

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 143415/JO/2025

**Date registered valid:** 9 July 2025

**Proposal:** Variation of conditions 2 (Specified Drawings) 5 (CMP Demolition), 7 (Local Labour), 8 (Drainage), 13 (Bat and Bird Boxes), 17 (Waste), 18 (Fumes), 19 (Lighting), 23 (Cycle), 24 (Car parking), 25 (Off Site Highway Works), 26 (Electric Car), 27 (TV), 28 (Signage) , 30 (Commercial Use), 31 (No subdivision), 34 (Opening Hours), 35 (Office Opening Hours), 37 (Roller Shutters), 39 (A3), 40 (Noise Insulation) and 42 (Wind). application pursuant to planning permission 123437/FO/2019 to allow for internal reconfiguration including modification to parking and cycle storage area, commercial layout, together with associated elevational alterations.

**Address:** 4 Angel Square, Corporation Street, Manchester, M4 4DU

**Ward(s):** Piccadilly Ward

**Applicant:** Bank of New York Mellon Corporation

**Agent (if any):** Mr Ed Harvey Avison Young

**Case officer:** Emily Booth  
Tel: 0161 234 4193  
Email: emily.booth@manchester.gov.uk

**Recommendation:** Approve

**Date of recommendation:** 7 October 2025

## Application details

**Type of application:** Variation or Removal of Condition

**Development type:** Major Office

**Date of site visit:** 7 August 2025

### Standard consultations:

Printed: 21 July 2025      Expired: 11 August 2025

### Neighbour notifications

Printed: 21 July 2025      Expired: 11 August 2025

### Site notice

Posted: 21 July 2025      Expired: 11 August 2025

### Press advert

Published: 29 July 2025      Expired: 19 August 2025

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## Description of site/building

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

## The Building

The building subject of this application is located at 4 Angel Square. It is a recently constructed 11-story building providing 200,000 sq. ft of Grade A office space located in the NOMA neighbourhood of Manchester. It has a rich, deep green concrete facade with imposing two-storey facade modules, deep window reveals and large ground floor glazed areas. It is a building with striking architectural design.

It is not a listed building.

## Description of area

The site is bounded by Miller Street, Corporation Street and Dantzic Street/Angel Square. It is located within the Angel Meadows area of the Angel Square area of the City Centre. Angel Meadows is an important gateway connecting the City Centre to NOMA, the wider northern gateway area and existing communities such as Collyhurst and the Lower Irk Valley. Miller Street is part of the ring road, which also includes Great Ancoats Street, Trinity Way and the Mancunian Way.

Angel Meadow is an attractive green space which has some historical significance. Its topography varies with lower levels in the northwest and higher levels in the southeast. The park is a former burial ground for St Michael's Church which occupied the southern end of the

park. The Church was demolished in 1935 following which the site and the burial ground were formed into the Angel Meadows Park. The park was upgraded and regenerated during the 1990's and is an important resource for local residents.

This area is within the area covered by the NOMA Strategic Development Framework within which many improvements and new buildings have already been seen. The NOMA neighbourhood has outstanding connectivity, includes rich heritage and keeps people and community firmly central to the proposals for the area. It is a 20-acre piece of the City Centre that aims to create new homes, offices, hotels, shops, restaurants and bars around vibrant urban spaces and public realm. The Co-operative Group Headquarters building is a major development at the centre of the NOMA regeneration area. The arena at Victoria Station is also nearby.

Surrounding buildings include Listed Buildings, modern buildings and non-designated heritage assets. Nearby listed buildings include the Grade II Listed Victoria Station and CIS Tower, the Cooperative Press and Sharp Street Ragged School. There are three Conservation Areas within 500 metres of the site. The Ragged Schools are an important part of the local heritage of the area. The schools provided accommodation and work to a large proportion of poor and destitute people who lived in the area during the industrial revolution.

There are a number of residential properties in the surrounding area. The majority of these are apartments including those within the Tobacco Factory.

The site has access to a wide range of public transport. It is within a short walk of Victoria Train Station where there is access to rail, tram and bus services. Shudehill Interchange and Piccadilly Gardens are also within walking distance. Piccadilly Station is 1.2 km to the southeast of the site and provides regional rail connections as well as regular routes to the south of the UK including London Euston.

It is located between Manchester Victoria railway station, the city centre's main shopping and leisure destinations, and major transport hubs.

## Planning History

Application referenced 123437/FO/2019 was approved in July 2019 and granted the 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.

## Description of development

Planning permission is sought to vary Conditions 2, 5, 7, 8, 13, 17, 18, 19, 23, 24, 25, 26, 27, 28, 30, 31, 34, 35, 37, 39, 40 and 42 to allow the following alterations to the interior layout and use of the basement and ground floor of the building:

- Reconfiguration of internal ground floor layout and replacement of Commercial Unit 2 and Office Space with an ancillary gym for use by employees and visitors only.
- Replacement of Commercial Unit 1 with café, theatre space and a clinical suite for use by employees and 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 to provide a back-up generator and workshop.

- Expanded locker/shower area in the basement including amends to cycle parking spaces.

The alterations are sought to a bank taking all space in the building for their offices.

No external alteration proposed.

Other than conditions 2 (Specified Drawings), 18 (Fumes), 23 (Cycle), 24 (Car Parking) and 40 (Noise Insulation) the other conditions are proposed to be changed to reflect the stage of development and the conditions previously discharged.

## **Consultations & Notification Responses**

Publicity - The application was advertised in the local press as a major development and as affecting a listed building, a site notice was displayed on site and letters were sent to surrounding occupiers.

Highway Services - Highways are satisfied with the amended wording of the conditions.

Environmental Health - Fume extraction and noise conditions should not be amended due to an odour risk assessment not being completed and due to the alteration in commercial uses to include the gym and café for staff and patrons/visitors, these should now be added to the noise condition.

Greater Manchester Police - Advised the following:

The design and construction team should review the CIS report and implement security and safety recommendations set out within the CIS report.

## **Issues**

Issues and Policy

Places for Everyone -

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-P 1 (Sustainable Places)  
Policy JP-Strat2 (City Centre)  
Policy JP-P2 (Heritage)

The Adopted Core Strategy for the City of Manchester -

Policy SP1 (Spatial Principles)  
Policy DM1 (Development Management)  
Policy EC3 (The Regional Centre)  
Policy CC1 (Primary Economic Development Focus: City Centre and Fringe)  
Policy CC9 (Design and Heritage)  
Policy EN1 (Design Principles and Strategic Character Areas)  
Policy EN3 (Heritage)

## The Unitary Development Plan for the City of Manchester -

Saved Policy DC19 (Listed Buildings)

Saved Policy DC26 (Development and Noise)

### National Policy

Section 8 (Promoting healthy and safe communities)

Section 12 (Achieving Well Designed Places)

Chapter 16 (Conserving the Historic Environment)

### Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

### Principle of the Development

The principle of internal changes to allow a business to occupy the full building to carry out an office use is acceptable. 4 Angel Square is a newly constructed office building within a regeneration area. Full occupation would contribute to the economy and further regeneration of NOMA and the surrounding areas. The use of the building complies with policies JP-P1 and JP-Strat2 of Greater Manchester's Places for Everyone Guidance, policies SP1, DM1, CC1 and EC1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan in principle.

### Residential Amenity

This is a critical issue, as amongst other things, it examines the impact that the scheme would have on nearby and adjoining occupiers. It includes the consideration of issues such as impact on noise and disturbance. The closest residential accommodation is located within the Tobacco Factory on Ludgate Hill.

The proposal introduces an ancillary cafe and gym which will require assessment in terms of their impact on noise levels and air quality. Conditions 18 and 40 are therefore amended to require information on the extraction of fumes and the limitation of noise levels as required by the City Council's Environmental Health Service.

An additional condition will also be applied to require details of the operation of the outdoor seating area to ensure that it is managed to avoid causes disturbance to surrounding residents.

These uses replace Class E uses (former A3 uses) that would have been on the ground floor of the building.

The changes to the use of the property therefore complies with policy JP-P1 and JP-Strat2 of Greater Manchester's Places for Everyone Guidance, policies SP1 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

### Visual Amenity

The proposed manifestation is required for the privacy of gym users and would gradually fade from solid to clear from the bottom to the top of the glazing and would be opaque and colourless and applied to the internal side of the glazing.

It would also only be installed on a small area of the ground floor glazing. The remaining glazing would still be required to be clear.

The changes to the use of the property therefore complies with policy JP-P1 and JP-P2 of Greater Manchester's Places for Everyone Guidance, policies EN1, EN3, CC9, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policy DC18 of the Unitary Development Plan.

#### Highway Impacts

There would also be a reduction in car parking and cycle parking spaces.

There is understood to be a tenant requirement to provide an emergency back-up generator in the basement of the building to safeguard against the loss of mains power to the offices. This would result in the loss of 8 car parking spaces to provide the generator, the generator room and fuel storage. Generators must be installed against an external wall due to the need for a flue extract so locations for this are limited.

There would be an additional loss of three car parking spaces in order to provide a workshop.

The total number of car parking spaces would reduce by 11 but there would still be 26 EV charging spaces. The reduction in parking is considered to be justified given the site's highly accessible location.

A larger locker/ shower area is also proposed based on the Bank's up to date staff travel surveys. Given this, an increased locker space and changing room provision is proposed. This has resulted in a loss of six cycle parking spaces. As this has been informed by a travel survey and known requirements of the tenant this is acceptable.

The changes to the use of the property therefore complies with policy JP-P1 and JP-Strat2 of Greater Manchester's Places for Everyone Guidance, policies SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

#### Crime and Disorder –

Condition 21 will still require the development to comply with the approved Crime Impact Statement.

The changes to the use of the property therefore complies with policy JP-P1 and JP-Strat2 of Greater Manchester's Places for Everyone Guidance, policies SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

#### Other Conditions -

Other conditions have been amended in accordance with the approval of CDN/19/0887, CDN/20/0243, CDN/20/0523, CDN/20/0570, 128501/NMC/2020, 133495/NMC/2022, CDN/23/0091, CDN/23/0093, CDN/23/0190, CDN/23/0208, CDN/23/0219, CDN/23/0271, CDN/23/0340, CDN/23/0417, CDN/24/0329 and CDN/24/0832 and due to the external works having been completed.

#### Conclusion -

This proposal therefore complies with all above policies identified in the policy section of this report subject to compliance with conditions.

## **Other Legislative Requirements**

### **Equality Act 2010**

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

### **Human Rights Act 1998 considerations**

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

### **Recommendation:**

#### **Article 35 Declaration**

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the siting/layout, scale, design and appearance of the development along with noise and traffic impacts. Further work and discussion have taken place with the applicant through the course of the application, particularly in respect of the highways matters and impact on the historic environment. The proposal is considered to be acceptable and therefore determined within a timely manner.

#### **Condition(s) to be attached to decision for approval**

- 1) The development shall have commenced not later than 25 July 2022.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Drawings

10257-SHP-Z0-XX-XP-A-B5D3-G000-001 Rev. 00  
10257-SHP-Z0-XX-XP-A-B5D3-B500-001 Rev. 00  
10257-SHP-Z1-01-PL-A-B5D3-G200-001 Rev. 00  
10257-SHP-Z1-07-PL-A-B5D3-G200-001 Rev. 00  
10257-SHP-Z1-10-PL-A-B5D3-G200-001 Rev. 00

received by the City Council, as Local Planning Authority, on the 1 May 2019

4AS-BHE-ZZ-XX-SP-C-1000 Rev 03  
4AS-BHE-ZZ-LG-DR-C-3100 Rev P01  
4AS-BHE-ZZ-LG-DR-C-3200 Rev P01  
4AS-BHE-ZZ-00-DR-C-3200 Rev P01  
4AS-BHE-ZZ-00-DR-C-3100 Rev P04  
4AS-BHE-ZZ-00-DR-C-3100 Rev P04  
4AS-BHE-ZZ-XX-DR-C-3300 Rev P04  
4AS-BHE-ZZ-XX-DR-C-3300 Rev P04  
4AS-BHE-ZZ-XX-DR-C-3311 Rev P04  
4AS-BHE-ZZ-XX-DR-C-3312 Rev P04  
4AS-BHE-ZZ-XX-DR-C-3313 Rev P04  
4AS-BHE-ZZ-XX-DR-C-3314 Rev P04  
4AS-BHE-ZZ-00-DR-C-6000 Rev P03  
4AS-BHE-ZZ-XX-DR-C-6010 Rev P03  
4AS-BHE-ZZ-XX-DR-C-6020 Rev P03

All received by the City Council, as Local Planning Authority, on the 6 April 2020

UDP-7938

received by the City Council, as Local Planning Authority, on the 5 October 2020

10257-SHP-Z1-XX-PL-A-B5D3-G100-001 Rev. 02  
10257-SHP-Z1-11-PL-A-B5D3-G200-001 Rev. 01  
10257-SHP-Z1-RF-PL-A-B5D3-G200-001 Rev. 01  
10257-SHP-Z1-AA-SE-A-B5D3-G200-001 Rev. 02  
10257-SHP-Z1-BB-SE-A-B5D3-G200-001 Rev. 02  
10257-SHP-Z1-CC-SE-A-B5D3-G200-001 Rev. 02  
10257-SHP-Z1-DD-SE-A-B5D3-G200-001 Rev. 01  
10257-SHP-Z0-EW-EL-A-B5D3-G000-001 Rev. 02  
10257-SHP-Z1-EE-EL-A-B5D3-G200-001 Rev. 02  
10257-SHP-Z0-EE-XE-A-B5D3-G100-001 Rev. 01  
10257-SHP-Z1-ES-EL-A-B5D3-G200-001 Rev. 02  
10257-SHP-Z0-ES-XE-A-B5D3-G100-001 Rev. 01  
10257-SHP-Z1-EW-EL-A-B5D3-G200-001 Rev. 02  
10257-SHP-Z0-EW-XE-A-B5D3-G100-001 Rev. 01  
10257-SHP-Z1-EN-EL-A-B5D3-G200-001 Rev. 02  
10257-SHP-Z0-EN-XE-A-B5D3-G100-001 Rev. 01  
10257-SHP-Z1-TY-DE-A-B5D3-G251-001 Rev. 01  
10257-SHP-Z1-TY-DE-A-B5D3-G251-002 Rev. 02  
10257-SHP-Z1-TY-DE-A-B5D3-G251-003 Rev. 02  
10257-SHP-Z1-TY-DE-A-B5D3-G251-004 Rev. 02  
10257-SHP-Z1-TY-DE-A-B5D3-G251-005 Rev. 01  
10257-SHP-Z1-TY-DE-A-B5D3-G251-006 Rev. 02  
10257-SHP-Z1-TY-DE-A-B5D3-G251-007 Rev. 01

10257-SHP-Z1-XX-3D-A-B5D3-G200-001 Rev. 01

10257-SHP-Z1-XX-3D-A-B5D3-G200-002 Rev. 01

received by the City Council, as Local Planning Authority, on the 21 April 2022.

10257-SHP-Z1-RF-PL-A-B5D3-G200-001

received by the City Council, as Local Planning Authority, on the 9 February 2023

- revised S278 drawings -

073521-CUR-00-XX-CA-C-92008

073521-CUR-00-XX-CA-C-92009

073521-CUR-00-XX-DR-C-95001

073521-CUR-00-XX-DR-C-95002

073521-CUR-00-XX-DR-C-95003

073521-CUR-00-XX-DR-C-95004

073521-CUR-00-XX-DR-C-95005

073521-CUR-00-XX-DR-C-95006

073521-CUR-00-XX-DR-C-95007

073521-CUR-00-XX-DR-C-95008

received by the City Council, as Local Planning Authority, on the 9 February 2023

NP4-SHP-21-ZZ-DR-A-6101

NP4-SHP-21-ZZ-DR-A-6102

NP4-SHP-21-ZZ-DR-A-6103

NP4-SHP-21-ZZ-DR-A-6104

NP4-SHP-21-ZZ-DR-A-6105

NP4-PLA-04-XX-DR-L-0002

NP4-PLA-04-XX-DR-L-1000

NP4-PLA-04-XX-DR-L-1001

NP4-PLA-04-XX-DR-L-2000

NP4-PLA-04-XX-DR-L-2001

NP4-PLA-04-XX-DR-L-2002

NP4-PLA-04-XX-DR-L-2004

NP4-PLA-04-XX-DR-L-2005

NP4-PLA-04-XX-DR-L-2006

NP4-PLA-04-XX-DR-L-2007

NP4-PLA-04-XX-DR-L-2009

NP4-PLA-04-XX-DR-L-3001

NP4-PLA-04-XX-DR-L-3002

NP4-PLA-04-XX-DR-L-3005

NP4-PLA-04-XX-DR-L-4000

NP4-PLA-04-XX-DR-L-4001

NP4-PLA-04-XX-DR-L-5000

NP4-PLA-04-XX-DR-L-5001

NP4-PLA-04-XX-DR-L-5004

NP4-PLA-04-XX-DR-L-5005

NP4-PLA-04-XX-DR-L-5007

NP4-PLA-04-XX-DR-L-5008

NP4-PLA-04-XX-DR-L-5009

NP4-PLA-04-XX-DR-L-5011

NP4-PLA-04-XX-DR-L-5012

NP4-PLA-04-XX-DR-L-5013  
NP4-PLA-04-XX-DR-L-5014  
NP4-PLA-04-XX-DR-L-5015  
NP4-PLA-04-XX-DR-L-5016  
NP4-PLA-04-XX-DR-L-5018  
NP4-PLA-04-XX-DR-L-5019  
NP4-PLA-04-XX-DR-L-5020  
NP4-PLA-04-XX-DR-L-7000  
NP4-PLA-04-XX-DR-L-7002  
NP4-PLA-04-XX-DR-L-7004  
NP4-PLA-04-XX-DR-L-7005  
NP4-PLA-04-XX-DR-L-7006

received by the City Council, as Local Planning Authority, on the 9 February 2023

U8881 D 0 098 Rev T1  
U8881 D 0 200 Rev T1  
U8881 D 0 300 Rev T1  
U8881 D 0 301 Rev T1  
U8881 D 0 303 Rev T1  
U8881 D 1 098 Rev T1

received by the City Council, as Local Planning Authority, on the 9 July 2025

BAC-13328C1 Rev A  
BAC-13328C2 Rev A  
BAC-13328C3 Rev A  
BNYM-CWC-XX-06-DR-ME-570001  
BNYM-CWC-XX-XX-SH-ME-000004  
BNYM-CWC-XX-XX-SH-ME-000009

received by the City Council, as Local Planning Authority, on the 11 September 2025

U8881 D 0 250 REV T1  
U8881 D 0 251 REV T1

received by the City Council, as Local Planning Authority, on the 12 September 2025

Supporting information

Design and access statement,  
BREEAM pre-assessment,  
archaeological desk-based assessment,  
crime impact statement,  
planning statement,  
ventilation statement,  
wind microclimate,  
air quality assessment,  
energy statement,  
environmental standards statement,  
TV and radio impact assessment,  
statement of community involvement,  
acoustic and vibration report,  
ecology report,

daylight and sunlight assessment,  
flood risk assessment,  
drainage strategy,  
ground survey,  
heritage statement,  
waste management strategy,  
transport assessment and interim travel plan

All stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019

Tree Pit Detail stamped as received by the City Council, as Local Planning Authority, on the 17 June 2020

NOMA, 4 Angel Square and NOMA Primary Substation Drainage Strategy Report dated 1 May 2019 - this report and its appendices include the hydraulic calculations for the proposed surface water drainage scheme.

The Demolition Phase Health and Safety and Environmental Plan prepared by Forshaw Demolition stamped as received by the City Council, as Local Planning Authority, on the 30 October 2019

The Land Reinstatement Strategy received by the City Council, as Local Planning Authority, on the 28 November 2019

the Local Labour Agreement prepared by Bowmer and Kirkland received by the City Council, as Local Planning Authority on the 14 August 2020

The Construction Management Plan received by the City Council, as Local Planning Authority on the 14 August 2020

The Materials programme received by the City Council, as Local Planning Authority, on the 14 August

The No 4 Angel Square, Manchester, Ground Engineering Summary Report, 042512, 16th December 2019, Rev 00, the Project Noma Plot P Factual Report on Ground Investigation Report No A9023-19, Feb 2020, Issue Nr 2 and the Noma 4 Angel Square + NOMA Primary Submission, Remediation Strategy 047214-BHE-XX-XX-RP-GE-0002 received by the City Council, as Local Planning Authority, on the 1 September 2020 and the Gas calibration certificates (CARCROFT GA5000 - G505388 31-10-19 and DEESIDE GA5000 - G504647 30-7-19) received by the City Council, as Local Planning Authority, on the 9 November 2020

The Local benefit and Social Value report received by the City Council, as Local Planning Authority, on the 9 February 2023

the Planning Report - Acoustic and Vibration R2, Burohappold received by the City Council, as Local Planning Authority, on the 9 February 2023 and the email dated 10 May from Peter Mickleburgh

The Lighting Strategy Plan referenced NP4-PLA-04-XX-DR-L-4001 and the Subcontractor external lux plots received by the City Council, as Local Planning Authority, on the 9 February 2025

Section 278 design pack prepared by Curtins received by the City Council, as Local Planning Authority, on the 9 February 2023

Television Signal Reception Impact Assessment Survey undertaken by GTech Surveys Limited dated February 2023 received by the City Council, as Local Planning Authority, on the 9 February 2023

Façade Sample Review Meetings document, Brief record of the sample reviews held on site in 2021 received by the City Council, as Local Planning Authority, on the 9 February 2023

Concrete mix correspondence, Correspondence between Simpson Haugh and MCC regarding aggregate supply issues and the subsequent approved change to the concrete mix received by the City Council, as Local Planning Authority, on the 9 February 2023

Building material sample sheets prepared by Simpson Haugh detailing the final external materials across the scheme received by the City Council, as Local Planning Authority, on the 9 February 2023

Covering Letter received by the City Council, as Local Planning Authority, on the 9 February 2023

Landscape design pack prepared by Planit\_IE: NP4-MWD-04-EX-DR-Y-0017

Detail of granite seat unit to match existing elsewhere on the NOMA estate (labelled as 'PS' on Planit\_IE drawing 4000): ST-4818-ASC-101

Detail of 3no. feature lighting totems on podium (labelled as 'LC' on Planit\_IE drawing 4000) received by the City Council, as Local Planning Authority, on the 9 February 2023

Report prepared by Geo Environmental dated March 2023 received by the City Council, as Local Planning Authority, on the 28 March 2023

Revised Validation Report received by the City Council, as Local Planning Authority, on the 4 May 2023

Buro Happold construction records received by the City Council, as Local Planning Authority, on the 14 June 2023

SudS Strategy received by the City Council, as Local Planning Authority, on the 17 March 2023

Signage Framework received by the City Council, as Local Planning Authority, on the March 2023

Servicing Management Strategy received by the City Council, as Local Planning Authority, on the March 2023

Opening Hours document received by the City Council, as Local Planning Authority, on the March 2023

Report prepared by Geo Environmental dated March 2023 received by the City Council, as Local Planning Authority, on the 28 March 2023

Revised Validation Report received by the City Council, as Local Planning Authority, on the 4 May 2023

Secured by Design Accreditation received by the City Council, as Local Planning Authority, on the 22 June 2023

External Plant Noise Assessment Report prepared by SRL dated 19th May 2023 received by the City Council, as Local Planning Authority, on the 26 May 2023

EPC ratings received by the City Council, as Local Planning Authority, on the 23 June 2023

BREEAM certificate received by the City Council, as Local Planning Authority, on the 23 April 2024

The emails from Avison Young dated 11th September 2025 and 12th September 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) DELETE

4) DELETE

5) The demolition works shall have been carried out in accordance with the Demolition Phase Health and Safety and Environmental Plan prepared by Forshaw Demolition received by the City Council, as Local Planning Authority, on the 30 October 2019.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

6) The development shall have been constructed in accordance with the approved Construction Management Plan received by the City Council, as Local Planning Authority on the 14 August 2020 and the drawing referenced UDP-7938 received by the City Council, as Local Planning Authority, on the 5 October 2020

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

7) The recruitment of local labour for the construction period shall have been in accordance with the Local Labour Agreement prepared by Bowmer and Kirkland received by the City Council, as Local Planning Authority on the 14 August 2020 and the Local benefit and Social Value report received by the City Council, as Local Planning Authority, on the 9 February 2023

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

8) The scheme for the drainage of surface water from that phase of the new development shall have been implemented fully and only in accordance with the following:

- NOMA, 4 Angel Square and NOMA Primary Substation Drainage Strategy Report dated 1 May 2019 - this report and its appendices include the hydraulic calculations for the proposed surface water drainage scheme.

- Detailed drawings:

- 4AS-BHE-ZZ-XX-SP-C-1000 Rev 03 General Drainage and Pavement Specification
- 4AS-BHE-ZZ-LG-DR-C-3100 Rev P01 Proposed Surface Water Drainage Plan - Basement Level
- 4AS-BHE-ZZ-LG-DR-C-3200 Rev P01 Combined Drainage Layout Plan - Option 1
- 4AS-BHE-ZZ-00-DR-C-3200 Rev P01 Combined Drainage Layout Plan - Option 2
- 4AS-BHE-ZZ-00-DR-C-3100 Rev P04 Proposed Surface Water Drainage Plan - Ground Level
- Option 1
- 4AS-BHE-ZZ-00-DR-C-3100 Rev P04 Proposed Surface Water Drainage Plan - Ground Level
- Option 2
- 4AS-BHE-ZZ-XX-DR-C-3300 Rev P04 Manhole Schedules -Option 1
- 4AS-BHE-ZZ-XX-DR-C-3300 Rev P04 Manhole Schedules - Option 2
- 4AS-BHE-ZZ-XX-DR-C-3311 Rev P04 General Drainage Details - Sheet 1 of 4
- 4AS-BHE-ZZ-XX-DR-C-3312 Rev P04 General Drainage Details - Sheet 2 of 4
- 4AS-BHE-ZZ-XX-DR-C-3313 Rev P04 General Drainage Details - Sheet 3 of 4
- 4AS-BHE-ZZ-XX-DR-C-3314 Rev P04 General Drainage Details - Sheet 4 of 4
- 4AS-BHE-ZZ-00-DR-C-6000 Rev P03 Pavement Build Up Layout 3
- 4AS-BHE-ZZ-XX-DR-C-6010 Rev P03 Pavement Build Up Details
- 4AS-BHE-ZZ-XX-DR-C-6020 Rev P03 Pavement Joint Details

The above documents were received by the City Council, as Local Planning Authority, on the 6 April 2020

- Tree Pit Detail stamped as received by the City Council, as Local Planning Authority, on the 17 June 2020

(b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

9) DELETE

10) The following approved materials shall have been implemented as part of the development:

The Materials programme received by the City Council, as Local Planning Authority, on the 14 August 2020 shall have been used to construct the development.

Façade Sample Review Meetings document

- Brief record of the sample reviews held on site in 2021

Concrete mix correspondence

- Correspondence between Simpson Haugh and MCC regarding aggregate supply issues and the subsequent approved change to the concrete mix.

NP4-SHP-21-ZZ-DR-A-6101

NP4-SHP-21-ZZ-DR-A-6102

NP4-SHP-21-ZZ-DR-A-6103

NP4-SHP-21-ZZ-DR-A-6104

NP4-SHP-21-ZZ-DR-A-6105

- Building material sample sheets prepared by Simpson Haugh detailing the final external materials across the scheme

Covering Letter received by the City Council, as Local Planning Authority, on the 9 February 2023

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

11) Prior to the first occupation of the development the drainage details within the Buro Happold construction records received by the City Council, as Local Planning Authority, on the 14 June 2023 and the SudS Strategy received by the City Council, as Local Planning Authority, on the 17 March 2023 shall have been implemented and shall be maintained and managed throughout its lifetime.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

12) (a) The landscaping scheme shall be completed in accordance with the following documents:

The drawings referenced:

NP4-PLA-04-XX-DR-L-0002

NP4-PLA-04-XX-DR-L-1000

NP4-PLA-04-XX-DR-L-1001

NP4-PLA-04-XX-DR-L-2000

NP4-PLA-04-XX-DR-L-2001

NP4-PLA-04-XX-DR-L-2002

NP4-PLA-04-XX-DR-L-2004

NP4-PLA-04-XX-DR-L-2005

NP4-PLA-04-XX-DR-L-2006

NP4-PLA-04-XX-DR-L-2007

NP4-PLA-04-XX-DR-L-2009  
NP4-PLA-04-XX-DR-L-3001  
NP4-PLA-04-XX-DR-L-3002  
NP4-PLA-04-XX-DR-L-3005  
NP4-PLA-04-XX-DR-L-4000  
NP4-PLA-04-XX-DR-L-4001  
NP4-PLA-04-XX-DR-L-5000  
NP4-PLA-04-XX-DR-L-5001  
NP4-PLA-04-XX-DR-L-5004  
NP4-PLA-04-XX-DR-L-5005  
NP4-PLA-04-XX-DR-L-5007  
NP4-PLA-04-XX-DR-L-5008  
NP4-PLA-04-XX-DR-L-5009  
NP4-PLA-04-XX-DR-L-5011  
NP4-PLA-04-XX-DR-L-5012  
NP4-PLA-04-XX-DR-L-5013  
NP4-PLA-04-XX-DR-L-5014  
NP4-PLA-04-XX-DR-L-5015  
NP4-PLA-04-XX-DR-L-5016  
NP4-PLA-04-XX-DR-L-5018  
NP4-PLA-04-XX-DR-L-5019  
NP4-PLA-04-XX-DR-L-5020  
NP4-PLA-04-XX-DR-L-7000  
NP4-PLA-04-XX-DR-L-7002  
NP4-PLA-04-XX-DR-L-7004  
NP4-PLA-04-XX-DR-L-7005  
NP4-PLA-04-XX-DR-L-7006

Landscape design pack prepared by Planit\_IE:

NP4-MWD-04-EX-DR-Y-0017

Detail of granite seat unit to match existing elsewhere on the NOMA estate (labelled as 'PS' on Planit\_IE drawing 4000):

ST-4818-ASC-101

Detail of 3no. feature lighting totems on podium (labelled as 'LC' on Planit\_IE drawing 4000)  
These are designed to compliment the existing lighting totems in Saddler's Yard whilst tying into the materiality of 4 Angel Square

The above information was received by the City Council, as Local Planning Authority, on the 9 February 2023

(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.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

13) The bird and bat boxes shall have been installed in accordance with Drawing 10257-SHP-Z1-RF-PL-A-B5D3-G200-001 received by the City Council, as Local Planning Authority, on the 9 February 2023 prior to the completion of the development and therefore be retained and remain in situ.

Reason - To ensure the creation of new habitats in order to comply with policy EN15 of the Manchester Core Strategy (2012).

14) The development hereby approved shall have been 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.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

15) The development hereby approved shall have achieved a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a 'very good' rating before any part of the building hereby approved is first occupied.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

16) (a) Ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the Planning Report - Acoustic and Vibration R2, Burohappold received by the City Council, as Local Planning Authority, on the 9 February 2023 and the email dated 10 May from Peter Mickleburgh and the External Plant Noise Assessment Report prepared by SRL dated 19th May 2023 received by the City Council, as Local Planning Authority, on the 26 May 2023 for as long as the equipment is in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

17) The development hereby approved shall be carried out in accordance with the Waste management strategy (ref. 70223-CUR-00-XX-RP-TP-003 Revision:04) received by the City Council, as Local Planning Authority, on the March 2023. The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.

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

18) Prior to the first use of the development, details of a scheme to extract fumes, vapours and odours from the commercial kitchen 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 use of the kitchen and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

19) The approved lighting scheme detailed within the Lighting Strategy Plan referenced NP4-PLA-04-XX-DR-L-4001 and the Subcontractor external lux plots received by the City Council, as Local Planning Authority, on the 9 February 2023 shall be implemented in full prior to the first use of development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

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.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

21) The development shall have been 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.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

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.

Reason - To assist promoting the use of sustainable forms of travel for occupants, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

23) Prior to the first use of the building, the provision of 209 cycle spaces, as indicated on drawing g U8881 D 0 098 Rev T1 stamped as received by the City Council, as Local Planning

Authority, on 9 July 2025 shall be implemented and retained and maintained in situ for as long as the development remains in use.

Reason - To ensure there is sufficient cycles stand provision at the development and the occupants in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

24) Prior to the first use of the development hereby approved, the car parking layout, as indicated on drawing U8881\_D\_0\_302 Rev T1 stamped as received by the City Council, as Local Planning Authority, on 9 July 2025 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.

Reason - To ensure car parking is available for the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

## 25) DELETE

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.

Reason - In the interest of promoting alternatives and minimising the impact of the development on air quality pursuant to policies EN16 of the Manchester Core Strategy (2012).

27) The measures necessary to maintain at least the pre-existing level and quality of signal reception as identified in the Television Signal Reception Impact Assessment Survey undertaken by GTech Surveys Limited dated February 2023 received by the City Council, as Local Planning Authority, on the 9 February 2023. The measures identified must be carried out before the building is first occupied.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

28) The signage strategy for the entire building detailed within the Signage Framework received by the City Council, as Local Planning Authority, on the March 2023 shall be implemented and used to inform the signage at the building which should be the subject of separate advertisement applications.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

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.

Reason - In the interest of retaining the provision of office space within the development pursuant to policies EC1, EC4 of the Manchester Core Strategy (2012) and the NOMA masterplan.

30) DELETE

31) DELETE

32) The servicing strategy detailed within the Servicing Management Strategy received by the City Council, as Local Planning Authority, on the March 2023 shall be implemented as part of the development and remain in place for as long as the development remains in use.

Reason - In the interest of highway and pedestrian safety pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

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

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

34) DELETE

35) The building shall only be open during the opening hours within the Opening Hours document received by the City Council, as Local Planning Authority, on the March 2023

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

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.

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

37) For the avoidance of doubt, no roller shutters shall be fitted to the ground floor of the building.

Reason - To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

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.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

39) DELETE

40) a) Prior to the first use of the ancillary gym/fitness centre and cafe, as indicated on drawing referenced U8881\_D\_0\_300 Rev T1 received by the City Council, as Local Planning Authority, on the 9 July 2025, details of how these areas of the building 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 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 the ancillary gym/fitness and the cafe, 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.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

41) All windows at ground level, 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 other than as shown on the drawings referenced U8881 D 0 250 Rev T1 and U8881 D 0 251 Rev T1 received by the City Council, as Local Planning Authority, on the 12 September 2025

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

42) The details within the Wind Mitigation note received by the City Council, as Local Planning Authority, on the 2 September 2024 shall be implemented prior to the first use of the building and thereafter retained and maintained in situ.

Reason - In order to ensure the wind environment in the local area remains suitable pursuant to policy DM1 of the Manchester Core Strategy (2012).

43) Prior to the first use of the outdoor land for seating, a strategy for the use of the outdoor seating area shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include operating hours and a furniture storage plan. The approved strategy shall then be implemented as part of the development and remain in place for as long as the building remains in use.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

## **Appendix 1 – List of consultees & neighbours notified**

Highway Services  
Environmental Health  
Greater Manchester Police

3 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
39 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
46 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
Flat 124, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 229, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 421, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 321, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 103, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 110, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 424, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 125, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 104, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 305, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 217, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 207, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 3, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
62 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
43 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
29 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
15 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
48 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
9 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
Flat 212, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 4, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 402, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 203, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 16, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 414, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 13, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 423, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 111, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 213, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 422, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 318, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 307, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
64 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
32 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
17 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
55 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
45 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
35 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
37 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
2 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
14 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
24 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
4B Angel Square, Manchester, M4 4FW  
Flat 2, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 206, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX

[illegible]

Flat 332, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 427, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 205, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
16 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
63 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
30 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
49 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
36 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
8 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
4 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
25 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
47 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
Marketing Suite, 28 Miller Street, Manchester, M4 4GL  
4A Angel Square, Manchester, M4 4FW  
Flat 128, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 208, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 15, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 222, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 107, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 301, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 413, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 420, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 116, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 335, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 105, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 310, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 228, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 6, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 309, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 216, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 115, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 114, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 218, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
5 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
20 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
65 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
21 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
66 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
18 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
Flat 406, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 316, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 403, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 407, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 126, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 9, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 306, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 230, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 132, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 224, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 215, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 411, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 214, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 130, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
67 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB

22 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
59 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
42 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
1 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
13 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
53 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
68 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
11 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
1 Angel Square, Manchester, M4 4FW  
4 Angel Square, Manchester, M4 4FW  
Flat 226, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 129, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 11, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 209, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 409, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 312, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 330, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 1, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
Flat 102, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX  
41 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
69 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
38 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
27 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
51 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
31 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB  
19 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB

## **Appendix 2 – Planning constraints**

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3  
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3  
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4  
Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA  
Flood Zones Type 2 (low to medium risk) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Middle) -  
Susceptible to Surf Water Flood (Middle) -  
Susceptible to Surf Water Flood (Middle) -  
Susceptible to Surf Water Flood (Middle) -  
Susceptible to Surf Water Flood (Middle) -  
Susceptible to Surf Water Flood (Middle) -  
Susceptible to Surf Water Flood (More) -  
Susceptible to Surf Water Flood (More) -  
Susceptible to Surf Water Flood (More) -  
Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL