MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

NOMA (GP) Ltd
C/o Agent

Agent (if used)

Miss Jennifer Chatfield
Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M3 7FB

Part 1 – Particulars of the application/development

Proposal: Variation of planning conditions 3, 23, 24, and 26 attached to planning permission 134307/FO/2022 to make internal reconfigurations including alterations to cycle parking, alterations to plant and height of building, alteration to the level 12 roof terrace, elevational alterations and amendments to winter gardens screens.

Location: 2 And 3 Angel Square , Noma Masterplan Plots M And N, Manchester

Date of application: 1 October 2024

Application number: 141138/JO/2024

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

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 shave 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) attached to this decision

1) The development must be begun not later than the 11 October 2025.

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

2) The development shall then be carried out in accordance with the phasing plans and timesclaes as outlined on drawings PL2190.1-PLA-XX-XX-DR-L-0003-Phasing & Temporary Boundary Treatment Phase 1 _ Short Term (up to 6 months); PL2190.1-PLA-XX-XX-DR-L-0004-Phasing & Temporary Boundary Treatment Phase 1 _ Longer Term (over 6 months); and PL2190.1-PLA-XX-XX-DR-L-0005-Phasing & Temporary Boundary Treatment Phase 2 Received by the City Council, as Local Planning Authority, on the 29 September 2023 and approved under CDN/23/0654.

Reason - The development is to be carried out on a phased basis and details must therefore be agreed in this regard to ensure that a comprehensive development provided at this site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and the NOMA Strategic Regeneration Framework Development Framework.

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

Drawings and documents approved under application 141138/JO/2024

AS-CPA-ZZ-ZZ-DR-A-0102 P05, AS-CPA-ZZ-ZZ-DR-A-0600 P04, AS-CPA-ZZ-ZZ-DR-A-0601 P04, AS-CPA-ZZ-ZZ-DR-A-0700 P04, AS-CPA-ZZ-ZZ-DR-A-0701 P04, AS-CPA-ZZ-ZZ-DR-A-0702 P04, AS-CPA-ZZ-ZZ-DR-A-0703 P04, AS-CPA-P2-ZZ-SH-A-0120 P09, AS-CPA-P2-00-DR-A-0200 P08, AS-CPA-P2-01-DR-A-0201 P09, AS-CPA-P2-02-DR-A-0202 P07, AS-CPA-P2-03-DR-A-0203 P07, AS-CPA-P2-04-DR-A-0204 P07, AS-CPA-P2-05-DR-A-0205 P07, AS-CPA-P2-06-DR-A-0206 P09, AS-CPA-P2-07-DR-A-0207 P07, AS-CPA-P2-08-DR-A-0208 P07, AS-CPA-P2-09-DR-A-0209 P07, AS-CPA-P2-10-DR-A-0210 P07, AS-CPA-P2-11-DR-A-0211 P07, AS-CPA-P2-12-DR-A-0212 P07, AS-CPA-P2-13-DR-A-0213 P10, AS-CPA-P2-14-DR-A-0214 P10, AS-CPA-P2-15-DR-A-0215 P07, AS-CPA-P2-ZZ-DR-A-0600 P08, AS-CPA-P2-ZZ-DR-A-0601 P09, AS-CPA-P2-ZZ-DR-A-0602 P09, AS-CPA-P2-ZZ-DR-A-0603 P06, AS-CPA-P2-ZZ-DR-A-0700 P08, AS-CPA-P2-ZZ-DR-A-0701 P06, AS-CPA-P2-ZZ-DR-A-0800 P05, AS-CPA-P2-ZZ-DR-A-0801 P05, AS-CPA-P2-ZZ-DR-A-0802 P05, AS-CPA-P2-ZZ-DR-A-0803 P05, AS-CPA-P2-ZZ-SK-A-2910 P05 and AS-CPA-P2-ZZ-SK-A-2911 P05

All received by the City Council, as Local Planning Authority, on the 1 October 2024

- 2AS-BHE-XX-XX-RP-N-1000 - Energy Statement P04, prepared by Buro Happold;
- BREEAM Letter, prepared by Mainer;
- 2AS-BHE-XX-XX-RP-N-1001 - Ventilation Statement P04, prepared by Buro Happold;
- 8157E - Television Baseline Survey Report - 9 July 2024, prepared by Pager Power;
- 8157H - Aviation Safety Assessment - 9 July 2024, prepared by Pager Power;
- 0050930-0820-1-AA-DN-0004-P01 Acoustic Addendum, prepared by Buro Happold;
- 0050930-Desgin Note P1 Addendum Wind Engineering Final 240819, prepared by Buro Happold;
- 0050930-Design Note P2 Addendum Daylight sunlight and overshadowing, prepared by Buro Happold;
- 81536-CUR-XX-XX-T-TP-00005-P01_Transport Addendum, prepared by Curtins; and
- Heritage Note, dated 29 August, prepared by Stephen Levrant heritage Architecture.

All received by the City Council, as Local Planning Authority, on the 1 October 2024

Drawings and documents approved under Non Material Amendment 138245/NMC/2023

Updated Transport Statement prepared by Curtins; Updated Travel Plan, prepared by Curtins; Updated Waste Management Strategy, prepared by Curtins; Final Drainage Strategy and Plans prepared by Buro Happold; Programme dated 12 September 2023, prepared by Bowmer and Kirkland; Sample Panel Plans prepared by Cartwright Pickard;
- VMU Plinth (Ref: AS-CPA-P2-ZZ-SK-A-2910-P03);
- VMU Unitised Typical (Ref: AS-CPA-P2-ZZ-SK-A-2911-P03); and
- VMU Unitised Typical (Ref: AS-CPA-P3-ZZ-SK-A-2910-P02).

received by the City Council, as Local Planning Authority, on the 3 October 2023

Drawings and documents approved under planning permission 134307/FO/2022

Drawings

PL2190.1-PLA-XX-XX-DR-L-1000 P05, PL2190.1-PLA-XX-XX-DR-L-1001 REV P03, PL2190.1-PLA-XX-XX-DR-L-1002 REV P01, PL2190.1-PLA-XX-XX-DR-L-2000 REV P03, PL2190.1-PLA-XX-XX-DR-L-3000 REV P01, PL2190.1-PLA-XX-XX-DR-L-3001 REV P01 and PL2190.1-PLA-XX-XX-DR-L-3002 REV P01

All stamped as received by the City Council, as Local Planning Authority, on the 7 July 2022

Supporting information

Statement of Consultation prepared by Deloitte and Counter Context, Heritage and Visual Impact Assessment prepared by Stephen Levrant Heritage Architecture, Environmental Standards Statement prepared by Mainer with support from Buro Happold, Energy Statement prepared by Buro Happold, BREEAM Pre-Assessment prepared by Mainer Associates, Noise and Vibration Assessment prepared by Buro Happold, Ground Engineering Desk Study Report (May 2022) prepared by Buro Happold, 2 & 3 Angel Square and NOMA Marketing Suite Report on Ground Investigation prepared by Structural Soils, Archaeological Desk Based Assessment (August 2019) prepared by Salford Archaeology, Archaeological Excavation Report (October 2021) prepared by Salford Archaeology, Aviation Safety Assessment prepared by Pager Power, Underground Utilities Map prepared by Charter Oaks Limited, Television Baseline Survey prepared by Pager Power, Ecological Survey and Assessment prepared by ERAP, Arboricultural Impact Assessment prepared by Bowland Tree Consultancy Limited, Local Labour Agreement prepared by NOMA (GP) Ltd, Crime Impact Statement prepared by Greater Manchester Police, Ventilation Strategy prepared by Buro Happold, Servicing and Waste Management Strategy prepared by Curtins, Flood Risk Assessment prepared by Buro Happold, Drainage Strategy prepared by Buro Happold, Operational Management Strategy prepared by Workman, Transport Statement prepared by Curtins, Framework Travel Plan prepared by Curtins, Air Quality Assessment prepared by Buro Happold and Outline Construction Management Plan - prepared by Gardiner and Theobald;

Environmental Statement, including the following chapters:
- Introduction - prepared by Deloitte LLP;

- Methodology and Significance Criteria - prepared by Deloitte LLP;
- Site, Surroundings and Description of Proposals - prepared by Deloitte LLP; NOMA, 2&3 Angel Square 8
- Consideration of Alternatives - prepared by Deloitte LLP;
- Construction Methodology and Phasing - prepared by Gardiner and Theobald and Deloitte LLP;
- Sunlight and Daylight Assessment - prepared by Buro Happold;
- Wind Microclimate Assessment - prepared by Buro Happold;
- Type 1 Cumulative Effects - prepared by Deloitte LLP;
- Summary of Residual Effects - prepared Deloitte LLP; and
- Non-Technical Summary - prepared by Deloitte LLP and Buro Happold.

All stamped as received by the City Council, as Local Planning Authority, on the 15 July 2022

Design and Access Statement prepared by Cartwright Pickard, Landscape Design and Access Statement prepared by Planit-IE Rev P03 stamped as received by the City Council, as Local Planning Authority, on the 9 September 2022

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.

4) 1. The development shall be carried out in accordance with NOMA 2 & 3 Public Realm Archaeological Watching Brief received by the City Council, as Local Planning Authority, on the Received 29 September 2023 and approved under CDN/23/0654

Prior to the first use of the development, the following points shall be submitted for approval in writing by the City Council, as Local Planning Authority.

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.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policies EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

5) No piling activities shall commence until details of the method for piling, or any other foundation design using penetrative methods, have been submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall then be implemented during the construction of the development.

Reason - Piling or any other foundation using penetrative methods can result in risks to potable supplies (pollution/turbidity, risk of mobilising contamination) drilling through different aquifers and creating preferential pathways. It is therefore necessary to demonstrate that piling will not result in contamination of groundwater pursuant to policies SP1, EN17 and EN18 of the Manchester Core Strategy (2012).

6) (a) The development of plot 2 shall be carried out in accordance with CEMP and associated plans received by the City Council, as Local Planning Authority, on the 31 October 2023 as approved under CDN/23/0654

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved construction management plan.

(b) Prior to the commencement of a plot 3 of development, a detailed construction management plan outlining working practices during development shall be submitted for approval in writing by the local planning authority, which should include;

- Display of an emergency contact number;
- Arrangements that no noisy work shall commence before 08:30
- 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 and businesses 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.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The plot 3 shall be carried out in accordance with the approved construction management plan.

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) a) The plot 2 of the development shall be carried out in accordance with the NOMA Plot 2 Local Labour Agreement, prepared by B&K

- Local Labour KPI Proposal and Reporting Template for Plot 2, prepared by B&K received by the City Council, as Local Planning Authority, on the Received 29 September 2023 and approved under CDN/23/0654

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 for plot 2, 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.

(c) a) Prior to the commencement of plot 3 of development, 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

(d) Within one month prior to construction work being completed for plot 3, 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.

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) Notwithstanding the details submitted on the Drainage Strategy prepared by Buro Happold stamped as received by the City Council, as Local Planning Authority, on the 15 July 2022, (a) the development of plot 3 shall not commence 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:

- Further assessment of the feasibility of implementing alternative green SuDS solution such as rain gardens, SuDS enabled street trees and rainwater harvesting techniques;

- Surface water drainage layout including discharge points, proposed attenuation and proposed overland flow routes for extreme events (up to a 1 in 100 year including 45% climate change allowance).

- 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 45% 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 (including proposed internal and external levels) 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 plot 3 shall then be constructed in accordance with the approved details, within an agreed timescale.

(c) The drainage for plot 2 shall be carried out in accordance with the following details:

Drainage strategy, Ref: AS-BHE-XX-XX-RP-C-0002, received 11/06/2024
- Drainage surface water GA, Ref: AS-BHE-XX-XX-DR-C-3100 P01, received 11/06/2024
- Drainage foul water GA, Ref: AS-BHE-XX-XX-DR-C-3101 P01, received 11/06/2024
- Drainage surface water GA Plot 2, Ref: AS-BHE-XX-XX-DR-C-3150 P01, received 11/06/2024
- Drainage foul water GA Plot 2, Ref: AS-BHE-XX-XX-DR-C-3151 P01, received 11/06/2024
- Drainage details sheet 1, Ref: AS-BHE-XX-XX-DR-C-3700 P01, received 11/06/2024
- Drainage details sheet 2, Ref: AS-BHE-XX-XX-DR-C-3701 P01, received 11/06/2024
- Drainage details sheet 3, Ref: AS-BHE-XX-XX-DR-C-3702 P01, received 11/06/2024
- Drainage details sheet 4, Ref: AS-BHE-XX-XX-DR-C-3703 P01, received 11/06/2024
- Drainage details sheet 5, Ref: AS-BHE-XX-XX-DR-C-3704 P01, received 11/06/2024
- Drainage details sheet 6, Ref: AS-BHE-XX-XX-DR-C-3705 P01, received 11/06/2024
- Drainage details sheet 7, Ref: AS-BHE-XX-XX-DR-C-3706 P01, received 11/06/2024
- Drainage details sheet 8, Ref: AS-BHE-XX-XX-DR-C-3707 P01, received 11/06/2024
- Drainage details sheet 9, Ref: AS-BHE-XX-XX-DR-C-3708 P01, received 11/06/2024
- Drainage surface water manhole schedule, Ref: AS-BHE-XX-XX-DR-C-3800 P01, received 11/06/2024
- Drainage foul water manhole schedule, Ref: AS-BHE-XX-XX-DR-C-3801 P01, received 11/06/2024

- Drainage surface and foul water manhole schedule Plot 2, Ref: AS-BHE-XX-XX-DR-C-3850 P01, received 11/06/2024 and approved under CDN/24/0510

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) (a) The ground conditions shall be carried out in accordance with the following details:

- Supporting information - SPECIFICATION FOR EARTHWORKS, Ref: 2AS-BHE-XX-XX-SP-GE-0003, received 07/08/2024
- Supporting information - GROUND ENGINEERING DESK STUDY REPORT, Ref: 050930-BHE-XX-XX-RP-GE-0001-P02, received 07/08/2024
- Supporting information - GROUND ENGINEERING SUMMARY REPORT, Ref: 050930-BH-XX-XX-RP-GE-0001-P05, received 07/08/2024
- Supporting information - REPORT ON GROUND INVESTIGATION, received 07/08/2024 and approved under CDN/24/0511

(b) When a phase of development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted for approval in writing by the City Council as local planning authority prior to the first occupation of a phase of the development.

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.

Reason - There is evidence of site contamination at the application site which requires further consideration and examination. In particular, details of outstanding gas monitoring is required to be submitted for consideration and an appropriate remediation strategy prepared. This is pursuant to policy EN18 of the Manchester Core Strategy (2012).

10) Prior to any above ground works of a phase of the development, 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. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, window reveals and soffits, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.

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 use of a phase 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.

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) Notwithstanding drawings 2190.1-PLA-XX-XX-DR-L1000-P03, 2190.1-PLA-XX-XX-DR-L-1001-P05, PL2190.1- PLA-XX-XX-DR-L-1002 REV P01, 2190.1-PLA-XX-XX-DR-L2000-P04, 2190.1-PLA-XX-XX-DR-L-3000-P03, 2190.1-PLA-XX-XX-DR-L-3001-P05 and 2190.1-PLA-XX-XX-DR-L3002-P01 stamped as received by the City Council, as Local Planning Authority, on the 3 October 2023, prior to the first use of a phase of this development, details of hard and soft landscaping treatments (including tree planting, street tree planting, boundary
treatments (including temporary 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.

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) Prior to the first use of a phase of the development hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted for approval 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.

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 be carried out in accordance with the Environmental Standards Statement prepared by Mainer with support from Buro

Happold and Energy Statement prepared by Buro Happold stamped as received by the City Council, as Local Planning Authority, on the 15 July 2022. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

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 achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a 'Excellent' rating. Post construction review certificate(s) shall be submitted to, and approved in writing by the City Council as local planning authority, within three months of the buildings hereby approved being 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) Prior to the first use of a phase of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. 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 (Laeq) below the typical background (La90) level at the nearest noise sensitive location.

(b) Prior to the first use of a phase 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. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall 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).

17) The development hereby approved shall be carried out in accordance Servicing and Waste Management Strategy prepared by Curtins stamped as received by the City Council, as Local Planning Authority, on the 3 October 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 a phase 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 use of a phase of the development 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 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 each phase of the development hereby approved. The approved scheme shall be implemented in full prior to the first use of each phase of the 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 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 15 July 2022. The development shall only be carried out in accordance with these approved details. Within three months of the first occupation of the development hereby, the Council as local planning authority shall acknowledged in writing that it has received written confirmation of a Secured by Design accreditation

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 3 October 2023. 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 a phase of development, the provision of cycle spaces, as indicated on drawings ASCPA-P2-00-DR-A-0200-P08 and AS-CPA-P3-00-DR-A0200-P04 stamped as received by the City Council, as Local Planning Authority, on the 1 October 2024 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 a phase of the development hereby approved, the car parking layout, as indicated on drawings AS-CPA-P2-00-DR-A-0200-P08 and AS-CPA-P3-00-DR-A-0200-P04 stamped as received by the City Council, as Local Planning Authority, on the 1 October 2024 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) Prior to the first use of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.
For the avoidance of doubt this shall include the following:

- Creation of Vehicle access from Angel Street and Miller Street including installation of tactile paving and dropped kerbs either side of the new access points and appropriate 'give way' lining arrangements;
- Traffic signal entry/exit arrangement to 3 Angel Square car park including road markings, details of proposed interaction with traffic simultaneously accessing/egressing Angel Gardens; and
- Review and alterations of street lighting to Miller Street and Angel Street.

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved in accordance with the Phasing plan approved under Condition 3 and thereafter retained and maintained in situ.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and in accordance with the NOMA masterplan.

26) Prior to the first use of a phase of the development, details of the amount, location and specification of electric car charging points car parking spaces, as indicated on drawings ASCPA-P2-00-DR-A-0200-P08 and AS-CPA-P3-00-DR-A0200-P04 stamped as received by the City Council, as Local Planning Authority, on the 1 October 2024, for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved scheme for that phase 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) Notwithstanding the TV reception survey stamped as received by the City Council, as Local Planning Authority, on the 15 July 2022, 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.

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) Prior to the first use of the development hereby approved a external 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.

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):

- 2 Angel Square hereby approved shall only be used for offices (Use Class Egi) and 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)) (excluding convenience retail), and with a flexible office (Use Class Egi) and/or restaurant (Use Class Eb) space at Level 12

- 3 Angel Square hereby approved shall only be used for offices (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)) (excluding convenience retail), 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

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) The commercial units hereby approved shall remain as separate units and shall not be sub divided or amalgamated (other than between Lower and Upper Ground Floors of retail units) without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

31) Prior to the first use of a phase of the development hereby approved, a servicing management strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details for the management of small delivery vehicles which fall outside of the operating hours specified in condition 32. The approved strategy shall then be implemented as part of that phase 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).

32) When the development is first occupied, deliveries, servicing and collections including waste collections shall not take place outside the following hours (including any subsequent change of use permitted in condition 29):

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).

33) Prior to the first use each phase, the commercial units for each phase, 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 in that phase and any subsequent change of use permitted in condition 29.

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.

34) Prior to the first use of the roof terraces for each phase, 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 terraces in that phase

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.

35) Prior to the first use of each of the commercial units in each phase, 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. 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.

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).

36) 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.

37) Prior to the first use of the gym 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.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

(b) The approved scheme shall be implemented and prior to the first use of gym 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. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

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).

38) All windows at ground level, unless shown otherwise on the approved drawings detailed in condition 2, shall not be obscured by window vinyl's.

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.

39) Prior to the first use of the commercial spaces within a phase of development, details of any external areas associated with these commercial spaces (including an Operating Schedule) shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The Operating Schedule shall contain the following details:

a. A scaled layout plan showing the proposed seating area, including layout of furniture and demarcation of the area;

b. Full details of the measures proposed to ensure that the proposed seating area is fully accessible by disabled people;

c. Details of the proposed furniture, including any barriers;

d. A detailed management strategy that includes information on how the proposed external seating area would be managed in terms of potential noise disturbance, additional movement and activity, litter and storage of furniture at night;

e. days and hours of operation.

The approved plan shall be implemented upon first use of the commercial uses in phase C1 and thereafter retained.

No amplified sound or any music shall be produced or played in any part of the site outside the building.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

40) Prior to the first use of the development hereby approved, a detailed landscaped management plan for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how the hard and soft landscaping areas will be maintained including maintenance schedules and repairs. The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenity of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

41) The temporary boundary treatment details shall be carried out in accordance with drawings PL2190.1-PLA-XX-XX-DR-L-0003-Phasing & Temporary Boundary Treatment Phase 1 _ Short Term (up to 6 months); PL2190.1-PLA-XX-XX-DR-L-0004-Phasing & Temporary Boundary Treatment Phase 1 _ Longer Term (over 6 months); and PL2190.1-PLA-XX-XX-DR-L-0005-Phasing & Temporary Boundary Treatment Phase 2 Received by the City Council, as Local Planning Authority, on the 29 September 2023 and approved under CDN/23/0654.

The approved details shall be implemented as part of each phase of development and removed when no longer required.

Reason - In the interest of securing temporary boundary treatment as part of the phasing programme pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

42) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the air source heat pumps to the buildings hereby approved. The air source heat pumps must also comply with the noise criteria as specified in condition 16. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the air source heat pumps are installed and to ensure that they are appropriate in terms of visual amenity pursuant to polices SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

43) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the solar panels to the roof of the buildings (including cross sections). The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity pursuant to polices SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

Date: 18 December 2024

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision . The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.