

16 September 2024

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

FAO Jennifer Atkinson

Dear Jennifer,

2 and 3 Angel Square (Plots M and N of NOMA Framework area), Manchester – Application for Minor-Material Amendments to Planning Permission Reference 134307/FO/2022 (as amended by 138245/NMC/2023)

Please find enclosed an application for minor material amendments to Planning Permission ref: 134307/FO/2022 (as amended under 138245/NMC/2023), in accordance with Section 73 of the Town and Country Planning Act 1990 (as amended) ('The Application'). The Applicant is NOMA (GP) Limited ('The Applicant').

The Description of Development, as approved by Planning Permission Ref: 134307/FO/2022 is as follows:

"Erection of 2 Angel Square, a 14 storey building (excluding roof top plant) to form a mixed use office development (Use Class Egi) with two flexible commercial units at Upper Ground floor Level (Use Classes Ea, b, c, e, f, and / or Use Class Sui Generis (p) and (q)), and with a flexible office (Use Class Egi) and/or restaurant (Use Class Eb) space at Level 12, along with Lower Ground Level car and cycle parking, hard and soft landscaping and other associated works;

Erection of 3 Angel Square, a 13 storey building (excluding roof top plant) to form a mixed use office development (Use Class Egi) with two flexible commercial units provided over Lower and Upper Ground Floor Levels (Use Classes Ea, b, c, e, f, and / or Use Class Sui Generis (p) and (q)), a further flexible commercial unit at Upper Ground Floor Level only allowing for ancillary seminar space and / or Sui Generis Use Class (t) Cinema space, together with an ancillary gym space at Upper Ground Floor, as well as Lower Ground Level car and cycle parking, hard and soft landscaping and other associated works."

The Site is circa 0.83 hectares and is located on the northern edge of Manchester City Centre within the NOMA Strategic Regeneration Framework area.

Background

Following the granting of the Planning Permission, further detailed design development has been undertaken in relation to 2 Angel Square only. As a result of this process, a number of amendments are proposed to 2 Angel Square to support the deliverability of the scheme and improve the associated sustainability credentials, including reducing the embodied carbon impact of the development.

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Proposed Amendments

The description of development, as applied for by the application, is as follows:

“Minor-material amendment to Planning Permission 134307/FO/2022 to vary the wording of Conditions 3, 23, 24, and 26 for the erection of 2 Angel Square, a 14 storey building (excluding roof top plant) to form a mixed use office development (Use Class Egi) with two flexible commercial units at Upper Ground floor Level (Use Classes Ea, b, c, e, f, and / or Use Class Sui Generis (p) and (q)), and with a flexible office (Use Class Egi) and/or restaurant (Use Class Eb) space at Level 12, along with Lower Ground Level car and cycle parking, hard and soft landscaping and other associated works; and Erection of 3 Angel Square, a 13 storey building (excluding roof top plant) to form a mixed use office development (Use Class Egi) with two flexible commercial units provided over Lower and Upper Ground Floor Levels (Use Classes Ea, b, c, e, f, and / or Use Class Sui Generis (p) and (q)), a further flexible commercial unit at Upper Ground Floor Level only allowing for ancillary seminar space and / or Sui Generis Use Class (t) Cinema space, together with an ancillary gym space at Upper Ground Floor, as well as Lower Ground Level car and cycle parking, hard and soft landscaping and other associated works..”

The proposed amendments that are the subject of this Application are summarised as follows:

- Reduction in the number of secure cycle parking spaces, showers, and lockers at Lower Ground (LG) Level from the previous NMA figures, but an overall increase on the original consent (See: Table 1), to provide greater variety to meet active score requirements. Minor additional floorplate alterations at LG Level are also proposed, including to the location of accessible WC and an increase in the size of the Pump Room;

Table 1: Summary of LG Floor proposed changes

	Original Consent (134307/FO/2022)	NMA Consent (138425/NMC/2023)	Proposed – August 2024
Cycle parking	108	198	180
Shower numbers	12	20	18
Lockers	158	202	180
Car parking	15	14	14
Motorbike parking	3	2	2

- Minor floorplan alterations to the Upper Ground Level, including to the access route to the core lobby and the provision of a WC to the core arrangement;
- Minor floorplan alterations on a typical level to amend WC layout and remove floor by floor plant arrangement, including the replacement of louvres on the South East Elevation with terracotta panels and windows;
- Creation of a centralised plant arrangement at roof level with associated extension of plant screen. To address the revised roof layout, minor adjustments have been made to lower the ceiling height in areas where the roof meets the façade;
- Reduction in the external terrace at Level 12 and associated increase in internal floorspace;

- Minor adjustments to the typical façade bay through revised detailing and materiality to the underside of the sill, including replacement of GRC and aluminium to an all-aluminium solution; and
- Replacement of sliding glazed screens to the winter gardens with structural glass balustrades.

The rooftop plant screening has slightly increased the massing at roof level. However, the proposed changes are located away from edges of the building, whilst the height of the building façade has not changed.

A minor-material amendment to Planning Permission Ref: 134307/FO/2022 (as amended) is required to be formalised with Manchester City Council as Local Planning Authority, as agreed in a pre-application meeting on 24 June 2024, to amend the wording of Condition 3, 23, 24, and 26. Proposed Revised Conditions

Condition 3 attached to the Planning Permission states that the development shall be carried out in accordance with the approved plans listed. In order to facilitate the proposed amendments summarised above the relevant approved plans have been updated and submitted as part of this application to reflect the changes. It is therefore requested that the wording of Conditions 3 be updated to account for the new drawing references detailed in Appendix 1 below.

An annotated pack of plans is also submitted in support of the application to enable easy comparison of the proposed amendments against the approved scheme.

The proposed wording of Conditions 23 (Cycle Spaces), 24 (Car Parking Layout), and 26 (EV Charging) has been outlined in the following table against the original wording:

Table 1.2: Proposed Revised Condition Wording

No.	Existing condition wording	Proposed condition wording
23	Cycle Spaces <i>“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-P05 and AS-CPA-P3-00-DR-A0200-P04 stamped as received by the City Council, as Local Planning Authority, on the 3 October 2023 shall be implemented and retained and maintained in situ for as long as the development remains in use.”</i>	<i>“Prior to the first use of a phase of development, the provision of cycle spaces, 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 [LPA to insert date] shall be implemented and retained and maintained in situ for as long as the development remains in use.”</i>
24	Car Parking Layout <i>“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-P05 and AS-CPA-P3-00-DR-A-0200-P04 stamped as received by the City Council, as Local Planning Authority, on the 28 September 2023 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.”</i>	<i>“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 [LPA to insert date], 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.”</i>
26	EV Charging	

No.	Existing condition wording	Proposed condition wording
	<p><i>“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 AS-CPA-P2-00- DR-A-0200-P05 and AS-CPA-P3-00-DR-A-0200-P04 stamped as received by the City Council, as Local Planning Authority, on the 3 October 2023, for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority.</i></p> <p><i>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.”</i></p>	<p><i>“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 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 [LPA to insert date], for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority.</i></p> <p><i>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.”</i></p>

Planning Assessment

The proposals have been discussed with all technical consultants who have confirmed that there are no material impacts to their assessments or the conclusions of their previously approved reports. A suite of supporting technical appendices in relation to the following disciplines are submitted in support of this application to confirm this: Heritage and Visual Impact; Daylight, Sunlight and Overshadowing; Wind; Transport and Waste; Energy and Ventilation; TV Reception; Aviation; and Acoustic. The list of supporting documents is outlined in the summary below.

National Planning Policy Framework (2023)

Full consideration of the proposals against the NPPF is considered within the original Planning Statement approved under Planning Permission Ref: 134307/FO/2022. Since the approval of the original application in September 2020, there have been three revisions to the document, one in 2021 and two in 2023. The latest changes made to the NPPF in September and December 2023, which focused largely on reforms to housing delivery, “out of character” residential development, Green Belt alterations and energy efficiency improvements, have been considered within the context of the proposed amendments and it has been concluded that they do not materially alter the conclusions from the original assessment. More specifically, after review, it is concluded that the Proposed Amendments under this Application do not affect the previous considerations of the proposals approved under Planning Permission Ref: 134307/FO/2022 (as amended).

Local Planning Policy – Local Development Plan

The key Development Plan documents remain the 2012 Manchester Core Strategy and Saved Policies of the Manchester Unitary Development Plan (UDP). The Manchester Core Strategy was adopted in July 2012 and is the key, overarching Development Plan Document for Manchester. Overall, the proposed amendments will support the delivery of an office scheme on the Site, the principle of which has already been established through the extant consent. The Proposed Development is supported by the Development Plan and the NOMA Strategic Regeneration Framework, which is a material consideration in the determination of this application. The Proposed Amendments will help improve the sustainability performance of the Proposed Development, targeting high environmental standards and going beyond the requirements in Core Strategy Policies EN4 (Reducing Carbon Emissions by Enabling Low and Zero Carbon Development), EN6 (Target Framework for CO2 Reductions from Low or Zero Carbon Energy Supplies), EN8 (Adaptation to Climate Change), and T1 (Sustainable Transport).

The Places for Everyone (PfE) Plan is now adopted by Manchester City Council. As such it is considered as a relevant part of the Local Development Plan for the purpose of this Application, this gives the PfE Plan substantial weight in the consideration of planning applications. The Proposed Development will support the economic role of the Core Growth Area through the delivery of a sustainable commercial development which will support major growth in jobs in Manchester City Centre, as promoted by PfE Policy JP-Strat1 (Core Growth Area). As above, the amendments will further improve the sustainable performance of the Proposed Development in support of PfE policies JP-S1 (Sustainable Development and JP-S2 (Carbon and Energy).

Summary

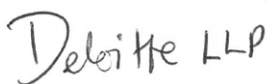
In addition to the plans outlined in Table 1.1 and this Covering Letter, the Application also comprises the Application Form, submitted via the Planning Portal under reference: **PP-13271624** and the following supporting documents:

- 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-Design 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.

A fee has been paid to Manchester City Council for £293, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee.

We request the Local Planning Authority's confirmation that the application has been validated. If you require any further details, please do not hesitate to contact my colleague Jennifer Chatfield (0161 455 8084/ jchatfield@deloitte.co.uk).

Yours sincerely



Deloitte LLP

Encl.

Appendix 1: List of Approved and Revised Plans

Drawing Name	Approved Drawing Reference	New Drawing Reference
2 Angel Square		
Site Wide Plans		
Topographical Plan	947-CPA-ZZ-ZZ-DR-A-0102 P03	AS-CPA-ZZ-ZZ-DR-A-0102 P05
Street Scene Sections – P2 (Sheet 1 of 2)	947-CPA-ZZ-ZZ-DR-A-0600 P02	AS-CPA-ZZ-ZZ-DR-A-0600 P04
Street Scene Sections – P2 (Sheet 2 of 2)	947-CPA-ZZ-ZZ-DR-A-0601 P02	AS-CPA-ZZ-ZZ-DR-A-0601 P04
Site Sections - NW	947-CPA-ZZ-ZZ-DR-A-0700 P02	AS-CPA-ZZ-ZZ-DR-A-0700 P04
Site Sections - SE	947-CPA-ZZ-ZZ-DR-A-0701 P02	AS-CPA-ZZ-ZZ-DR-A-0701 P04
Site Sections - NE	947-CPA-ZZ-ZZ-DR-A-0702 P02	AS-CPA-ZZ-ZZ-DR-A-0702 P04
Site Sections - SW	947-CPA-ZZ-ZZ-DR-A-0703 P02	AS-CPA-ZZ-ZZ-DR-A-0703 P04
Area Plans		
GIA and NIA Area Plans	AS-CPA-P2-ZZ-SH-A-0120 P07	AS-CPA-P2-ZZ-SH-A-0120 P09
Plans		
GA Plan – Level LG	AS-CPA-P2-00-DR-A-0200 P06	AS-CPA-P2-00-DR-A-0200 P08
GA Plan – Level UG	AS-CPA-P2-01-DR-A-0201 P07	AS-CPA-P2-01-DR-A-0201 P09
GA Plan – Level 01	947-CPA-P2-02-DR-A-0202 P02	AS-CPA-P2-02-DR-A-0202 P07
GA Plan – Level 02	947-CPA-P2-03-DR-A-0203 P02	AS-CPA-P2-03-DR-A-0203 P07
GA Plan – Level 03	947-CPA-P2-04-DR-A-0204 P02	AS-CPA-P2-04-DR-A-0204 P07
GA Plan – Level 04	947-CPA-P2-05-DR-A-0205 P02	AS-CPA-P2-05-DR-A-0205 P07
GA Plan – Level 05	AS-CPA-P2-06-DR-A-0206 P04	AS-CPA-P2-06-DR-A-0206 P09
GA Plan – Level 06	947-CPA-P2-07-DR-A-0207 P02	AS-CPA-P2-07-DR-A-0207 P07
GA Plan – Level 07	947-CPA-P2-08-DR-A-0208 P02	AS-CPA-P2-08-DR-A-0208 P07
GA Plan – Level 08	947-CPA-P2-09-DR-A-0209 P02	AS-CPA-P2-09-DR-A-0209 P07
GA Plan – Level 09	947-CPA-P2-10-DR-A-0210 P02	AS-CPA-P2-10-DR-A-0210 P07
GA Plan – Level 10	947-CPA-P2-11-DR-A-0211 P02	AS-CPA-P2-11-DR-A-0211 P07
GA Plan – Level 11	947-CPA-P2-12-DR-A-0212 P02	AS-CPA-P2-12-DR-A-0212 P07
GA Plan – Level 12	AS-CPA-P2-13-DR-A-0213 P06	AS-CPA-P2-13-DR-A-0213 P10
GA Plan – Level 13	AS-CPA-P2-14-DR-A-0214 P06	AS-CPA-P2-14-DR-A-0214 P10

Drawing Name	Approved Drawing Reference	New Drawing Reference
GA Plan - Roof	947-CPA-P2-15-DR-A-0215 P02	AS-CPA-P2-15-DR-A-0215 P07
Elevations		
Plot 2 – North West Elevation	AS-CPA-P2-ZZ-DR-A-0600 P04	AS-CPA-P2-ZZ-DR-A-0600 P08
Plot 2 – South East Elevation	AS-CPA-P2-ZZ-DR-A-0601 P05	AS-CPA-P2-ZZ-DR-A-0601 P09
Plot 2 – North East Elevation	AS-CPA-P2-ZZ-DR-A-0602 P05	AS-CPA-P2-ZZ-DR-A-0602 P09
Plot 2 – South West Elevation	AS-CPA-P2-ZZ-DR-A-0603 P04	AS-CPA-P2-ZZ-DR-A-0603 P06
Sections		
GA Sections - AA	AS-CPA-P2-ZZ-DR-A-0700 P06	AS-CPA-P2-ZZ-DR-A-0700 P08
GA Sections - BB	AS-CPA-P2-ZZ-DR-A-0701 P05	AS-CPA-P2-ZZ-DR-A-0701 P06
Bay Studies		
Bay Study – Lower Ground Floors	947-CPA-P2-ZZ-DR-A-0800 P03	AS-CPA-P2-ZZ-DR-A-0800 P05
Bay Study – Inset Terraces	947-CPA-P2-ZZ-DR-A-0801 P03	AS-CPA-P2-ZZ-DR-A-0801 P05
Bay Study – Typical Floors	947-CPA-P2-ZZ-DR-A-0802 P03	AS-CPA-P2-ZZ-DR-A-0802 P05
Bay Study – Roof Level	947-CPA-P2-ZZ-DR-A-0803 P03	AS-CPA-P2-ZZ-DR-A-0803 P05
VMU		
VMU Plinth	AS-CPA-P2-ZZ-SK-A-2910 P03	AS-CPA-P2-ZZ-SK-A-2910 P05
VMU Unitised Typical	AS-CPA-P2-ZZ-SK-A-2911 P03	AS-CPA-P2-ZZ-SK-A-2911 P05