

7 March 2023

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

FAO Jennifer Atkinson

Dear Jennifer,

Application to Discharge Conditions 17 (Waste Management Strategy), 28 (Signage Strategy), 32 (Servicing Management Strategy), and 35 (Office Opening Hours) of Planning Permission 123437/FO/2019 at 4 Angel Square, Miller Street, Manchester

Please find enclosed a condition discharge application relating to the discharge of pre-occupation conditions 17 (Waste Management Strategy), 28 (Signage Strategy), 32 (Servicing Management Strategy), and 35 (Office Opening Hours) at 4 Angel Square, NOMA.

The Applicant is NOMA (GP) Ltd.

Background

Planning Permission was granted on 26 July 2019 for the *“Demolition of existing buildings to facilitate construction of an 11 storey building with external terrace to form a mixed use development comprising office use (Use Class B1) and ground floor commercial units (Use Classes A1, A2, A3, A4, B1 and D2); creation of a new public square and associated landscaping, undercroft car and cycle parking, provision of plant and servicing and related access and highways' works and associated works.”* (Ref: 123437/FO/2019).

Condition Discharge

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

Condition 28 (Signage Strategy)

The wording of Condition 28, as set out on Planning Permission Reference 123437/FO/2019 is as follows:

“Prior to the first use of the development hereby approved a signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.”

To support the discharge of Planning Condition 28, please find enclosed a Signage Strategy prepared by United Creatives, Astra Signs and NOMA (GP) Ltd. This sets the context for other signage approved across the NOMA estate, including New Century Hall, the Hanover Building, public realm totem signage and the NOMA Marketing Suite as well as the proposed Signage Strategy for 2 and 3 Angel Square. In this context, it details the overarching approach to signage for 4 Angel Square and associated public realm, including: signage location, types of signs, proposed design, and materiality.

The Signage Strategy will be used to guide future formal applications for advertisement consent at 4 Angel Square and the associated public realm.

The information submitted in support of this application is therefore considered to be suitable to enable the full discharge of Condition 28.

Conditions 32 (Service Management Strategy) and 17 (Waste Management Strategy)

The wording of Condition 32, as set out on Planning Permission Reference 123437/FO/2019 is as follows:

“Prior to the first use of the development hereby approved, a servicing management strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented as part of the development and remain in place for as long as the development remains in use.”

Please find enclosed the Service Management Strategy, prepared by Workman. This Strategy provides details around the operational management procedures for waste collection, deliveries, and servicing.

It provides comfort that deliveries, servicing, and collections, including waste collections, will not take place outside the following hours: Monday to Saturday 07:30 to 20:00 Sundays (and Bank Holidays): 10:00 to 18:00, in accordance with Condition 33.

The wording of Condition 17, as set out on Planning Permission Reference 123437/FO/2019 is as follows:

“The development hereby approved shall be carried out in accordance with site waste management strategy with the design and access statement and drawing 10257-SHP-Z1- LG-PL-A-B5D3-G200-001 Rev. 01 stamped as received by the City Council, as Local Planning Authority, on the 3 November 2020. The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.”

The Service Management Strategy, prepared by Workman has been prepared in accordance with the previously approved Waste Management Strategy. An updated Waste Management Strategy has however been prepared by Curtins, which appends an up-to-date Swept Path Analysis drawing accounting for the revised layout of service yard planters approved on 24 November 2020 (Ref. 128501/NMC/2020). All other matters within the Waste Management Strategy remain as per the previously approved version.

The information submitted is considered suitable to enable the full discharge of Conditions 32 and 17.

Condition 35 (Office Opening Hours)

The wording of Condition 35, as set out on Planning Permission Reference 123437/FO/2019 is as follows:

“Prior to the first use each of the office accommodation, details of the opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved opening hours shall then become the operating hours for the commercial units.”

To support the discharge of Planning Condition 35, please find enclosed an Office Opening Hours Statement prepared by Workman.

The note outlines the office opening hours and the security protocol for out of hour access to the building. In summary, it is proposed that the office use will be 24-hour access for office occupiers although core hours are anticipated to be 8.00am – 6.00pm Monday to Friday. Outside these core hours 4 Angel Square will be manned by a security guard and monitored by CCTV.

The Office Opening Hours Statement is therefore considered appropriate to enable the full discharge of Condition 35.

The Submission

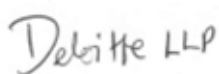
This application is submitted via the Planning Portal (PP-11765202) to formalise this Application seeking the full discharge of Conditions 17 (Waste Management Strategy), 28 (Signage Strategy), 32 (Servicing Management Strategy), and 35 (Office Opening Hours) of Planning Permission 123437/FO/2019 at 4 Angel Square, Corporation Street, Manchester. In addition to this Covering Letter, the following documents are submitted in support of the application:

- Application Form, prepared by Deloitte LLP;
- Signage Strategy, prepared by United Creatives, Astra Signs and NOMA (GP) Ltd;
- Service Management Strategy, prepared by Workman;
- Waste Management Strategy, January 2023 prepared by Curtins; and
- Office Opening Hours Statement, prepared by Workman.

A fee has been paid to Manchester City Council for £116, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. 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 my colleague Jennifer Chatfield at jchatfield@deloitte.co.uk / +44 161 455 8084.

Yours sincerely



Deloitte LLP