

**Planning**

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PO Box 532 Town Hall
Manchester M60 2LA

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Land bounded by Angel Street, 1 Angel Square, Miller Street and Angel Gardens, comprising Plots M and N of the NOMA Masterplan.

Applicant Details

Name/Company

Title

First name

Surname

.

Company Name

NOMA (GP) Ltd

Address

Address line 1

C/O Agent

Address line 2

C/O Agent

Address line 3

C/O Agent

Town/City

County

Country

United Kingdom

Postcode

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Miss

First name

Jennifer

Surname

Chatfield

Company Name

Deloitte LLP

Address

Address line 1

100 Embankment

Address line 2

Cathedral Approach

Address line 3

Town/City

Manchester

County

Country

Postcode

M3 7FB

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

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."

Reference number

134307/FO/2022

Date of decision (date must be pre-application submission)

11/10/2022

Please state the condition number(s) to which this application relates

Condition number(s)

Minor material amendment to Planning Permission 134307/FO/2022 to vary the wording of Conditions 3, 23, 24 and 26

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Condition(s) Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Please refer to Covering Letter.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Please refer to Covering Letter.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

24/06/2024

Details of the pre-application advice received

Pre-application meeting to agree the scope and nature of the amendment application.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Town Hall

Number:

Suffix:

Address line 1:

PO Box 352

Address Line 2:

Albert Square

Town/City:

Manchester

Postcode:

M60 2LA

Date notice served (DD/MM/YYYY):

16/09/2024

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

PO Box 352

Address Line 2:

Albert Square

Town/City:

Manchester

Postcode:

M60 2LA

Date notice served (DD/MM/YYYY):

16/09/2024

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

1

Suffix:

Address line 1:

Angel Square

Address Line 2:

Town/City:

Manchester

Postcode:

M4 4GL

Date notice served (DD/MM/YYYY):

16/09/2024

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Strayside House

Number:

Suffix:

Address line 1:

Address Line 2:

Town/City:

Harrogate

Postcode:

HG1 1BJ

Date notice served (DD/MM/YYYY):

16/09/2024

Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

Miss

First Name

Jennifer

Surname

Chatfield

Declaration Date

16/09/2024

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Jennifer Chatfield

Date

16/09/2024