



Planning

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Mr John Cooper
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Date: 27 October 2023

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 138245/NMC/2023

Description: Non-Material Amendment to Planning Permission 134307/FO/2022 to amend the wording of Conditions 3 (Approved Plans and Documents), 5 (Piling Method Statement), 10 (Material Samples), 12a (Hard and Soft Landscaping), 17 (Servicing and Waste Management Strategy), 22 (Travel Plan), 23 (Cycle Spaces), 24 (Car Parking Layout), and 26 (EV Charging) ,

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

I refer to your application for a non-material amendment to planning permission reference 134307/FO/2022.

The proposed to amend the wording of Conditions 3 (Approved Plans and Documents), 5 (Piling Method Statement), 10 (Material Samples), 12a (Hard and Soft Landscaping), 17 (Servicing and Waste Management Strategy), 22 (Travel Plan), 23 (Cycle Spaces), 24 (Car Parking Layout), and 26 (EV Charging)

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 134307/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 134307/FO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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

AS-CPA-P2-00-DR-A-0200-P05, AS-CPA-P2-01-DR-A-0201-P06, AS-CPA-P2-06-DR-A-0206-P05, AS-CPA-P2-13-DR-A-0213-P06, AS-CPA-P2-14-DR-A-0214-P06, AS-CPA-P2-ZZ-DR-A-0600-P05, AS-CPA-P2-ZZ-DR-A-0601-P05, AS-CPA-P2-ZZ-DR-A-0602-P04, AS-CPA-P2-ZZ-DR-A-0603-P05, AS-CPA-P2-ZZ-DR-A-0700-P05, AS-CPA-P2-ZZ-DR-A-0701-P05, AS-CPA-P2-ZZ-SH-A-0120-P04, AS-CPA-P3-00-DR-A-0200-P04, AS-CPA-P3-01-DR-A-0201-P05, AS-CPA-P3-06-DR-A-0206-P04, AS-CPA-P3-12-DR-A-0212-P05, AS-CPA-P3-13-DR-A-0213-P05, AS-CPA-P3-ZZ-DR-A-0600-P05, AS-CPA-P3-ZZ-DR-A-0601-P05, AS-CPA-P3-ZZ-DR-A-0602-P05, AS-CPA-P3-ZZ-DR-A-0603-P05, AS-CPA-P3-ZZ-DR-A-0700-P05, AS-CPA-P3-ZZ-DR-A-0701-P05, AS-CPA-P3-ZZ-SH-A-0120-P04, 2190.1-PLA-XX-XX-DR-L-1000-P03, 2190.1-PLA-XX-XX-DR-L-1001-P05, 2190.1-PLA-XX-XX-DR-L-2000-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-L-3002-P01 received by the City Council, as Local Planning Authority, on the 3 October 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

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.

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).

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.

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.

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.

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-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.

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-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.

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

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 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.

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).

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing