

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant

NOMA (GP) Ltd
c/o Hermes Investment Management
150 Cheapside
London
EC2V 6ET

Agent (if used)

mr Peter Mickleburgh
Bowmer + Kirkland
1st Floor Altitude
Atlas Business Park
Manchester
M22 5PR

Part 1 – Particulars of the application/development

Proposal: Discharge of planning conditions 10 b (External materials samples) and 12a (Landscaping) attached to planning permission 123437/FO/2019

Location: 4 Angel Square , Corporation Street, Noma, Manchester, M4 4DU

Date of application: 9 February 2023

Application number: CDN/23/0093

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Condition 10 b Materials

The following information has been submitted in respect of this planning condition:

Façade Sample Review Meetings document

- Brief record of the sample reviews held on site in 2021

Concrete mix correspondence

- Correspondence between Simpson Haugh and MCC regarding aggregate supply issues and the subsequent approved change to the concrete mix.

NP4-SHP-21-ZZ-DR-A-6101

NP4-SHP-21-ZZ-DR-A-6102

NP4-SHP-21-ZZ-DR-A-6103

NP4-SHP-21-ZZ-DR-A-6104

NP4-SHP-21-ZZ-DR-A-6105

- Building material sample sheets prepared by Simpson Haugh detailing the final external materials across the scheme

Covering Letter received by the City Council, as Local Planning Authority, on the 9 February 2023

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above details.

Condition 10 is now formally discharged.

Condition 12a Landscaping

The following information has been submitted in respect of this planning condition:

NP4-PLA-04-XX-DR-L-0002
NP4-PLA-04-XX-DR-L-1000
NP4-PLA-04-XX-DR-L-1001
NP4-PLA-04-XX-DR-L-2000
NP4-PLA-04-XX-DR-L-2001
NP4-PLA-04-XX-DR-L-2002
NP4-PLA-04-XX-DR-L-2004
NP4-PLA-04-XX-DR-L-2005
NP4-PLA-04-XX-DR-L-2006
NP4-PLA-04-XX-DR-L-2007
NP4-PLA-04-XX-DR-L-2009
NP4-PLA-04-XX-DR-L-3001
NP4-PLA-04-XX-DR-L-3002
NP4-PLA-04-XX-DR-L-3005
NP4-PLA-04-XX-DR-L-4000
NP4-PLA-04-XX-DR-L-4001
NP4-PLA-04-XX-DR-L-5000
NP4-PLA-04-XX-DR-L-5001
NP4-PLA-04-XX-DR-L-5004
NP4-PLA-04-XX-DR-L-5005
NP4-PLA-04-XX-DR-L-5007
NP4-PLA-04-XX-DR-L-5008
NP4-PLA-04-XX-DR-L-5009
NP4-PLA-04-XX-DR-L-5011
NP4-PLA-04-XX-DR-L-5012
NP4-PLA-04-XX-DR-L-5013
NP4-PLA-04-XX-DR-L-5014
NP4-PLA-04-XX-DR-L-5015
NP4-PLA-04-XX-DR-L-5016
NP4-PLA-04-XX-DR-L-5018
NP4-PLA-04-XX-DR-L-5019
NP4-PLA-04-XX-DR-L-5020
NP4-PLA-04-XX-DR-L-7000
NP4-PLA-04-XX-DR-L-7002
NP4-PLA-04-XX-DR-L-7004
NP4-PLA-04-XX-DR-L-7005
NP4-PLA-04-XX-DR-L-7006

- Landscape design pack prepared by Planit_IE

NP4-MWD-04-EX-DR-Y-0017

- Detail of granite seat unit to match existing elsewhere on the NOMA estate (labelled as 'PS' on Planit_IE drawing 4000)

ST-4818-ASC-101

- Detail of 3no. feature lighting totems on podium (labelled as 'LC' on Planit_IE drawing 4000) These are designed to compliment the existing lighting totems in Saddler's Yard whilst tying into the materiality of 4 Angel Square

The above information was received by the City Council, as Local Planning Authority, on the 9 February 2023

The above information has been considered and is acceptable. 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.

Date: 23 February 2023

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.