilities within the basement. The enlarged changing and locker facilities which includes provision of 4 additional showers does reduce cycle parking provision by 6 spaces. But as aforementioned with car parking, with the latest staff travel surveys the Bank are fully up to date on likely required parking numbers.
- 4.11 This change and enhanced provision of staff changing facilities to directly promote active travel is fully supported by Core Strategy Policies CC5 (Transport), T1 (Sustainable Transport) and NPPF guidance that seeks to promote active travel.

Elevational Appearance

- 4.12 As result of the internal changes to the ground floor and provision of a private gym, clinical suite and treatment rooms it is a requirement of the tenants to have some element of privacy from the public realm. As such, the architects have proposed a glazed manifestation to some windows on the east elevation as highlighted in Section 3 of this SPS and in the DAS Addendum. We acknowledge this provision is contradictory to condition 41 on the decision notice which requires all windows at ground level be clear glazed. The reasoning for this condition is based on saved policy DC14 (Shop Fronts) of the Unitary Development Plan and policies SP1 (Spatial Principles) and DM1 (Development Management) of the Core Strategy. However, as the internal use of the space is no longer a commercial shop front, but a private gym, the principle of which we consider is supported by policies SP1 (Spatial Principles) and DM1 (Development Management), the benefit of the health facilities and partial glazing manifestation outweighs any harm previously considered that required clear glazing.
- 4.13 In that respect, saved policy DC14 (Shop Fronts) of the Unitary Development Plan no longer applies as it is not a shop front, and the provisions now included are supported by policies SP1 (Spatial Principles) and DM1 (Development Management) of the Core Strategy.

Summary

- 4.14 The amendments proposed under this application have sought to retain the design integrity of the permitted development under application reference: 123437/FO/2019 and do not impact upon the overall appearance or quality of the extant scheme. The changes proposed therefore accord with the

relevant policies of the Development Plan and guidance contained within the NOMA SRF.

- 4.15 Local planning policy and guidance supports a high-quality regeneration scheme in this location including the delivery of a high-quality office accommodation which will contribute to the offering within the City Centre. It has been demonstrated that the proposed scheme amendments are acceptable in planning terms having regard to the site's proposed use, design, substantial scheme benefits and contribution to MCC's regeneration aspirations.

5. Conclusion

- 5.1 This Planning Statement has been prepared by Avison Young on behalf of the Applicant, The Bank of New York, in support of a Section 73 planning application to amend the design of the office development consented under planning permission reference: 123437/FO/2019 granted July 2019.
- 5.2 The purpose of this S73 application is to support the occupation of 4 Angel Square by the Bank of New York, who are seeking to grow their operations in Manchester and streamline efficiency by bringing colleagues from across the City under the one roof. The occupancy of 4 Angel Square by the Bank has been reported as a major investment in the city region and highlights the benefits and needed demand for high quality office accommodation in the City Centre and this application is crucial to allowing the Bank to deliver a bespoke world-class workspace for its employees and clients.
- 5.3 The amendments sought under this Section 73 application have maintained the design qualities of the consented scheme and make no changes to the overall scale, massing or appearance of the constructed office building. Whilst the proposals include the loss of some publicly accessible ground floor commercial space, it has been identified that there will still be a busy active frontage to Angel Square with the café. Furthermore, the loss of retail space for the ancillary office space is considered negligible with regards to the other commercial floorspace offerings elsewhere around the development within the NOMA estate.
- 5.4 It has been clearly demonstrated that the principle of the amendments sought can be robustly justified. The proposals do not detract from what was previously consented or has been built and will ensure the aspirations for the development as set out in the NOMA SRF are brought to life as well as all other relevant local and national planning policies.
- 5.5 Furthermore, the proposed development constitutes sustainable development in accordance with the NPPF when taken as a whole. The occupation of 4 Angel Square by the Bank will deliver significant positive economic, social and environmental benefits, as set out in the original Planning Statement for the scheme, which should be afforded considerable weight in the determination of the planning application. Significantly, the development will ensure the long-term tenure of a landmark scheme that will contribute to the regeneration of this key strategic site in Manchester which has been a long-standing regeneration priority for the City Council.
- 5.6 To summarise, the scheme proposals accord with the Development Plan and in line with national planning policy it is respectfully requested that planning permission is granted.

Appendix I

Condition Schedule

Condition No.	Approved Condition Wording (Decision Notice dated 26.07.2019)	AY Comment / Status	Proposed Amended Condition Wording
1	The development must be begun not later than the expiration of three years beginning with the date of this permission.	No change required	
2	The development hereby approved shall be carried out in accordance with the following drawings and documents: [list of plans]	List of plans to be updated.	The development hereby approved shall be carried out in accordance with the following drawings and documents: [insert list of plans]
3	No soft-strip, demolition or development groundworks shall take place until the applicant or their agents or successors in title have secured the implementation of a Programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following: 1. A phased programme and methodology of investigation and recording to include:- archaeological building survey (Historic England level 2)-archaeological evaluation through trial trenching-dependent on the above, targeted open area excavation and recording (subject to a separate WSI) 2. A programme for post investigation assessment to include:- production of a final report on the results of the investigations and their significance. 3. Deposition of the final report with the Greater Manchester Historic Environment Record. 4. Dissemination of the results of the archaeological investigations commensurate with their significance. 5 Provision for archive deposition of the report and records of the site investigation. 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.	Discharged 25/08/20 (ref: CDN/20/0480) Condition proposed to be deleted on basis scheme has been built out in accordance with original details.	
4	No demolition shall take place until a scheme to reinstate the land following demolition have been submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this scheme shall include details of how the site will be surfaced, landscaped and secured (including timescales) in the event demolition takes place and redevelopment of the site does not take immediately. The scheme shall be implemented within 3 months of the completion of the demolition at the site and thereafter retained and maintained until the site is developed.	Discharged 11/12/19 (ref: CDN/19/0887) Proposed this condition is removed as the demolition works have already been completed.	
5	Prior to the commencement of the demolition, a detailed construction management plan outlining working practices during demolition shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include; Display of an emergency contact number; Details of Wheel Washing; Dust suppression measures; Compound locations where relevant; Location, removal and recycling of waste; Routing strategy and swept path analysis; Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works; Parking of construction vehicles and staff; and Sheeting over of construction vehicles. The demolition shall be carried out in accordance with the approved construction management plan.	Discharged 11/12/19 (ref: CDN/19/0887) Condition wording to be updated to reflect the approved information.	Works shall be carried out on site in line with the detailed Construction Management Plan submitted and approved under application CDN/19/0887 dated 11/12/2019.
6	Prior to the commencement of the demolition, a detailed construction management plan outlining working practices during demolition shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include; Display of an emergency contact number; Details of Wheel Washing; Dust suppression measures; Compound locations where relevant; Location, removal and	This is a copy of the condition wording above and we consider should be deleted.	

	recycling of waste; Routing strategy and swept path analysis; Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works; Parking of construction vehicles and staff; and Sheeting over of construction vehicles. The demolition shall be carried out in accordance with the approved construction management plan.		
7	a) Prior to the commencement of the development (excluding demolition), details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes: i) the measures proposed to recruit local people including apprenticeships ii) mechanisms for the implementation and delivery of the Local Benefit Proposal iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives (b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.	Discharged 31/05/23 (ref: CDN/23/0091) Condition wording to be updated to reflect the approved information.	Works shall be carried out on site in line with the Local Benefit Proposal submitted and approved under application CDN/23/0091 dated 31/05/2023.
8	Notwithstanding the details submitted within the flood risk and drainage assessment stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019, (a) the development shall not commence (excluding demolition) until a scheme for the drainage of surface water from that phase of the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:- Maximise use of green SuDS in design- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building;- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site. Hydraulic calculation of the proposed drainage system; Construction details of flow control and SuDS elements. (b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.	Discharged 01/07/20 (ref: CDN/20/0243) Condition wording to be updated to reflect the approved information.	Works shall be carried out on site in line with the Flood Risk and Drainage Assessment submitted and approved under application CDN/20/0243 dated 01/07/2020.
9	Notwithstanding the ground conditions report stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019, (a) before the development hereby approved commences (excluding demolition), the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority: Submission of the site investigation and updated final risk assessment; Submission of a remediation strategy. One approved, the development shall then be carried out in accordance with the approved details. (b) When development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the development.	Discharged 19/11/20 (ref: CDN/20/0570) Proposed this condition is removed as the ground works have already been completed.	

	In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.		
10	Prior to the commencement of development (excluding demolition), (a) a programme for the issue of samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority, the programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations, drawings to illustrate details of full sized sample panels that will be produced. The panel to be produced shall include jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management; (b) All samples and specifications shall be submitted to and approved in writing in accordance with the programme as agreed under part (a). The approved materials shall then be implemented as part of the development.	Discharged 23/02/23 (ref: CDN/23/0093) Proposed this condition is removed as the external construction have already been completed with materials all in place.	
11	Prior to the first occupation of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include: Verification reporting providing photographic evidence of constriction; Management and maintenance plan for the lifetime of the development which shall include the arrangements adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.	Discharged 12/07/23 (ref: CDN/23/0190) Proposed this condition is removed as the drainage works have already been completed.	
12	(a) Notwithstanding drawings 10257-SHP-Z0-XX-PL-A-B5D3-G000-001, 10257SHP-Z0-XX-PL-A-B5D3-G000-002, 10257-SHP-Z0-XX-XP-A-B5D3-G100-001, 10257SHP-Z1-00-PL-A-B5D3-G100-001, 10257-SHP-Z1-LG-PL-A-B5D3-G100-001, 10257SHP-Z1-XX-PL-A-B5D3-G100-001 stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019, prior to the first occupation of this development, details of hard and soft landscaping treatments (including tree planting, street tree planting, boundary treatments and appropriate samples of materials of hard landscaping etc) shall be submitted to and approved in writing by the City Council as local planning authority. (b) The approved scheme shall be implemented prior to the first occupation of the development. 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.	Discharged 23/02/23 (ref: CDN/23/0093) Proposed this condition is removed as the landscape works have already been completed and no further changes are proposed.	
13	Prior to the first use of the development hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The bat and bird boxes shall be installed prior to the completion of the development and therefore be retained and remain in situ.	Discharged 31/05/23 (ref: CDN/23/0091) Condition wording to be updated to reflect the approved information.	Prior to the first use of the development hereby approved, full details of the specification and locations of bat and bird boxes, shall be implemented in accordance with the details submitted under application CDN/23/0091 approved 31/05/2023 submitted to and approved in writing by the City Council as Local Planning Authority. The bat and bird boxes shall be installed prior to the completion of the development and therefore be retained and remain in situ.
14	The development hereby approved shall be carried out in accordance with the Environmental Standards and energy statement stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019. A post construction review	Discharged 13/07/23 (ref: CDN/23/0417)	

	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.	Proposed this condition is removed as the building has already been constructed in accordance with the approved details.	
15	The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a 'very good' rating. Post construction review certificate(s) shall be submitted to, and approved in writing by the City Council as local planning authority, before any of the buildings hereby approved are first occupied.	Discharged 02/05/24 (ref: CDN/24/0329) Proposed this condition is removed as the building has already been constructed in accordance with the approved details.	
16	(a) Prior to the first use of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (L _{aeq}) below the typical background (L _{a90}) level at the nearest noise sensitive location. (b) The approved scheme shall be implemented and prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.	Part A Discharged 31/05/23 (ref: CDN/23/0091) Part B Discharged 29/06/23 (ref: CDN/23/0340) Proposed this condition is removed as the building and agreed plant have already been constructed and no further changes are proposed.	
17	The development hereby approved shall be carried out in accordance with site waste management strategy with the design and access statement and drawing 10257SHP-Z1-LG-PL-A-B5D3-G200-001 stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019. The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.	Discharged 13/04/23 (ref: CDN/23/0208) Condition wording to be updated to reflect the approved information.	The development hereby approved shall be carried out in accordance with site waste management strategy ~~submitted under application CDN/23/0208 approved 13/04/2023 with the design and access statement and drawing 10257SHP-Z1-LG-PL-A-B5D3-G200-001 stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019.~~ The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.
18	Prior to the first use of the development, details of a scheme to extract fumes, vapours and odours from the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of the residential element and thereafter retained and maintained in situ.	CDN/23/0091 Decision Notice states: "On the basis that no commercial extract is proposed at this stage there is no further action in respect of this condition. Should any of the commercial units require this then this should be submitted for consideration." Amended condition wording proposed to reflect the above.	~~Prior to the first use of the development,~~ In the event that any commercial units require fume extraction prior to their installation, details of a scheme to extract fumes, vapours and odours from the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation ~~of the residential element and~~ thereafter retained and maintained in situ.
19	The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first use of the development hereby approved. The approved scheme shall be implemented in full prior to the first	Discharged 31/05/23 (ref: CDN/23/0091) Condition wording to be updated to reflect the approved information.	~~The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first use of the development hereby approved.~~ The approved scheme for the illumination of external areas during the period between dusk and dawn, approved under application CDN/23/0091 dated 31/05/2023, shall be implemented in full prior

	use of development and shall remain in operation for so long as the development is occupied.		to the first use of development and shall remain in operation for so long as the development is occupied.
20	If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.	No change required	
21	The development shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.	Discharged 10/08/23 (ref: CDN/23/0271) Proposed this condition is removed as the building and agreed plant have already been constructed and no further changes are proposed.	
22	The development shall be carried out in accordance with the interim travel plan stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019 In this condition a Travel Plan means a document which includes: i) the measures proposed to be taken to reduce dependency on the private car by those working at the development; ii) a commitment to surveying the travel patterns of staff during the first three months of the first use of the building and thereafter from time to time iii) mechanisms for the implementation of the measures to reduce dependency on the private car iv) measures for the delivery of specified travel plan services v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car. Within six months of the first occupation of the building, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.	No change required	
23	Prior to the first use of the building, the provision of 212 cycle spaces, as indicated on drawing 10257-SHP-Z1-LG-PL-A-B5D3-G200-001 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 11 April 2022 shall be implemented and retained and maintained in situ for as long as the development remains in use.	The condition was updated following the approval of NMA application ref: 133495/NMC/2022 Condition wording proposed to be amended to reflect latest basement layout.	Prior to the first use of the building, the provision of ~~209 212~~ cycle spaces, as indicated on drawing ~~U8881 D 0 098 T1 Proposed Basement Zone 1 – Showers and Cycle Parking 10257-SHP-Z1-LG-PL-A-B5D3-G200-001 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 11 April 2022~~ shall be implemented and retained and maintained in situ for as long as the development remains in use.
24	Prior to the first use of the development hereby approved, the car parking layout, as indicated on drawing 10257-SHP-Z1-LG-PL-A-B5D3-G200-001 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 11 April 2022 shall be laid out, demarcated and made available. The car parking layout shall be retained and maintained for as long as the development remains in use.	The condition was updated following the approval of NMA application ref: 133495/NMC/2022 Condition wording proposed to be amended to reflect latest car parking layout.	Prior to the first use of the development hereby approved, the car parking layout, as indicated on drawing ~~U8881_D_0_302_T1 Proposed Basement Plan 10257-SHP-Z1-LG-PL-A-B5D3-G200-001 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 11 April 2022~~ shall be laid out, demarcated and made available. The car parking layout shall be retained and maintained for as long as the development remains in use.
25	Prior to the first use of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm in relation to shall be	Discharged 31/05/23 (ref: CDN/23/0091)	

	submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include the following: Footway improvement and reinstatement works around the perimeter of the application site including provision of street trees. These footway improvements shall include details of materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building/public realm; Alternation/re-instatement works to the highway to create new access including modification to the signalised junction at Corporation Street/Munster Street and new signage. The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ.	Proposed this condition is removed as the highway works have already been completed.	
26	Prior to the first use of the use of the development, 26 electric car charging points shall be installed within the car parking area in accordance with a scheme submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented prior to the first use of the development and made available and thereafter retained for as long as the development is in place.	No change required	
27	Notwithstanding the TV reception survey stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019, within one month of the practical completion of the and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area a study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.	Discharged 31/05/23 (ref: CDN/23/0091) Proposed this condition is removed as the external construction works have already been completed.	
28	Prior to the first use of the development hereby approved a signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.	Discharged 13/04/23 (ref: CDN/23/0208) Condition wording to be updated to reflect the approved information.	~~Prior to the first use of the development hereby approved a signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority.~~ The development shall be carried out in accordance with the approved signage strategy approved under application CDN/23/0208 dated 13/04/2023. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.
29	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the premises shall only be used for offices (Use Class B1) and ancillary ground floor commercial uses A1 (excluding convenience retail), A2, A3, A4, B1 and D2 and for no other purpose.	Given the change to the ground floor commercial units to ancillary uses associated with the main office use, it is proposed that this condition is deleted.	
30	The commercial units, as indicated on drawing 10257-SHP-Z1-00-PL-A-B5D3-G200001 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 11 April 2022 can be occupied as A1 (excluding convenience retail), A2, A3, A4, B1 and D2. The first use of each commercial unit to be implemented shall thereafter be the permitted use of that unit and any further change of use may be the subject of the requirement of a new application for planning permission or subject to the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015.	Given the change to the ground floor commercial units, it is proposed that this condition is deleted.	
31	The commercial units as shown on drawing 10257-SHP-Z1-00-PL-A-B5D3-G200-001 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 11 April 2022, shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.	Given the change to the ground floor commercial units, it is proposed that this condition is deleted.	
32	Prior to the first use of the development hereby approved, a servicing management strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented as part of the development and remain in place for as long as the development remains in use.	Discharged 13/04/23 (ref: CDN/23/0208)	~~Prior to the first use of the development hereby approved, a servicing management strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority.~~ The approved servicing management strategy under application CDN/23/0208 dated 13/04/2023 shall ~~then~~ be implemented as part of

		Condition wording to be updated to reflect the approved information.	the development and remain in place for as long as the development remains in use.
33	When the development is first occupied, deliveries, servicing and collections including waste collections shall not take place outside the following hours: Monday to Saturday 07:30 to 20:00 Sundays (and Bank Holidays): 10:00 to 18:00	No change required	
34	Prior to the first use each of the commercial units, as indicated on drawing 10257SHP-Z1-00-PL-A-B5D3-G200-001 stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019, details of the opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved opening hours shall then become the operating hours for the commercial units.	Given the change to the ground floor commercial units, it is proposed that this condition is deleted.	
35	Prior to the first use each of the office accommodation, details of the opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved opening hours shall then become the operating hours for the commercial units.	Discharged 13/04/23 (ref: CDN/23/0208) Condition wording to be updated to reflect the approved information.	~~Prior to the first use each of the office accommodation, details of the opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority.~~ The approved development shall operate in accordance with the opening hours approved under application CDN/23/0208 dated 13/04/2023 ~~shall then become the operating hours for the commercial units.~~
36	The roof terrace as shown on drawing 10257-SHP-Z1-10-PL-A-B5D3-G200-001 Rev. 01 stamped as received by the City Council, as Local Planning Authority, on the 3 November 2020 shall not be open outside the following hours: Monday to Saturday 08:00 to 23:00 No use of the roof terrace on Saturday and Sundays. There shall be no amplified music or sound on the roof terrace at any time.	No change required	
37	Prior to the first use of each of the commercial units as indicated on drawing 10257SHP-Z1-00-PL-A-B5D3-G200-001 stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019, details of any roller shutters to the ground floor of the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of each of the commercial units and thereafter retained and maintained in situ.	Given the change to the ground floor commercial units, it is proposed that this condition is deleted.	
38	The development hereby approved shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.	No change required	
39	In the event that any of the commercial units, as indicated on drawing 10257-SHPZ1-00-PL-A-B5D3-G200-001 stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019 are occupied as an A3[café/restaurant] or A4 [pub/ drinking establishment] use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. These details are as follows: Management of patrons and control of external areas. For the avoidance of doubt this shall include: *An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers) *Details of a Dispersal Procedure * Mechanism for ensuring windows and doors remain closed after 9pm The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.	Given the change to the ground floor commercial units, it is proposed that this condition is deleted.	
40	Prior to the first use of each of the ground floor commercial units, as indicated on drawing 10257-SHP-Z1-00-PL-A-B5D3-G200-001 stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019, details of how the commercial units will be acoustically insulated and treated to limit the break out of noise shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include a noise study of the premises and a scheme of acoustic treatment. For the avoidance of doubt, where entertainment noise is proposed the Laeq (entertainment noise) shall be controlled to 10 db below the La90 (without	Proposed this condition as amended to reflect the revised uses at ground floor level.	Prior to the first use of each of the ground floor ~~commercial units~~ ancillary uses (gym/ fitness centre and café, respectively), as indicated on drawing U8881_D_0_300_T1 Proposed Ground Floor Use Plan 10257-SHP-Z1-00-PL-A-B5D3-G200-001 ~~stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019~~ , details of how the ~~commercial~~ units will be acoustically insulated and treated to limit the break out of noise shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include a noise study of the premises and a scheme of acoustic treatment. For the avoidance of doubt, where entertainment noise is proposed the Laeq (entertainment noise) shall be controlled to 10 db below

	entertainment noise) in each octave band at the façade of the nearest noise sensitive location. (b) The approved scheme shall be implemented and prior to the first use of each of the commercial units, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.		the La90 (without entertainment noise) in each octave band at the façade of the nearest noise sensitive location. (b) The approved scheme shall be implemented and prior to the first use of each of the ~~commercial units ground floor ancillary uses~~, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.
41	All windows at ground level, unless shown otherwise on the approved drawings detailed in condition 2, shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.	No change required	
42	Prior to any above ground works, a wind mitigation proposal for corporation street shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first use of the building and thereafter retained and maintained in situ.	Discharged 20/09/24 (ref: CDN/24/0832) Proposed this condition is removed as the external construction works have already been completed.	

Appendix II

Drawing Schedule

Approved Drawings (Refs. 123437/FO/2019 & 128501/NMC/2020 & 133495/NMC/2022)	Revised or Additional Drawings
10257-SHP-Z0-XX-XP-A-B5D3-G000-001 Rev. 00 – Site Location Plan	No change
10257-SHP-Z0-XX-XP-A-B5D3-G100-001 Rev. 00 – Existing Site Plan	No change
10257-SHP-Z0-XX-XP-A-B5D3-B500-001 Rev. 00 – Red Line Planning Boundary	No change
10257-SHP-Z0-XX-XP-A-B5D3-JC20-001 Rev. 00 – Demolition Plan	No change
10257-SHP-Z0-EE-XE-A-B5D3-G100-001 Rev. 00 – Existing East Elevation – Beswick Row	No change
10257-SHP-Z0-EN-XE-A-B5D3-G100-001 Rev. 00 – Existing North Elevation – Munster Street	No change
10257-SHP-Z0-ES-XE-A-B5D3-G100-001 Rev. 00 – Existing South Elevation – Miller Street	No change
10257-SHP-Z0-EW-XE-A-B5D3-G100-001 Rev. 00 – Existing West Elevation – Corporation Street	No change
10257-SHP-Z0-XX-PL-A-B5D3-G000-001 Rev. 02 - Illustrative Masterplan - Primary Substation To 5 Angel Square	No change
10257-SHP-Z0-XX-PL-A-B5D3-G000-002 Rev. 02 – Illustrative Masterplan - SRF Indicative Footprint To 5 Angel Square	No change
10257-SHP-Z1-XX-PL-A-B5D3-G100-001 Rev. 02 – Proposed Site Plan	No change
10257-SHP-Z1-LG-PL-A-B5D3-G100-001 Rev. 02 – Proposed Site Plan Lower Ground Floor	Propose this is deleted as not required
10257-SHP-Z1-00-PL-A-B5D3-G100-001 Rev. 02 – Proposed Site Plan - Ground Floor	Propose this is deleted as not required
10257-SHP-Z1-LG-PL-A-B5D3-G200-001 Rev. 02 – GA Plan - Lower Ground Floor	U8881_D_0_302_T1 Proposed Basement Plan
10257-SHP-Z1-00-PL-A-B5D3-G200-001 Rev. 02 – GA Plan - Ground Floor	U8881 D 0 301 T1 Proposed Ground Floor Plan
10257-SHP-Z1-01-PL-A-B5D3-G200-001 Rev. 00 – GA Plan – Levels 01-06	No change
10257-SHP-Z1-07-PL-A-B5D3-G200-001 Rev. 00 – GA Plan – Levels 07-09	No change
10257-SHP-Z1-10-PL-A-B5D3-G200-001 Rev. 00 – GA Plan – Level 10	No change

10257-SHP-Z1-11-PL-A-B5D3-G200-001 Rev. 01 – GA Plan – Level 11	No change
10257-SHP-Z1-RF-PL-A-B5D3-G200-001 Rev. 01 – GA Plan – Roof Level	No change
10257-SHP-Z1-00-PL-A-B5D3-F000-001 Rev. 02 – Ground Floor Use Plan	U8881_D_0_300_T1 Proposed Ground Floor Use Plan
10257-SHP-Z1-AA-SE-A-B5D3-G200-001 Rev. 02 – Section AA	No change
10257-SHP-Z1-BB-SE-A-B5D3-G200-001 Rev. 02 – Section BB	No change
10257-SHP-Z1-CC-SE-A-B5D3-G200-001 Rev. 02 – Section CC	No change
10257-SHP-Z1-DD-SE-A-B5D3-G200-001 Rev. 01 – Section DD	No change
10257-SHP-Z0-EW-EL-A-B5D3-G000-001 Rev. 02 – Masterplan Elevation - West - Corporation Street	No change
10257-SHP-Z1-EE-EL-A-B5D3-G200-001 Rev. 02 – GA Elevation – East – Beswick Row	No change
10257-SHP-Z0-EE-XE-A-B5D3-G100-001 Rev. 01 – East Elevation - Beswick Row	No change
10257-SHP-Z1-ES-EL-A-B5D3-G200-001 Rev. 02 – GA Elevation – South – Miller Street	No change
10257-SHP-Z0-ES-XE-A-B5D3-G100-001 Rev. 01 – South Elevation - Miller Street	No change
10257-SHP-Z1-EW-EL-A-B5D3-G200-001 Rev. 02 – GA Elevation – West – Corporation Street	No change
10257-SHP-Z0-EW-XE-A-B5D3-G100-001 Rev. 01 – West Elevation - Corporation Street	No change
10257-SHP-Z1-EN-EL-A-B5D3-G200-001 Rev. 02 – GA Elevation – North – Munster Street	No change
10257-SHP-Z0-EN-XE-A-B5D3-G100-001 Rev. 01 – North Elevation - Munster Street	No change
10257-SHP-Z1-TY-DE-A-B5D3-G251-001 Rev. 01 – External Wall Detail - Type 01 - Typical Double Storey Façade	No change
10257-SHP-Z1-TY-DE-A-B5D3-G251-002 Rev. 02 – External Wall Detail - Type 02 - Roof Parapet / Plant Screen	No change
10257-SHP-Z1-TY-DE-A-B5D3-G251-003 Rev. 02 – External Wall Detail - Type 03 - Ground Level to Colonnade	No change

10257-SHP-Z1-TY-DE-A-B5D3-G251-004 Rev. 02 – External Wall Detail - Type 04 - Ground Level to Miller Street	No change
10257-SHP-Z1-TY-DE-A-B5D3-G251-005 Rev. 01 – External Wall Detail - Type 05 - Ground Level to Corporation Street	No change
10257-SHP-Z1-TY-DE-A-B5D3-G251-006 Rev. 02 – External Wall Detail - Type 06 - Ground Level to Service Area	No change
10257-SHP-Z1-TY-DE-A-B5D3-G251-007 Rev. 01 – External Wall Detail - Type 07 – Car Park Entrance	No change
10257-SHP-Z1-XX-3D-A-B5D3-G200-001 Rev. 01 – 3D View 01 - Miller Street/Beswick Row	No change
10257-SHP-Z1-XX-3D-A-B5D3-G200-002 Rev. 01 – 3D View 02 - Miller Street/Corporation Street	No change
10257-SHP-Z1-XX-SC-A-B5D3-Z100-001 Rev. 01 – Area Schedule	Area Schedule dated 04.07.25
10257-SHP-Z1-XX-PL-A-B5D3-G200-001 Rev. 02 – Accommodation Matrix	U8881 D 0 303 T1 Proposed Accommodation Matrix
New/ Additional Plans	
-	U8881 D 0 098 T1 Proposed Basement Zone 1 – Showers and Cycle Parking
-	U8881 D 1 098 T2 Proposed Basement Zone 2 - Car Park
-	U8881 D 0 200 T1 proposed Ground Floor Café and Assembly Space
-	U8881 D 0 250 T1 Proposed Ground Floor Manifestation Location
-	U8881 D 0 251 T1 Gym Internal Elevation and External Manifestation Detail

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