

22 September 2023

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

FAO Jennifer Atkinson

Dear Jennifer,

2 and 3 Angel Square Application for Discharge of Conditions 2, 4, 6, 7a, 8, 9 and 41 of Planning Permission Ref. 134307/FO/2022

Please find enclosed an application for the discharge of Conditions 2 (Phasing Plan), 4 (Written Scheme of Investigation), 6 (Construction Management Plan), 7a (Local Labour Agreement), 8 (Drainage), 9 (Ground Conditions), and 41 (Temporary Boundary Treatments), attached to Planning Permission Reference: 134307/FO/2022. This Planning Permission relates to the development of high-quality Grade A office accommodation (Use Class Egi) comprising two buildings of lower and upper ground plus 11 and 12 storeys respectively at NOMA, Manchester. The Applicant is NOMA (GP) Ltd.

Condition Discharge

The following section details the conditions to be discharged and the information to be submitted in respect of each condition.

Condition 2 (Phasing Plan) and 41 (Temporary Boundary Treatments)

The wording of Condition 2 of Planning Permission Reference: 134307/FO/2022 is as follows:

“Prior to the commencement of development, a detailed phasing plan (including indicative timescales for implementation) for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall then be carried out in accordance with the phasing plan and timescales agreed.”

The wording of Condition 41 of Planning Permission Reference: 134307/FO/2022 is as follows:

“Prior to the commencement of each phase of the development, details of the siting, scale and appearance of any associated temporary boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of each phase of development and removed when no longer required.”

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To support the discharge of Conditions 2 and 41, three Phasing and Temporary Boundary Treatment Plans are provided, comprising the following:

- A short-term phasing and temporary boundary treatment plan for Phase 1 (up to 6 months)
- A longer-term phasing and temporary boundary treatment plan for Phase 1 (over 6 months); and
- A Phase 2 phasing and temporary boundary treatment plan.

The phasing and temporary boundary treatment plans outline that Phase 1 of the Proposed Development comprises the construction of 2 Angel Square and the associated public realm, the installation of underground drainage for 2 Angel Square and the erection of a contiguous pile wall for 3 Angel Square. Phase 2 works comprise the erection of 3 Angel Square and associated public realm.

The area with the contiguous pile wall is proposed to be hoarded off (up to 6 months) following completion of Phase 1. Should Phase 2 not commence within this 6-month period then temporary earth works will be installed around the pile wall to provide safe levels and gradients. The area would then be seeded with an annual meadow mix and a timber post rail fence installed to the perimeter as indicated on Plan Ref. PL2190.1-PLA-XX-XX-DR-L-0004 and to match existing treatments to site boundaries.

The indicative timescales for implementation of each phase are outlined below:

- Phase 1 – construction commencing November 2023 and completing June 2026; and
- Phase 2 – construction commencing June 2026 and completing December 2028.

The plans submitted in support of this application (as outlined in Table 1 below) are considered suitable to enable the full discharge of Conditions 2 and 41.

Condition 4 (Written Scheme of Investigation)

The wording of Condition 4 as set out in Planning Permission reference: 134307/FO/2022 is as follows:

"No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted for approval in writing by the City Council, as Local Planning Authority. The WSI shall cover the following: A phased programme and methodology of investigation and recording to include: - an archaeological watching briefing.

A programme for post-investigation assessment to include:

- production of a final report on the results of the investigations and their significance.*
- Deposition of the final report with the Greater Manchester Historic Environment Record.*
- Dissemination of the results of the archaeological investigations commensurate with their significance.*
- Provision for archive deposition of the report and records of the site investigation.*
- Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI."*

To support the partial discharge of Condition 4, please find enclosed the NOMA 2 & 3 Public Realm Archaeological Watching Brief Written Scheme of Investigation, prepared by Salford Archaeology. The principal objectives of the Watching Brief are:

- to record, as far as is reasonably possible, all archaeologically significant deposits encountered during intrusive groundworks within the designated area, and in particular those remains associated with the wheelpit tunnels;
- to produce a report and archive; and
- to make available the results of the work

The Watching Brief Written Scheme of Investigation submitted in support of the discharge of this condition is considered suitable to enable the partial discharge of Condition 4. A Report detailing any findings will be provided to Manchester City Council following completion of construction to enable the full discharge of Condition 4.

Condition 6 – Construction Management Plan

The wording of Condition 6 as set out in Planning Permission Reference: 134307/FO/2022 is as follows:

“Prior to the commencement of a phase 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 development shall be carried out in accordance with the approved construction management plan."

To support the discharge of Condition 6, please find enclosed a Construction Management Plan prepared by Bowmer and Kirkland (B&K). The Construction Management Plan provides details on how B&K will endeavour to meeting the condition requirement to ensure minimal impact is induced to the environment and local amenities.

Condition 7a - Local Benefit Proposal

The wording of Condition 7a as set out in Planning Permission Reference: 134307/FO/2022 is as follows:

"a) Prior to the commencement of a phase 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"*

To support the discharge of Condition 7 in relation to part a) for Phase 1 only, please find enclosed a Local Labour Agreement prepared by Bowmer and Kirkland (B&K) and associated KPI spreadsheet. The information details that B&K will endeavour to meet the following targets through the construction of the first phase of the development:

- Spend £20m with local suppliers, within 20 miles of Manchester.
- Employ 50% local labour, within 20 miles Manchester, including: 20% from Manchester City Council district postcodes; 5 people from a NEETs/unemployed background.
- Advertise relevant job opportunities arising from the project via Manchester City Council's Work and Skills Team.
- Engage 30 apprentices (or 780 apprentice week equivalent) on the project, either as sustained apprentices or new start opportunities as a result of the project.
- Offer 5 T Level work experience placements (or 45 weeks equivalent) on the project.
- Participate in 15 activities with local schools, colleges or universities.
- Participate in 8 career activities to support unemployed people e.g. via Manchester Adult Education and Skills Construction Centre.
- Organise 10 local community or fundraising activities.

The information submitted in support of the discharge of this condition is considered suitable to enable the partial discharge of Condition 7 in relation to part a) and for Phase 1 only.

Condition 8 (Drainage Scheme)

The wording of Condition 8 as set out in Planning Permission Reference: 134307/FO/2022 is as follows:

“a) 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, the development 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 phase shall then be constructed in accordance with the approved details, within an agreed timescale.”

To support the full discharge of Condition 8, please find enclosed a Detailed Drainage Strategy supported by a series of drainage scheme plans, prepared by BuroHappold (as detailed in Table 1 below).

The Detailed Drainage Strategy and associated plans detail the drainage design to serve both phases of the Planning Permission and for a phased (temporary) solution where only 2 Angel Square is developed.

The drainage scheme accounts for the proposed amendments to Planning Permission Ref. 134307/FO/2022, including updates to the landscaping, as applied for concurrently under a Non-Material Amendment application submitted under Planning Portal Ref. PP-12428726.

The drainage scheme has been designed in accordance with Section H of the Building Regulations, the Manchester City Council Lead Local Flood Authority (LLFA) and United Utilities (UU) requirements. The

proposed discharge rates have been agreed with UU. Attenuation storage is required to facilitate the reduction of the proposed flows, and sustainable urban drainage systems in the form of rain gardens and below ground attenuation tanks are proposed. The surface water network will ultimately discharge to the existing combined sewer network within Miller Street via the public combined sewer located within the access road between Angel Gardens and 3 Angel Square.

In the case that Phase 1 is brought forward in isolation, and due to the proportional area, the flow will be reduced and restricted further and will not exceed the total flow that has been agreed with UU.

With regards to foul water, the development will be designed with separate drainage systems for both foul and surface water drainage, this will remain separate until the point of discharge to the existing public combined sewer located within the access road between Angel Gardens and the site. United Utilities confirmed that the foul water from this site can be discharged at an unrestricted rate to the existing public combined sewer network.

The information submitted in support of the discharge of this condition is considered suitable to enable the full discharge of Condition 8.

Condition 9 (Ground Conditions)

The wording of Condition 9 as set out in Planning Permission Reference. 134307/FO/2022 is as follows:

"9a) Notwithstanding the Desk Study, BuroHappold, 050930-BHE-GE-RP-XX-X-0001, 29 June 2022 and report on Ground Investigation, Structural Soils Limited, 765325, October 2021 stamped as received by the City Council, as Local Planning Authority, on the 15 July 2022.

before a phase of development hereby approved commences, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- *Site Investigation,*
- *Final Risk Assessment; and*
- *Remediation Strategy (if required).*

Once approved, the development shall then be carried out in accordance with the approved details.

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."

To support the full discharge of Condition 9, please find enclosed a Ground Engineering Summary Report, prepared by BuroHappold. The Report details the site-specific ground investigations that were undertaken by Structural Soils Limited between the 19th of July and 3rd of August 2021, under the supervision of BuroHappold. The Report concludes that there is no requirement for a Remediation Strategy and it is therefore considered to be suitable to enable the full discharge of Condition 9.

The Submission

The documents set out in Table 1 are submitted through the Planning Portal (ref: PP-12442629) in support of application.

Table 1 – Summary of Application and Supporting Documents

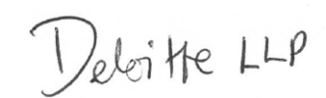
Condition Number	Information submitted
Covering Letter	Prepared by Deloitte LLP
Application Form	Prepared by Deloitte LLP
Conditions 2 (Phasing Plans) and 41 (Temporary Boundary Treatments)	<ul style="list-style-type: none"> - PL2190.1-PLA-XX-XX-DR-L-0003-Phasing & Temporary Boundary Treatment Phase 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
Condition 4 (Written Scheme of Investigation)	<ul style="list-style-type: none"> - NOMA 2 & 3 Public Realm Archaeological Watching Brief WSI
Condition 6 (Construction Management Plan)	Construction Management Plan, prepared by B&K.
Condition 7 (Local Labour Agreement)	<ul style="list-style-type: none"> - NOMA Plot 2 Local Labour Agreement, prepared by B&K - Local Labour KPI Proposal and Reporting Template for Plot 2, prepared by B&K
Condition 8a (Drainage Scheme)	<ul style="list-style-type: none"> - Drainage Strategy AS-BHE-XX-XX-RP-C-0002-Angel Square Plots 2&3 - AS-BHE-XX-XX-DR-C-3100; - AS-BHE-XX-XX-DR-C-3101; - AS-BHE-XX-XX-DR-C-3150; - AS-BHE-XX-XX-DR-C-3151; - AS-BHE-XX-XX-DR-C-3700; - AS-BHE-XX-XX-DR-C-3701; - AS-BHE-XX-XX-DR-C-3702; - AS-BHE-XX-XX-DR-C-3703; - AS-BHE-XX-XX-DR-C-3704; - AS-BHE-XX-XX-DR-C-3705; - AS-BHE-XX-XX-DR-C-3706; - AS-BHE-XX-XX-DR-C-3707;

	<ul style="list-style-type: none">- AS-BHE-XX-XX-DR-C-3708;- AS-BHE-XX-XX-DR-C-3800;- AS-BHE-XX-XX-DR-C-3801; and,- AS-BHE-XX-XX-DR-C-3850.
Condition 9a (Ground Conditions)	050930-BH-XX-XX-RP-GE-0001-P05 Ground Engineering Summary Report May 2023

The application fee of £116 has been paid to Manchester City Council via the Planning Portal, in addition to the requisite administrative fee from the Planning Portal. The Planning Portal reference for this Application is PP-12442629.

We trust you will find this application in order and we look forward to receiving written confirmation of its registration. If you require any further details, please do not hesitate to contact Jennifer Chatfield (jchatfield@deloitte.co.uk / 0161 455 8084) or Matthew Lam (mlam@deloitte.co.uk / 01614558448).

Yours sincerely



For Deloitte LLP

Encl.