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28 September 2023

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 Non-Material Amendments to Planning Permission Reference 134307/FO/2022

On behalf of our client, NOMA (GP) Limited (the "Applicant"), we hereby submit an application under Section 96a of the Town and Country Planning Act 1990 (as amended) to make a Non-Material Amendment ("NMA") 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) to Planning Permission 134307/FO/2022 (this "Application").

The Site and Site Context

The Site is circa 0.83 hectares and is located on the northern edge of Manchester City Centre within the NOMA Framework area. A Strategic Regeneration Framework ("SRF") and masterplan for NOMA was originally endorsed by Manchester City Council in 2009, updated in 2010, 2013, 2015 and most recently in 2020. The Site forms Plots M and N (to be known as 2 and 3 Angel Square) of the 20-acre NOMA Framework area (the "Site").

Planning History

Planning Permission for 2 and 3 Angel Square was granted on 11th October 2022 under Planning Permission Ref. 134307/FO/2022 (the "Planning Permission"). The Planning Permission provided consent for the development of 2 and 3 Angel Square; a mixed-use office development with lower and upper ground floor commercial uses, car and cycle parking, hard and soft landscaping and other associated works. The description of development as stated on the Decision Notice for the Planning Permission 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*

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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."

Pre-Application Consultation

The Planning Permission was subject to a comprehensive process of public and stakeholder engagement prior to the submission of the application including with the Local Planning Authority, and statutory consultation was undertaken during the determination period.

This NMA Application is also submitted following extensive pre-application consultation with the Local Planning Authority spanning from May 2023 to August 2023, where the amendments were agreed in principle and the Applicant was advised that these amendments could be progressed as an NMA.

Meetings took place with the Local Planning Authority to discuss the amendments on 24 May and 17 August, together with associated exchanges of emails and telephone calls, to discuss and ultimately agree the principle of the proposed amendments and that they can formally approved by way of an NMA. This position was confirmed by the case office via email on 18 August 2023.

Proposed Amendments

Following the granting of the Planning Permission, further detailed design development has been undertaken in relation to 2 and 3 Angel Square. As a result of this process, a number of amendments are proposed to support the deliverability of the scheme and improve the associated sustainability credentials, including reducing the embodied carbon impact of the development.

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

2 Angel Square

- Reduction to the floor-to-floor heights of 2 Angel Square of 200 mm per floor between Levels 1 and 12, bringing the total height to 102.6 m.
- Changes in the colouration to the sill to anodic steel bronze aluminium and mid grey GRC underside and updates to the façade panel arrangements;
- Minor updates to the internal configuration including:
    - A reduction of 14 spaces within the cycle store layout at Lower Ground Level to 108 to meet Active Score requirements;

- At Lower Ground Level, updates to the arrangements of the pump room, changing rooms, internal stair location, and generator. EV charging bays identified, alongside the provision of 3 motorcycle parking bays.

- At Upper Ground Level, updates to the back-of-house arrangements, internal stair location, function room and support facility layout. Additional door added to Thread Street elevation.

- At Level 12, the internal wall has been relocated to increase the internal area and the lobby and access area has been updated.

- At Level 13, the riser and AOV have been relocated to the top of the internal plant level to avoid clashes and the plant screen repositioned. The proposed photovoltaics have been moved to the sloping roof. Balustrade extent at Level 13 has also been reduced. Transom added to the glazing on the southwest elevation.

3 Angel Square

- Reduction to the floor-to-floor heights of 3 Angel Square of 200 mm per floor between Levels 1 and 11. An increase in the height of the plant screen by 900mm brings the total height of 3 Angel Square to 99.7 m. This is a reduction from planning of 1.3m.

- Changes in colouration to the sill to anodic steel bronze aluminium and mid grey GRC underside and updates to the façade panel arrangements;

- Removal of one winter garden on the southwest corner of 3 Angel Square;

- Green wall extent has been indicated on the northeast elevation;

- Minor updates to the internal configuration including:

    - At Lower Ground Level, updates to the car parking and cycle store layout to 131 cycle parking space and 14 car parking spaces. This represents a reduction of 17 cycle parking spaces from the approved scheme to meet Active Score requirements and an increase of 1 car parking spaces;

    - At Lower Ground Level, updates to the arrangements of the pump room, cold water tank and generator, internal stair location and lobby arrangement. Telecoms room also added.

    - At Upper Ground Level, the internal layout has been updated and internal stairs relocated. Single doors replace the double doors on the Miller Street elevation of the piano nobile.

    - At Level 11, the core arrangement has been updated and the external wall to the terrace moved. Structure added to the high-level parapet enclosing the terrace.

    - At Level 12, the internal plant area has been revised. At roof level the riser and AOV vent have been relocated to the top of the internal plant level to avoid clashes.

Landscaping

- Amendments to the landscaping design including:
    - Planters at the interface with Angel Square public realm masterplan have been amended to coordinate with the developed design of the public realm.
    - Incorporation of 'stepping stones' routes developed as part of the Angel Square public realm design development.
    - Planters are proposed to change to rain gardens as part of the developed drainage and attenuation design.
    - Paving design is developed and in coordination with developed proposals for Angel Square public realm.
    - Design of terraces and water feature is simplified and further developed.
    - Layout of Thread Street and the service yard has been developed, planting area is extended to provide screening to the service year and the corner focal point. Also to improve gradients to vehicle ramp.
    - Minor adjustments are proposed to layout of planters at interface with Angel Square service road.
    - Angel Street footway is developed to ensure levels coordination to tie into the existing carriageway.
    - Planting area is introduced to take up the level change at the junction with Miller Street.

Condition 5 (Piling Method Statement)

The wording of Condition 5 attached to the Planning Permission currently requires details of the piling methodology to be agreed with the Local Planning Authority prior to commencement of each phase of development.

The final piling methodology cannot currently be provided due to timescales for appointing a subcontractor. The Applicant proposes to amend the wording of the condition to adjust the trigger point for discharge of the Condition to '*Prior to the commencement of piling works'*. The proposed revised wording is detailed in Table 1.2 below.

Condition 10 (Material Samples)

Condition 10 attached to the Planning Permission currently requires agreement of samples and specifications of materials prior to commencement of development.

The final samples and specifications cannot ultimately be confirmed or provided at this stage due to procurement processes therefore the current wording of the Condition is restrictive to enabling works to start on-site.

A programme for the submission of samples and specifications is submitted in support of this Application. This outlines that the materials schedule detailing the samples and specifications of all external elevation materials would be provided to the Local Planning Authority for consideration in late March 2024. The sample panel would then be available for the Local Planning Authority to view on-site in Mid-September 2024. This would allow sufficient time for review and feedback in advance of any commencement of development. A plan of the proposed sample panel is provided in support of this Application.

Under this Application, the Applicant is therefore seeking to amend the time trigger points of Condition 10 to include reference to providing the information in accordance with this programme. The proposed revised wording is detailed in Table 1.2 below.

The proposed amendment to this condition wording was agreed in principle with the Local Planning Authority on 18 April 2023 via email.

Proposed Condition Wording Updates

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 Table 1.1 below.

Table 1.1 Plans References

Drawing Name	Approved Drawing Reference	New Drawing Reference
2 Angel Square		
GA Plan - Level LG	947-CPA-P2-00-DR-A-0200 P02	AS-CPA-P2-00-DR-A-0200-P05
GA Plan - Level UG	947-CPA-P2-01-DR-A-0201 P03	AS-CPA-P2-01-DR-A-0201-P06
GA Plan - Level 05	947-CPA-P2-06-DR-A-0206 P02	AS-CPA-P2-06-DR-A-0206-P05
GA Plan - Level 12	947-CPA-P2-13-DR-A-0213 P03	AS-CPA-P2-13-DR-A-0213-P06
GA Plan - Level 13	947-CPA-P2-14-DR-A-0214 P03	AS-CPA-P2-14-DR-A-0214-P06
Plot 2 - North West Elevation	947-CPA-P2-ZZ-DR-A-0600 REV P03	AS-CPA-P2-ZZ-DR-A-0600-P05
Plot 2 - South East Elevation	947-CPA-P2-ZZ-DR-A-0601 P03	AS-CPA-P2-ZZ-DR-A-0601-P05
Plot 2 - North East Elevation	947-CPA-P2-ZZ-DR-A-0602 REV P03	AS-CPA-P2-ZZ-DR-A-0602-P04
Plot 2 - South West Elevation (2)	947-CPA-P2-ZZ-DR-A-0603 REV P03	AS-CPA-P2-ZZ-DR-A-0603-P05
GA Sections - AA	947-CPA-P2-ZZ-DR-A-0700 P03	AS-CPA-P2-ZZ-DR-A-0700-P05

Drawing Name	Approved Drawing Reference	New Drawing Reference
GA Sections - BB	947-CPA-P2-ZZ-DR-A-0701 P03	AS-CPA-P2-ZZ-DR-A-0701-P05
GIA and NIA Area Plans	947-CPA-P2-ZZ-SH-A-0120 P02	AS-CPA-P2-ZZ-SH-A-0120-P04
3 Angel Square		
GA Plan - Level LG	947-CPA-P3-00-DR-A-0200 P02	AS-CPA-P3-00-DR-A-0200-P04
GA Plan - Level UG	947-CPA-P3-01-DR-A-0201 P03	AS-CPA-P3-01-DR-A-0201-P05
GA Plan - Level 05	947-CPA-P3-06-DR-A-0206 P02	AS-CPA-P3-06-DR-A-0206-P04
GA Plan - Level 11	947-CPA-P3-12-DR-A-0212 P03	AS-CPA-P3-12-DR-A-0212-P05
GA Plan - Level 12	947-CPA-P3-13-DR-A-0213 P03	AS-CPA-P3-13-DR-A-0213-P05
NW Elevation P3	947-CPA-P3-ZZ-DR-A-0600 REV P03	AS-CPA-P3-ZZ-DR-A-0600-P05
NE Elevation P3	947-CPA-P3-ZZ-DR-A-0601 REV P03	AS-CPA-P3-ZZ-DR-A-0601-P05
SE Elevation P3	947-CPA-P3-ZZ-DR-A-0602 REV P03	AS-CPA-P3-ZZ-DR-A-0602-P05
SW Elevation P3	947-CPA-P3-ZZ-DR-A-0603 P03	AS-CPA-P3-ZZ-DR-A-0603-P05
GA Section AA	947-CPA-P3-ZZ-DR-A-0700 P03	AS-CPA-P3-ZZ-DR-A-0700-P05
GA Section BB	947-CPA-P3-ZZ-DR-A-0701 P03	AS-CPA-P3-ZZ-DR-A-0701-P05
GIA and NIA Area Plans	947-CPA-P3-ZZ-SH-A-0120 P02	AS-CPA-P3-ZZ-SH-A-0120-P04
Landscaping		
Landscape Masterplan	PL2190.1-PLA-XX-XX-DR-L-1000-P05	2190.1-PLA-XX-XX-DR-L-1000-P03
Hardworks General Arrangement	PL2190.1-PLA-XX-XX-DR-L-1001-P03	2190.1-PLA-XX-XX-DR-L-1001-P05
Softworks General Arrangement	PL2190.1-PLA-XX-XX-DR-L-2000-P03	2190.1-PLA-XX-XX-DR-L-2000-P04
Levels Plan	PL2190.1-PLA-XX-XX-DR-L-3000-P01	2190.1-PLA-XX-XX-DR-L-3000-P03
Furniture General Arrangement	PL2190.1-PLA-XX-XX-DR-L-3001-P01	2190.1-PLA-XX-XX-DR-L-3001-P05
Terrace Elevations	PL2190.1-PLA-XX-XX-DR-L-3002-P01	2190.1-PLA-XX-XX-DR-L-3002-P01

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 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) 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
5	Piling Method Statement *"A phase of development shall not commence until details of the method for piling, or any other foundation design using penetrative methods, has 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."*	***"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."*
10	Material Samples *"Prior to the commencement 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."*	*"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* ***in accordance with the programme dated 12 September 2023, prepared by Bowmer and Kirkland and the Sample Panel Layout Plan, prepared by Cartwright Pickard.*** *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."*
12a	Hard and Soft Landscaping *"Notwithstanding 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[1]3002 REV P01 stamped as received by the City Council, as Local Planning Authority, on the 7 July 2022, prior to the first use of a phase of this*	*"Notwithstanding drawings* ***2190.1-PLA-XX-XX-DR-L-1000-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-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*** *stamped as received by the City Council, as Local Planning Authority,* ***on the 28 September 2023****, prior to the first use of a phase of this development, details of hard and soft landscaping treatments*

No.	Existing condition wording	Proposed condition wording
	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."	*(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."*
17	Servicing and Waste Management Strategy *"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 15 July 2022. The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ."*	*"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 **28 September 2023**. The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ."*
22	Travel Plan *"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 15 July 2022. 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."*	*"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 **28 September 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."*
23	Cycle Spaces	

No.	Existing condition wording	Proposed condition wording
	"Prior to the first use of a phase of development, the provision of cycle spaces, as indicated on drawings 947-CPA-P2-00-DR-A-0200 P02 and 947-CPA-P3-00-DR-A[1]0200 P02 stamped as received by the City Council, as Local Planning Authority, on the 7 July 2022 shall be implemented and retained and maintained in situ for as long as the development remains in use."	*"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-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 implemented and retained and maintained in situ for as long as the development remains in use."*
24	Car Parking Layout *"Prior to the first use of a phase of the development hereby approved, the car parking layout, as indicated on drawings 947-CPA-P2-00-DR-A-0200 P02 and 947-CPA-P3-00-DR-A-0200 P02 stamped as received by the City Council, as Local Planning Authority, on the 7 July 2022 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."*	*"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."*
26	EV Charging *"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 947-CPA-P2-00-DR-A-0200 P02 and 947-CPA-P3-00-DR-A-0200 P02 stamped as received by the City Council, as Local Planning Authority, on the 7 July 2022, 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."*	*"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* ***28 September 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."*

Planning Policy and Guidance

The Planning Policy Framework relevant to this Application has remained unchanged since the approval of the Planning Permission (Ref: 134307/FO/2022) for 2 and 3 Angel Square in October 2022. The key Development Plan documents remain the 2012 Manchester Core Strategy and Saved Policies of the 2006 Manchester Unitary Development Plan.

The National Planning Policy Framework (NPPF) forms a Material Consideration in the determination of this Application. The National Planning Policy Framework (NPPF) was updated in September 2023, but

there have been no changes to the Framework or Planning Practice Guidance which would affect consideration of this Application.

Full consideration of 2 and 3 Angel Square against the planning policy framework is considered within the original Planning and Tall Building Statement prepared by Deloitte, approved by Planning Permission Ref: 134307/FO/2022.

Effects of the Proposed Amendments

The following planning issues are considered relevant to the determination of the proposed amendments under this Application. The planning issues below were previously considered in relation to the Planning Permission and, where the proposed amendments have changed any of the content of approved documents, they have been re-assessed and re-submitted as part of this NMA Application.

- Design, materiality, and sustainability;
- Transport and parking;
- Servicing and waste management;
- Drainage;
- Wind; and,
- Daylight, sunlight, and overshadowing.

Design, materiality, and sustainability

The proposed amendments have been designed to ensure that the design and appearance of 2 and 3 Angel Square remain substantively unchanged from that approved under the Planning Permission.

The building façade pattern shifts at every floor providing a balance of solid and glass to meet differing environmental performance requirements and to create interest, internally and externally and promote visual engagement. The gradation and finish of the cladding which has been slightly re-arranged, but follows the same façade approach to ensure the terracotta elements will be read as the primary façade element.

The 'middle' typical office floors have been reduced by only 200mm on each floor. The floor-to-floor heights at 3.8m ensures that the internal floor to ceiling heights remain generous. This is a negligible change when viewed either proportionally on a floor-by-floor basis or across the entirety of the building façade, which ensures there is no change in impact from the consented scheme on the surrounding townscape.

The primary driver for the reduction in building height has been the omission of unnecessary additional building fabric and volume. The Applicant has set stringent embodied and operational carbon targets for 2 and 3 Angel Square to deliver a highly sustainable development to Manchester City Centre. All areas of design have been assessed to improve on these, whilst maintaining architectural quality.

A thorough assessment was undertaken by the design team during the detailed design stage to assess the requirement for 4m floor to floor heights. A preferred structural concrete frame solution was arrived at that minimised structural depth, minimised embodied carbon in superstructure and for ceiling mounted servicing solutions, reduced external and internal fabric quantities whilst maximising future internal fit out flexibility. Above industry standard floor to ceiling heights have been maintained to improve the internal environment and keep natural daylight levels high to reduce artificial lighting requirements. The height reduction in extent of glazing from the consented scheme helps further reduce the extent of cooling energy required.

The Applicant's sustainability consultant, Cundall, has carried out an initial study that assesses the embodied carbon benefits from reducing typical floor heights. The study suggests for 2 Angel Square a decrease of 5% overall carbon intensity of the building per floor if the height is reduced by 200 mm each floor and a total 9kgCO2e/m2. For 3 Angel Square this is a decrease of 6% overall carbon intensity and a total of 9kgCO2e/m2. It also creates a reduction in total building emissions during operation for both buildings. These results are submitted in support of this Application.

In summary, when taken into consideration against the consented scheme, the proposed amendments are non-material in nature and present no material change to the external façade and architectural language. A 200 mm reduction of each of the typical office floors would not be a legible change to that previously consented and would maintain significant floor to floor heights consistent with contemporary flexible office proposals. The amendments enable significant reductions to the building's embodied carbon content to support Manchester in its sustainability ambitions, help reduce the building's operational energy consumption, and maintain a high quality, flexible and desirable commercial office proposition.

Transport and parking

Although the proposed amendments represent a reduced level of cycle parking, it is considered acceptable as a wider range of cycle parking types is proposed (including storage for large recumbent bikes, single level 'Sheffield Stand', folding bike lockers as well as electric bicycle battery charging facilities), which meet the requirements of the Active Score certification.

The proposed revised internal arrangement at Lower Ground Floor leads to the removal of 1no. car parking space in 2 Angel Square. This reduction in carparking space should be deemed acceptable as the Site is located in a highly accessible location in Manchester City Centre which is covered by a wide range of public transport, as assessed on the approved Planning and Tall Building Statement prepared by Deloitte.

An updated Transport Statement and Travel Plan is submitted in support of this Application in order to justify the proposed amendments and why it merits the LPA's support for approval.

Waste Management and Servicing

The proposed amendments to the bin storage locations have been assessed by Curtins and are not considered to materially impact on what was approved from the consented scheme. The waste storage area is of a suitable scale to meet the statutory requirement stipulated by the Manchester City Council.

An updated Waste and Servicing Strategy is submitted with this Application to demonstrate due consideration in waste and servicing to the consented scheme has been in place.

Drainage

The proposed amendments do not materially alter the proposed drainage arrangements from the consented scheme. It should be noted that the Applicant has submitted a condition discharge application (Planning Portal Reference: PP-12442629) concurrently to this Application in order to discharge the drainage related condition (Condition 8a) through the submission of a detailed drainage design. The detailed drainage design reflects these proposed amendments.

The detailed Drainage Strategy and associated drainage plans are also submitted in support of this proposed amendment application.

Wind Microclimate

The proposed amendments have been reviewed by Buro Happold who confirmed that they will have a negligible impact (beneficial) on wind microclimate given the minor reduction in height. It is therefore confirmed that the proposed amendments will not negatively affect the wind microclimate conditions previously assessed and approved with the Planning Permission.

Daylight, Sunlight and Overshadowing

The proposed amendments have been reviewed by Buro Happold who confirmed that they will have a negligible impact (beneficial) on daylight, sunlight and overshadowing given the minor reduction in height. It is therefore confirmed that the proposed amendments will not negatively affect the daylight, sunlight and overshadowing conditions previously assessed and approved with the Planning Permission.

Summary

It should be noted that the proposed amendments above are the result of detailed design development, and the changes to the overall design of the consented scheme are non-material in nature.

As part of the consultation process, the amendments have been considered by the Local Planning Authority as non-material amendments to the Planning Permission (Ref: 134307/FO/2022).

The amended scheme will continue to accord with the Development Plan when taken as a whole and there are no material considerations which would justify refusal of the Application. We therefore respectfully request that this Application be supported by the Local Planning Authority.

Application Submission

This Application comprises this Covering Letter and the following documentation:

- Application Form and Notices, prepared by Deloitte;
- Application Drawings (detailed in Table 1.1), prepared by Cartwright Pickard;
- NMA Updated Report, prepared by Cartwright Pickard;
- 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).

Payment of the planning Application Fee in the sum of £234 has been made directly to Manchester City Council under Planning Portal Reference PP-12428726. I would be grateful if you could please confirm receipt of this fee.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact my colleagues Jennifer Chatfield (jchatfield@deloitte.co.uk / 0161 455 8084) or Matthew Lam (mlam@deloitte.co.uk / 0161 455 8448).

Yours sincerely

Deloitte LLP

For Deloitte LLP

Encl.