



Angel Square Public Realm Statement of Consultation

November 2022

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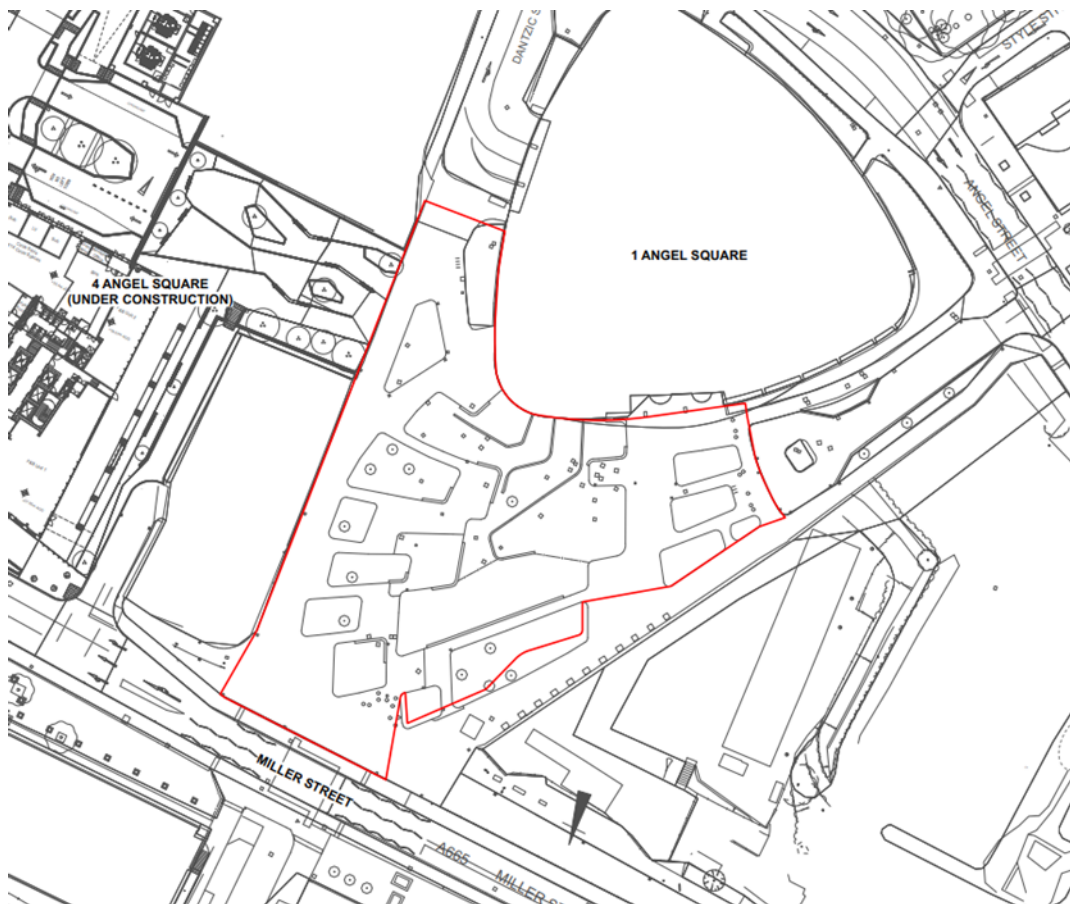
1. Introduction

- 1.1. This Statement of Consultation accompanies an application for Full Planning Permission for the redevelopment of Angel Square public realm (the “Proposed Development”) at NOMA.
- 1.2. The Applicant is NOMA (GP) Ltd (the “Applicant”).
- 1.3. This Statement sets out in detail the pre-application consultation that has been undertaken, the feedback received and how that has been considered and addressed within the final proposals, where appropriate. It should be read in conjunction with the submitted Planning Supporting Statement, Design and Access Statement (DAS), and technical studies submitted with the application.

The Site and Planning History

- 1.4. The Site is circa 0.49 hectares and is located on the northern edge of Manchester City Centre and within the NOMA Framework area. It is located north of Miller Street, south of the 1 Angel Square Co-operative Headquarters building, and east of 4 Angel Square, which is currently under construction. The Site of the 2 and 3 Angel Square Planning Permission (Ref. 134307/FO/2022), borders Angel Square immediately to the east. The Site is shown in Figure 1.1 below.

Figure 1.1: Site Location Plan (Planit-IE, 2022)



- 1.5. The Site currently comprises an area of public realm. It comprises areas of hard and soft landscaping, including a network of pedestrian pathways, seating areas and three large architectural ventilation shafts connected to 1 Angel Square.

- 1.6. The Site is located adjacent to and to the immediate south of 1 Angel Square and currently comprises an area of public realm. It includes areas of hard and soft landscaping, including a network of pedestrian pathways, seating areas and three large architectural ventilation shafts connected to 1 Angel Square. It is located at the heart of the NOMA Framework area.
- 1.7. A Strategic Regeneration Framework (SRF) and Masterplan for NOMA was originally endorsed by Manchester City Council (MCC) in 2009, updated in 2010, 2013, 2015 and most recently in 2020.
- 1.8. NOMA is bounded to the west by Corporation Street, to the north by Angel Street, to the east by Rochdale Road and by the Metrolink line from Victoria Station and the Shudehill Interchange to the south. Dantzic Street crosses the Site north/south while Miller Street (which forms part of the Inner Relief Route (IRR)) runs east/west through the NOMA estate.
- 1.9. NOMA comprises large areas of cleared sites, the historic estate of office buildings and former warehouses, six of which are Grade II listed, in addition to further completed and under construction office developments and public realm.
- 1.10. The 2009 SRF and subsequent Update Reports set out a commitment to create a commercially led, mixed use destination underpinned by core development objectives of job creation, placemaking and supporting communities. It forms a material consideration in the determination of planning applications within the area.
- 1.11. Since endorsement of the first NOMA Framework in 2009 the development context for NOMA has evolved and NOMA has had to respond to this. For example, through the endorsement of earlier Framework updates NOMA has shifted from being a mixed residential and commercial development, to one that is now commercially led.
- 1.12. As highlighted in the 2020 SRF, the existing public realm works at NOMA have largely been funded through a European Regional Development Fund (ERDF) grant. The first phase of this was delivered alongside the development of 1 Angel Square, which was granted Planning Permission in September 2009 (Ref. 090606/FO/2009/N1).
- 1.13. The intention of the public realm at NOMA is to draw the established green spaces of Angel Meadows and the Irk Valley deeper in the Northern Gateway into NOMA and the city centre.
- 1.14. However, as highlighted in the 2020 SRF, significant progress has been made to date across the NOMA estate, with developments under construction and in the pipeline and particularly around Angel Square through the development of 4 Angel Square and the granting of Planning Permission for 2 and 3 Angel Square immediately to the east. In this context there is a recognition that the existing Angel Square public realm does not function effectively in terms of connectivity and useability.
- 1.15. As such, the Applicant is proposing a revised landscaping scheme for Angel Square to deliver an improved public realm environment. The purpose of the new public realm is to create a public realm, which supports the Applicant's sustainability ambitions, delivering biodiversity enhancements and more tree planting. It is also proposed to provide better connections across the space and further improving how the space is used by the local community and existing and future visitors to NOMA. It aims to tie in seamlessly to the public realm proposed as part of the Planning Permission for 2 and 3 Angel Square (Ref. 134307/FO/2022).
- 1.16. The Proposed Development represents an opportunity to enhance placemaking and continue the regeneration of this part of Manchester through improving the public realm environment. It will also form a vital part in integrating the Proposed Development with the adjacent 2 and 3 Angel Square public realm.

The Proposals

- 1.17. The description of development as stated on the Application Form for Full Planning Permission is:

"Improvements to Angel Square public realm; works to include: replacement of existing hard and soft landscaping; erection of structure for community use (Use Class F2); installation of new drainage scheme;

installation of services, installation of lighting columns, wayfinding signage and other street furniture; provision of cycle parking; and, associated works.”

- 1.18. A description of the proposals is included within Section 4 of the Planning Statement and more fully described within the Design and Access Statement (DAS) prepared by Planit-IE.

Pre-Application Consultation

- 1.19. At all stages of the design development process, the Applicant and design team sought to undertake early consultation with key stakeholders, in combination with 2 and 3 Angel Square planning application and building on the consultation completed in respect of the original 2 and 3 Angel Square Planning Permission in 2015 and then 2020. A summary of the pre-application consultation is provided below.
- 1.20. A process of pre-application engagement has been implemented by the project team to ensure that the approach to the scheme’s design development has been properly communicated and discussed and, where possible, points raised during these discussions have been considered.
- 1.21. A public engagement exercise was undertaken for local residents and interested parties to learn more about the proposals and provide feedback to the Applicant and project team. The format of this engagement was through distribution of an information leaflet and provision of information online as part of the NOMA Engage website.
- 1.22. During the pre-application consultation, a range of communication methods were used to provide information about the proposals and ensure that people had the opportunity to provide their feedback. In summary, these methods included:
- A consultation leaflet sent to approximately 4,279 nearby commercial and residential properties.
 - A dedicated consultation website on the NOMA Engage website which included a short questionnaire for people to leave their feedback.
 - Direct emails were issued to key stakeholder groups and to immediate site neighbours and adjoining landowners and businesses.
 - A press release that was submitted to local media outlets.
- 1.23. Following comments received from residents of the Green Quarter apartments in relation to a delay to the leaflets arriving, a further leaflet drop was issued to the full 4,279 nearby commercial and residential properties and the consultation period extended so that the website was live for comment until 17 June 2022.
- 1.24. A drop-in event also took place on 17th May 2022.
- 1.25. Pre-application consultation with Statutory Consultees has been focused upon providing an explanation of the Proposed Development, including the way in which the detailed design of the proposal has responded to the site conditions, surrounding area, relevant Frameworks, and the Site’s economic, planning and regeneration context. It has also focussed on obtaining an understanding of requirements and expectations from statutory consultees.
- 1.26. This process has sought to address specific site considerations, questions and comments that have been raised during the consultation process, with consultation activity summarised as follows:
- Dialogue with Senior Planning Officers at Manchester City Council (MCC) in the form of a pre-application meeting on 29th August 2022.
 - Greater Manchester Police (GMP) (via the Design by Security team) has been consulted, and their advice in terms of security has been addressed in the application proposals; and

- Various meetings and engagement have taken place with other technical statutory consultees, including; LLFA; Environmental Health; United Utilities; and Greater Manchester Archaeological Advisory Service (GMAAS).

1.27. Full details of all pre-application engagement and the response provided by the submission is provided in Section 3 of this Statement.

2. Policy Context

- 2.1. Guidance and policy requirements regarding consultation and pre-application engagement is set out at both the national and local level in this section.

National

Localism Act

- 2.2. The Localism Bill was introduced to Parliament on 13 December 2010, and was given Royal Assent on 15 November 2011, becoming an Act (“the Act”).
- 2.3. The main aim of the Act is to shift power from Central Government back into the hands of individuals, communities, and Councils. It includes five key measures as follows:
- Community rights.
 - Neighbourhood planning.
 - Housing.
 - General power of competence.
 - Empowering cities and other local areas.
- 2.4. Part 6 of the Act specifically deals with planning and Chapter 4 sets out requirements in relation to consultation before applying for Planning Permission.
- 2.5. Section 122 of the Act amends the Town and Country Planning Act 1990 to include a new section 61W that sets out a requirement to carry out pre-application consultation as follows:
- Where—
- a person proposes to make an application for planning permission for the development of any land in England, and the proposed development is of a description specified in a development order, the person must carry out consultation on the proposed application in accordance with subsections (2) and (3).
- 2.6. Subsections (2) and (3) state:
- The person must publicise the proposed application in such manner as the person reasonably considers is likely to bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.
- The person must consult each specified person about the proposed application.
- 2.7. Subsection (4) outlines the requirements for publicity of applications:
- Publicity under subsection (2) must—
- set out how the person (“P”) may be contacted by persons wishing to comment on, or collaborate with P on the design of, the proposed development, and
- give such information about the proposed timetable for the consultation as is sufficient to ensure that persons wishing to comment on the proposed development may do so in good time.
- 2.8. The Act also sets out a duty to take account of the responses to consultation. Section 61X requires a developer to have regard to any comments or responses generated by the consultation undertaken in accordance with section 61W, when deciding whether to make any changes to proposals before submitting a planning application.

- 2.9. Section 61Y enables the Secretary of State to set out further provisions as to how the consultation required under new section 61W should be undertaken in practice.

National Planning Policy Framework (NPPF) (2021)

- 2.10. The Department for Communities and Local Government published the amended NPPF in July 2021. The document sets out the Government’s planning policies for England and how these are to be applied. It requires planning policies to meet objectively assessed needs, with sufficient flexibility to adapt to rapid change.
- 2.11. Paragraphs 39 to 46 address pre-application engagement and front-loading. Paragraph 39 observes that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. It goes on to state that good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community
- 2.12. Paragraph 40 directs local planning authorities to encourage any applicants who are not already required to do so by law to engage with the local community, where they think this would be beneficial, and, where relevant with statutory and non-statutory consultees, before submitting applications.
- 2.13. Similarly, Chapter 12 and paragraph 132 set out how Local Planning Authorities should have regard to early, proactive, and positive engagement with the local community and their views, as well as addressing any comments received from design review panels.
- 2.14. The NPPF also promotes the use of the Local Planning Authority Pre-Application Service to encourage a partnership approach to applications.
- 2.15. It is considered that early engagement with the Local Planning Authority is often conducive to the best result for the application, as it highlights where further work is required

National Planning Practice Guidance (NPPG)

- 2.16. In March 2014, the Government issued the NPPG as an online resource, which is designed to bring together planning practice guidance for England in an accessible and usable way. The Guidance was amended in July 2021 following updates to the NPPF.
- 2.17. The Guidance provides further detail to assist in the understanding of planning policies set out within the NPPF, including requirements for pre-application engagement.
- 2.18. The ‘Consultation and pre-decision matters’ identifies that:
- In line with the policies of the NPPF, statutory consultees have an important role to play in the pre-application stage and should be engaged early; and,
 - Pre-application consultation with the local community is encouraged where it adds value to process and outcome.

Local

MCC Statement of Community Involvement (SCI)

- 2.19. MCC adopted a refreshed SCI in June 2018. The SCI sets out how and when MCC will involve the community in relation to the preparation and revision of the Local Development Documents and in the process of making decisions on planning applications.
- 2.20. Appendix 1 of the SCI provides guidance on developer-led early engagement.
- 2.21. The SCI states that early engagement has significant benefits by improving the efficiency and effectiveness of the planning system for all parties. Therefore, developers are encouraged to consult before submitting a planning application.

- 2.22. The SCI encourages developers to consult with the public and various parties, which could include equalities groups, as well as with specific infrastructure and service providers who can advise developers on any need for increased provision of services.
- 2.23. Consultations should be inclusive, transparent, clear, and understandable. Additionally, developers are encouraged to submit a record of the consultation that took place with their planning submission, which is detailed within Section 3 of this Statement.

Summary

- 2.24. This section has set out the relevant elements of Planning Policy that relate to the formulation of development proposals during the pre-application stage.
- 2.25. The following section of this report sets out, in detail, the extensive amount of pre-application and engagement that has taken place with the local community, statutory and non-statutory consultees in line with the guidance and requirements set out above.

3. Consultation Strategy and Responses

- 3.1. This section describes the consultation that has been undertaken by the Applicant and the project team. It includes an outline of the consultation strategy and the outcome of the consultation process.
- 3.2. The consultations outlined below have underpinned an iterative design process that has sought to identify the optimum viable use for the site that responds to the site's physical and historic context, whilst delivering sustainable development that maximises the social, economic, and environmental benefits of development.

MCC

Local Planning Authority

- 3.3. The Local Planning Authority has been engaged in the design process via a pre-application meeting on 29 August 2022.
- 3.4. The principle of providing improvements to Angel Square public realm was supported by the officer, who expressed that the proposals are timely and will help to enhance connections across the Site to other areas of green space. She also supported the sustainability and public benefits that the scheme would create.
- 3.5. Other specific comments were raised by the Officer are as follows:
 - Requested an assessment of Biodiversity Net Gain as part of the submission.
 - Suggested a pre-application meeting should take place with the LLFA in advance of submitting an application.
 - Requested that the Planning Statement details the sustainability and public benefits of the Proposed development.

Local Ward Councillors

- 3.6. Alike the public consultation process, engagement with Ward Councillors was undertaken in two parts. The first involved presenting the outline proposals for Angel Square public realm alongside the proposals for 2&3 Angel Square. Once the proposal for Angel Square had developed further following feedback from the initial public consultation, a further briefing with Ward Councillors took place to present the Proposed Development and gather feedback.
- 3.7. A briefing email was originally sent to Ward Councillors in the Piccadilly Ward on the 22 April 2022. The email outlined the Site for 2&3 Angel Square and Angel Square public realm, the background to the projects, and the Proposed Developments, and offered a briefing to Members to explain the proposals in more detail.
- 3.8. Councillor Jon-Connor Lyons responded on the 27 April 2022 to request a briefing meeting to discuss the proposals. On 28 April 2022 Councillor Adele Douglas also expressed an interest in a briefing meeting.
- 3.9. A briefing meeting subsequently took place on 9th May 2022, where Councillor Adele Douglas was presented with the consultation boards for both 2&3 Angel Square and Angel Square public realm which went live on the NOMA Engage website the same day. The consultation webpage and the embedded consultation boards referenced the proposals for Angel Square Public Realm alongside the proposals for 2 and 3 Angel Square,

which were presented on the understanding that these proposals would be submitted as part of a separate planning application.

- 3.10. This meeting was not attended by Councillor Jon-Connor Lyons or Councillor Sam Wheeler, albeit Councillor Adele Douglas did express her intention to speak with her fellow Councillors regarding what we presented.
- 3.11. In the meeting, Councillor Adele Douglas expressed support for the provision of public realm proposed as part of the Proposed Development, proposed improvements to the public realm at Angel Square and the harmonised approach to the provision of public realm across the Site and Angel Square.
- 3.12. Following the briefing meeting, a link to the consultation website and copies of the consultation zone and consultation leaflets were issued to all Piccadilly Councillors. No further responses were received from Councillor Adele Douglas, Councillor Jon-Connor Lyons, or Councillor Sam Wheeler.
- 3.13. Following the public consultation process and once the design had developed for Angel Square public realm, the project team sought to engage with local Ward Councillors again; this time only in relation to the developed proposals for Angel Square.
- 3.14. A briefing email was sent to Ward Councillors in the Piccadilly Ward on the 23 August 2022. The email offered a briefing to Members to explain the proposals in more detail and how these had developed since the last briefing.
- 3.15. Councillor Jon-Connor Lyons responded on the 25 August 2022 to request a briefing meeting to discuss the proposals. No response was received from either of the other two Councillors despite multiple email communication.
- 3.16. The briefing meeting subsequently took place on 12 September 2022, where Councillor Jon-Connor Lyons was presented with the developed proposals for Angel Square public realm. This meeting was not attended by Councillor Adele Douglas or Councillor Sam Wheeler, albeit Councillor Jon-Connor Lyons did express the intention to speak with fellow Councillors regarding what we presented.

Local Residents, Businesses and Stakeholders

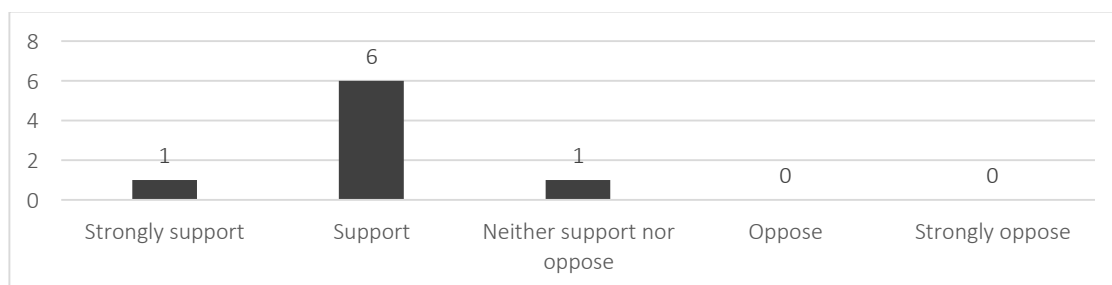
- 3.17. Pre-application consultation was undertaken with local communities and businesses on the Proposed Development, which was undertaken in conjunction with the proposals for 2&3 Angel Square. Further information in relation to the public consultation activities with local residents and business is provided within the Statement of Community Involvement prepared by Counter Context and contained in Appendix 1.
- 3.18. In summary, the pre-application consultation strategy was designed to reflect guidance within MCC's adopted Statement of Community Involvement (2018) and the NPPF.
- 3.19. The public engagement mainly took the form of an online consultation process to reach the furthest audience possible. This was provided in the form of a dedicated consultation website on the NOMA Engage website which included a short questionnaire for people to leave their feedback.
- 3.20. The consultation website was live from Monday 9 May 2022 until Thursday 26 May 2022 and was advertised through the issue of a leaflet drop to 4,279 nearby commercial and residential properties. Following comments received from residents of the Green Quarter apartments in relation to a delay to the leaflets arriving, a further leaflet drop was issued to the 4,279 nearby commercial and residential properties and the consultation period extended so that the website was live for comment until 17 May 2022.
- 3.21. The leaflets were issued to a zone which was agreed with a MCC Planning Officer. The consultation zone is appended to Appendix 1.
- 3.22. The consultation leaflet is also contained in Appendix 1 to this Report. The leaflet summarised the Proposed Development and provided details of the consultation website, timings for the consultation and details of the timing and location of the drop-in event.

- 3.23. Direct emails were also issued to key stakeholder groups and to immediate site neighbours and adjoining landowners and businesses. Digital copies of the leaflet were enclosed within the emails. Responses were received to a number of these emails to confirm receipt and also request confirmation of when the application is submitted. No queries or concerns were raised in response to these direct emails.
- 3.24. A press release that was submitted to local media outlets on Tuesday 10th May. The consultation was promoted across Place North West, Business Live, Business Mondays, and UK Today News among others. It was also advertised via the NOMA twitter page.
- 3.25. The drop-in event took place on 17 May 2022 at the Dantzie Building near to the Site. The event provided an opportunity for existing businesses and the local community to comment on the Proposed Development and to raise any concerns with the Project Team.
- 3.26. The events were designed to be informal, allowing attendees to browse the boards on display and provide feedback either to a member of the Project Team directly, or by completing the comments form which was provided.
- 3.27. The event was timed to ensure that attendance was possible for people who may not be able to attend during the evening (such as parents and others with caring commitments), and also possible for people who work during the day.
- 3.28. Materials available at the event included nine A1 display boards featuring the proposals and plans for the Site as well as an axonometric computer generated view of the outline proposals for the public realm. A copy of the display boards is provided in an appendix to Appendix 1.
- 3.29. All those attending the events were encouraged to share their views on the Proposed Development through completing the comments forms. Those in attendance were advised that they could view the consultation boards online at: <https://www.noma-engage.com/23angelsquare-2/>.
- 3.30. The consultation website included specific questions relating only to Angel Square Public Realm to separate these from responses to 2 and 3 Angel Square proposals.
- 3.31. The comments received are stored in accordance with the General Data Protection Regulation.

Public Consultation Feedback

- 3.32. The public exhibition event was attended by three people throughout the day and evening, none of whom raised any major issues.
- 3.33. In total, eight online feedback forms were completed, with six respondents expressing support for the Proposed Development for Angel Square public realm specifically, one neither supporting or opposing and one strongly supporting. This is summarised in Figure 3.1 below.

Figure 3.1: Extent of respondents supporting the Proposed Development



- 3.34. Many of the comments received as part of the public consultation process related to the proposals for 2 and 3 Angel Square. Nonetheless, comments were received specifically relating to the proposals for Angel Square

public realm, with support expressed. The comments in relation to Angel Square public realm are summarised below with the project team's responses included where necessary:

- Support for the landscape proposals for Angel Square.
- Support for the creation of green space in Angel Square.
- Suggestion that fruit trees should be included as part of the landscape proposals – fruit trees are proposed.
- Suggestion that improvements should be made to Miller Street, prioritising pedestrians over car traffic – Miller Street is located outside of the redline boundary for this Application, however the impacts of re-routing of the ring-road, while introducing a single carriageway on Miller Street has already significantly improved permeability and reduced traffic flows and congestion, helping to better connect the whole of the NOMA area with the City Centre and communities to the north of the City Centre. This has greatly improved the pedestrian experience within this part of the City Centre, as well as delivering wider place-making benefits.

3.35. Responses to the comments raised during the public consultation process in relation to the Proposed Development are provided within Section 4.3 of Appendix 1.

Other Statutory and Non-Statutory Consultees

LLFA and United Utilities

- 3.36. A pre-development enquiry was submitted to United Utilities prior to the submission of the planning application. United Utilities have specified that surface water should be discharged to the existing combined public sewer at a surface water discharge rate of no greater than 25.3 l/s.
- 3.37. A meeting was also held between the Lead Local Flood Authority (LLFA), Buro Happold and Deloitte LLP on the 9 September 2022, where the LLFA expressed their support for the proposals. The recommendation was made to fully explore SUDS solutions as part of the surface water strategy. The following further comments were made:
- Mentioned they were comfortable with not retaining water for any buildings.
 - Requested inclusion of response from United Utilities into the appendix of the Drainage Strategy, where discharge rates have been accepted.
 - Requested we provide a plan of existing and proposed impermeable areas.
 - Requested full details of drainage calculations, an Overland Flow Plan and SUDS Layout Plan with levels as part of the submission,
 - Requested site based evidence from Ground Investigations that are referenced in Drainage Strategy to be included within the submission documentation.
 - Requested construction details of flow controls of rain gardens are included in the planning submission.
- 3.38. The above requested information is either submitted to MCC as part of the supporting documents for the planning application or will be provided as part of the condition discharge process.
- 3.39. The LLFA and United Utilities expressed a preference for the introduction of as much green infrastructure as possible on the Site. The project team have sought to realise the best opportunities from the Site in this respect, as detailed within the Drainage Strategy submitted in support of this application.

GMAAS

- 3.40. A virtual briefing meeting was held on 21 April 2022 with GMAAS and Andrew Davison from Historic England in relation to the proposals for 2&3 Angel Square, where the Proposed Development was also referenced as a subsequent application to be submitted separately. This included a discussion around the potential impact on below ground archaeology and the proposed archaeological interpretation scheme. As the 2&3 Angel Square site was of greater archaeological interest, this was the focus for the discussion in the briefing meeting. No concerns were raised with the outline proposals for Angel Square.
- 3.41. Following further detailed design for Angel Square public realm, an email was issued to GMAAS on 28 July 2022 to outline the proposals for Angel Square and to gather feedback into the information GMAAS would request in support of the planning application for Angel Square.
- 3.42. A response was received on 3 August where GMAAS expressed the view that there is no need to prepare an archaeological assessment in support of the planning application as several have been prepared for the Site previously. In place of this, GMAAS expressed that a Written Scheme of Investigation (WSI) for a watching brief could be submitted as part of the application and would negate the inclusion of a pre-commencement condition.

GMP

- 3.43. A briefing meeting with GMP was held on 25 May 2022 to present the proposals for Angel Square Public Realm alongside the proposals for 2&3 Angel Square and to gather useful feedback in relation to security to ensure that the development is designed with due consideration of crime and fear of crime.
- 3.44. In this meeting GMP were supportive of the Proposed Development, expressing support for the improvements to the public realm. With specific reference to the public realm proposals for Angel Square and also 2&3 Angel Square, GMP stated the potential requirement for hostile vehicle mitigation to protect users of the public realm. GMP subsequently consulted the anti-terrorism unit for their consideration of this matter, who confirmed this requirement. No other comments were made in relation to the public realm proposals.
- 3.45. A Crime Impact Statement (CIS) has subsequently been prepared by GMP, which consider the proposals for Angel Square public realm in sections 3.3.11 to 3.3.17, separate to the comments in relation to 2&3 Angel Square. It confirms that the Proposed Development has been found to be acceptable in terms of Design for Security standards and that GMP support the application.
- 3.46. The CIS makes the following recommendations, which the project Team have fully considered and responded to:
- *“Access to Angel Square from surrounding roads should be restricted with bollards rated to BS PAS 64, or similar rated HVM products, to prevent unauthorised vehicles from entering the space”* - Access to Angel Square from surrounding roads will be restricted with bollards rated to BS PAS 64 or similar products, to prevent unauthorised vehicles from entering the space.
 - *“Landscaping should be carefully designed so that it does not encourage illegitimate use or block sightlines, to the advantage of offenders, or those antisocially minded. It is recommended that low planting does not exceed 1000mm in height (from floor level) and tree canopies do not fall lower than 2400mm, to ensure good sightlines can be maintained”* - Proposed planting will be kept below 1 metre in height and trees will have a minimum 2.4m lifted crown to maintain sightlines through the space.
 - *“Any external seating areas should be well defined with the use of permanent, or removable/temporary, barriers, to prevent offenders from easily accessing tables and stealing personal property. It is highly recommended that any tables have a clip/hook on the underside so that bags can be stored securely and out of reach. Bicycle parking should be provided for users of the public realm. Parking for bicycles should be located in highly visible locations where they can be easily seen by users”* - Seating, tables and cycle stands are proposed to be of a permanent nature and will be in well lit, visible locations.

- *“Footpaths should be illuminated to deter congregation/loitering and allow pedestrians to view any potential threats. The footpaths should be wide enough to reduce the potential for pedestrians to pass each other with plenty of space”* - All footpaths are to be illuminated to a safe lux level and adequate in width for users to pass with plenty of space.
- *“Materials used in the public realm should be robust and difficult to damage/deface. Any timber used should ideally be treated with a fire retardant to reduce the risk of arson. Maintenance of newly installed features (i.e. lighting, signage, gates etc.), should be incorporated into the management & maintenance procedures”* - Materials used in the public realm are selected for their robustness/longevity. Maintenance of newly installed features will be incorporated into the management & maintenance procedures.

4. Summary

- 4.1. This Statement of Consultation accompanies an application for Full Planning Permission for the redevelopment of Angel Square public realm at NOMA. The Applicant is NOMA (GP) Ltd.
- 4.2. This Statement sets out in detail the pre-application consultation that has been undertaken, the feedback received and how that has been considered and addressed within the final proposals, where appropriate. It should be read in conjunction with the submitted Planning Supporting Statement, Design and Access Statement (DAS), and technical studies submitted with the application.
- 4.3. The description of development as stated on the application form for Full Planning Permission is:

“Improvements to Angel Square public realm, works to include: replacement of existing hard and soft landscaping; erection of structure for community use (Use Class F2); installation of new drainage scheme; installation of services, installation of lighting columns, wayfinding signage and other street furniture; provision of cycle parking; and, associated works.”
- 4.4. The information presented in this document reflects the pre-application consultation that has taken place prior to submission of the application and undertaken in accordance with the requirements of national planning policy (the Localism Act and the NPPF) and MCC’s SCI.
- 4.5. The Proposed Development has evolved through an extensive process of consultation and iterative design with the local authority and other stakeholders. It is recognised that the Site is in a sensitive location adjacent to a number of residential properties to the north and east in particular.
- 4.6. The Applicant has therefore sought to work closely with these consultees to deliver a proposed design that minimises any potential impacts on amenity, whilst delivering an improved public realm environment to better enhance connections across the space and further improve how the space is used by the local community and existing and future visitors to NOMA. It also aims to tie in seamlessly to the public realm approved as part of the planning application for 2 and 3 Angel Square (Ref. 134307/FO/2022), which was approved 11 October 2022.
- 4.7. It will contribute towards the successful delivery of the ambitions for NOMA, set out within the NOMA SRF and Masterplan, and will contribute towards placemaking and the delivery of green and blue infrastructure in Manchester.
- 4.8. Consultation has been focused on providing key stakeholders with information about the Proposed Development and its strategic context and providing an opportunity to comment on design, construction programme and logistics, enabling the Project Team to collate feedback and address any queries raised.
- 4.9. Overall, feedback from stakeholders and local residents has been positive with the majority of respondents supporting or strongly supporting the proposals, and only one respondent neither supporting nor opposing.
- 4.10. The Project Team is fully committed to undertaking further dialogue with key stakeholders to ensure any points that are raised during the determination of the application can be addressed as quickly as possible.
- 4.11. The consultation process will also continue as part of the statutory planning procedure managed by the Local Planning Authority. During this process, the Applicant and the Project Team will carefully consider any comments received from consulted and will respond as appropriate through the Local Planning Authority.

Appendix 1: Counter Context Statement of Community Involvement

Updated Proposals for 2 & 3 Angel Square, NOMA

Statement of Community Involvement

Prepared by Counter Context Ltd

June 2022

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1. Introduction

1.1 Overview

This Statement of Community Involvement has been prepared by Counter Context Ltd on behalf of NOMA Engage, hereby referred to as 'the Applicant'. It provides:

- An account of the pre-application consultation undertaken on updated plans for 2 & 3 Angel Square with local residents, local community groups, local councillors and other key stakeholders. This phase of consultation followed consultations undertaken in November 2015 and August 2019 on earlier iterations of the scheme.
- A summary of the feedback received from these consultees.
- Evidence that this feedback has been considered in the development of the proposals.

The pre-application community consultation strategy was designed to reflect guidance within Manchester City Council's adopted Statement of Community Involvement (2018) and the National Planning Policy Framework (NPPF) (2021).

1.2 Site Location

The site for 2 & 3 Angel Square is adjacent to 1 Angel Square (The Co-op) and covers an area of 0.83 hectares between Miller Street to the south and Angel Street to the north.

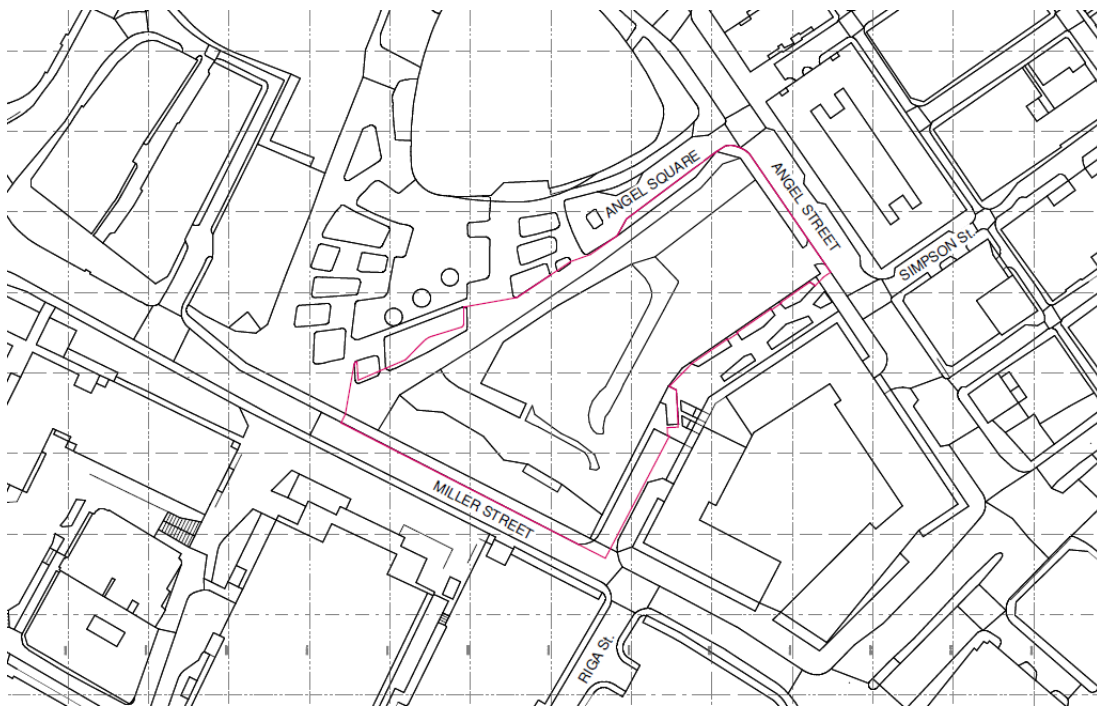


Figure 1: Site location image

1.3 Overview of the Proposed Development

The proposals for this development include two 'next generation' mixed-use office-led buildings at 2 & 3 Angel Square, which are to be 14 storeys and 13 storeys respectively (including rooftop levels). The Proposed Development comprises 56,732 sq. m. in total, including 55,069 sq. m. of office space.

Four commercial retail units are proposed, providing a total of 1,663 sq. m (NIA) floorspace. The proposed use classes of all the units will be determined by tenant demand and at this stage flexibility is required in terms of use

class; the application proposals seek consent for operation of these units within Use Classes Ea, b, c, e, f, and / or Use Class Sui Generis (p) and (q).

The proposed Use Class for commercial retail unit P3_UG_D located on the Upper ground Floor is to provide flexible office and / or Sui Generis Use Class (t) Cinema space.

It is also proposed that the floorspace to Level 12 of 2 Angel Square could potentially offer a restaurant use and therefore the Use Class for this floor is proposed to be Use Class Egi) and/or restaurant (Use Class Eb).

The proposals also include new public realm, car parking, cycle storage and changing facilities, and bin storage.

1.4 Policy Requirements

Conducting an early and transparent pre-application consultation is consistent with the guidance within the National Planning Policy Framework (NPPF) (2021).

Paragraph 39 of the NPPF states that:

Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and outcomes for the community.¹

The NPPF goes on to state that:

[Local Authorities] should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.²

...

Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.³

This Statement of Community Involvement also fulfils a formal recommendation of the Local Planning Authority to provide people with an opportunity to feed into the design process of a scheme at an early stage.

Manchester City Council's adopted Statement of Community Involvement (2018) sets out 'how developers can ensure that there is an effective opportunity for people to comment and steer development'⁴.

In providing guidance to developers on how they should carry out pre-application consultation, Manchester City Council's Statement of Community Involvement provides recommendations on the types of methods that developers can adopt as part of their pre-application consultation strategy.

Pre-application consultation is beneficial to both the community and the developer as it allows the developer to design a proposal which takes on board the opinions of the community...

¹ Secretary of State for Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2021, paragraph 39.

² *Ibid.*

³ Secretary of State for Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2021, paragraph 128.

⁴ Manchester City Council's Planning and Development Statement of Community Involvement, June 2018, page 33.

...The format of the consultation that the developer uses is likely to be discussed with us as part of pre-application discussions, to help ensure that there is an effective opportunity for people to comment and steer development. The following methods are likely to be suitable and should be used as appropriate:

- *Letters sent to residents and businesses in nearby streets telling them what is proposed, how they can get more information and how they can give the developer their views*
- *Public exhibition in an accessible location close to the development (e.g. library or supermarket) which tells the public about what is happening and gives them an opportunity to make comments*
- *A website set up by the developer*
- *Leaflets distributed to nearby streets and placed in facilities near the proposed developments which have a tear off slip for comments*
- *Social media used by the developer to advertise the development and associated consultation events...*

...We can't require developers to carry out pre-application consultation using the methods set out above, but it is encouraged. Where developers have not engaged with local residents and businesses, it is possible that an application could generate more objections once submitted. This could result in the developer having to amend their application to address the objections which could delay the decision-making process.⁵

As part of this process, and as recommended in Manchester City Council's Statement of Community Involvement, the Applicants' team met with Manchester City Council and discussed the consultation strategy for the proposed development ahead of the commencement of the consultation programme.

In addition to the requirement for pre-application community consultation set out by national and local authorities, the Applicant recognises that local people can make a valuable contribution to the proposals by offering their local knowledge and raising issues that may not have been considered, in many cases resulting in a stronger set of proposals.

This Statement of Community Involvement reports on the pre-application community consultation undertaken with site neighbours as well as with key local civic organisations and the wider community. There has been extensive and detailed engagement with a range of statutory and other organisations relating to technical issues during the development of the scheme. This engagement is described within the relevant planning application documents and not within this Statement of Community Involvement.

2. Pre-Application Engagement with Ward Councillors

2.1 Introduction

Ahead of undertaking this consultation on the updated plans for 2 & 3 Angel Square, which is detailed in the next section, the Applicant's team requested a meeting with the three ward councillors representing Piccadilly ward: Councillors Adele Douglas, Jon-Connor Lyons and Sam Wheeler. This briefing was initially scheduled for Tuesday 3 May and rescheduled due to lack of availability.

2.2 Summary of meeting

The meeting took place on 9 May 2022, and was attended by Councillor Adele Douglas, along with representatives from MEPC, Cartwright Pickard, Planit, Deloitte, Gardiner and Theobald LLP, and Counter Context.

The Applicant presented information on the proposed scheme to Councillor Douglas before inviting feedback.

⁵ Manchester City Council's Planning and Development Statement of Community Involvement, June 2018, pages 33-34.

Councillor Douglas praised the environmental and sustainability objectives of the proposed scheme. In particular, she noted that the approach to parking was a positive move.

Councillor Douglas also supported the harmonised approach to public realm improvements around the site.

3. Pre-application Public Consultation Activities

3.1 Introduction

This section of the Statement of Community Involvement sets out a range of activities undertaken as part of this phase of consultation on the updated plans for 2 & 3 Angel Square with local residents, businesses, community and interest groups. The consultation period initially ran for just over two weeks from Monday 9 May to Thursday 27 May.

After the Applicant became aware that some local residents had not received the consultation postcard (see below, 3.2.1), the consultation was then extended for a further 3 weeks, closing on Friday 17 June.

3.2 Publicising the Consultation

3.2.1 Consultation postcard

A consultation postcard was distributed on 6 May 2022 to all residential and commercial addresses located within an area of approximately 4,279 addresses (see Figure 2 below).

The A5 sized postcard introduced the proposals for 2 & 3 Angel Square at NOMA and directed recipients towards the consultation website to find out more and provide their feedback via the dedicated online feedback form or by email. A copy of the postcard can be found at Appendix 1.

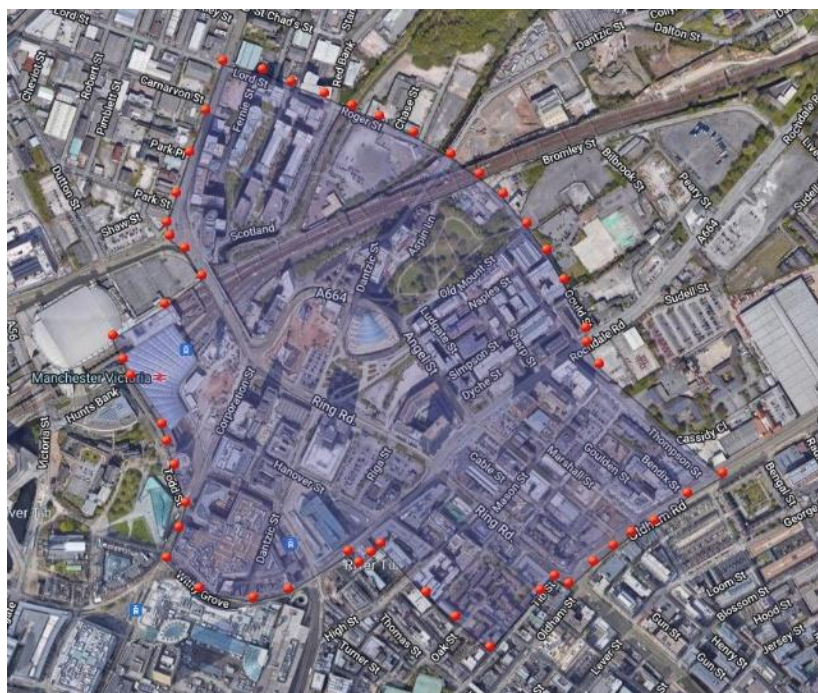


Figure 2: Consultation Boundary

On 27 May, the Applicant was made aware that a number of residents within the consultation boundary, including many from the Green Quarter, had not received the consultation postcard until after the consultation had already closed. In order to ensure that all residents within the consultation boundary were aware of the consultation, the

Applicant distributed another version of the postcard on 1 June publicising an extension to the consultation period (until Friday 17 June). A copy of this second version of the postcard can be found at Appendix 2.

3.2.2 Emails to key local organisations

An email to introduce the consultation was issued electronically to key local community organisations on 10 May 2022. The following groups were contacted:

- Friends of Angel Meadow
- The Northern Quarter Forum
- Manchester Civic Society
- The Ramblers Association
- The Open Spaces Society

3.2.3 Press Release and Media Coverage

A press release was issued on Tuesday 10 May 2022. It provided introductory information about the proposals and details of the public consultation and how people could provide feedback.

Articles subsequently appeared on Place North West, Business Live, Business Mondays, UK Today News among others.

The screenshot shows the homepage of the 'Place North West' website. The header includes the 'Place' logo, navigation links (News, Analysis, Map, Video, Podcasts, Events, Jobs, Insight, Subscribe, Advertise, MIPIIM, Contact), and a search bar. A banner at the top right asks 'Are you an expert in your field?'. The main content area features a large image of a modern building with a glass facade. Below the image is the headline 'NOMA refreshes 2 & 3 Angel Square on changing trends' and a sub-headline 'Federated Hermes and MEPC have redesigned two offices within the 20-acre masterplan, in response to the climate emergency and market changes'. To the left of the main article is a 'Reader's Comments' section with several comments. To the right is a 'Place Podcast' section with a 'Podcast | Building Safety Bill summary' and an 'Insight' section with a 'Positive planning for the future: Is reform around the corner?' article by Amanda Armitage. At the bottom right, there is a 'Jobs' section listing 'MRICS Rating Surveyor' and 'Clifton Gray Manchester'. A vertical banner on the far right promotes 'Free 10Gb fibre for your building' by Preconnect by telcom.

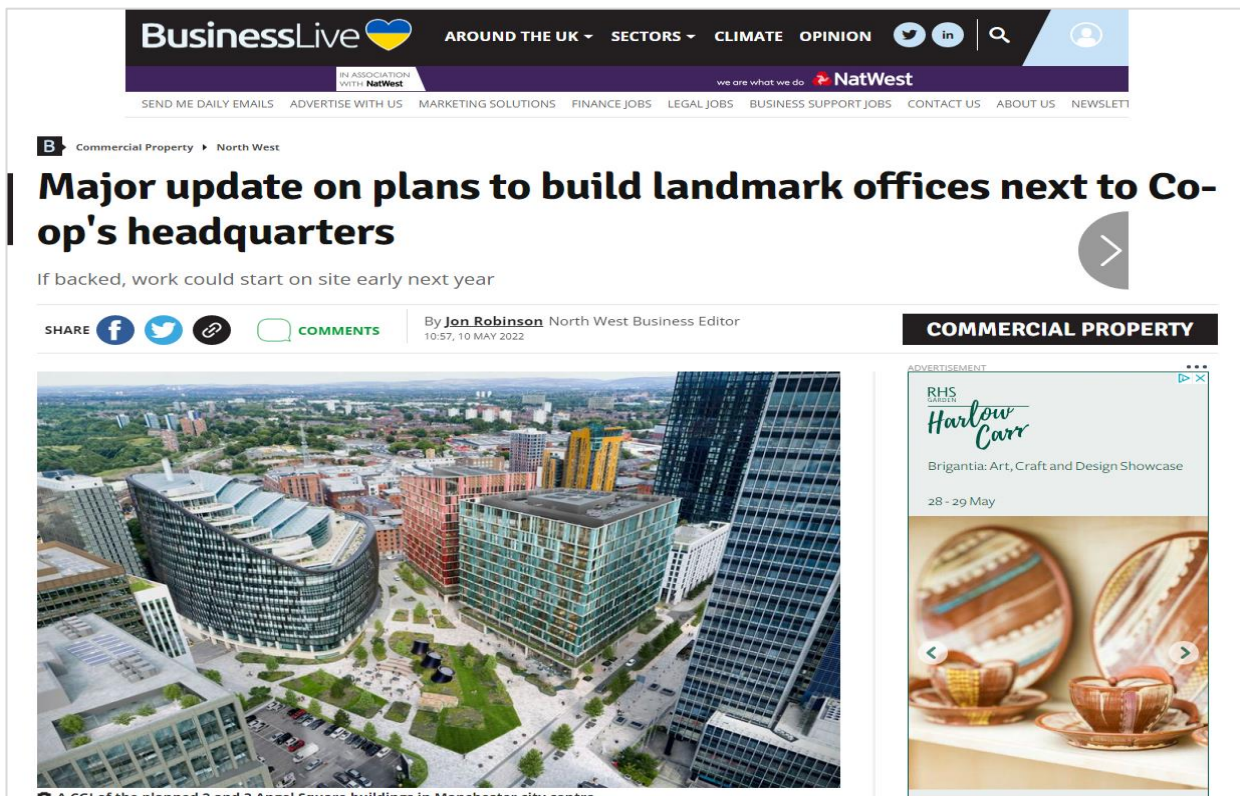


Figure 3: Screenshots of articles by Place North West and Business Live on the updated proposals for 2 & 3 Angel Square.

3.3 Consultation Website

The NOMA Engage website (www.noma-engage.com) was updated on Monday 9 May 2022 to provide information on the latest phase of consultation on 2 & 3 Angel Square and also high-level proposals for improvements to Angel Square public realm, which will form a separate planning application. The website provided details of the proposals and vision for the development, along with a 'Have Your Say' page, with links to the online feedback form, the project email address and the project telephone line.

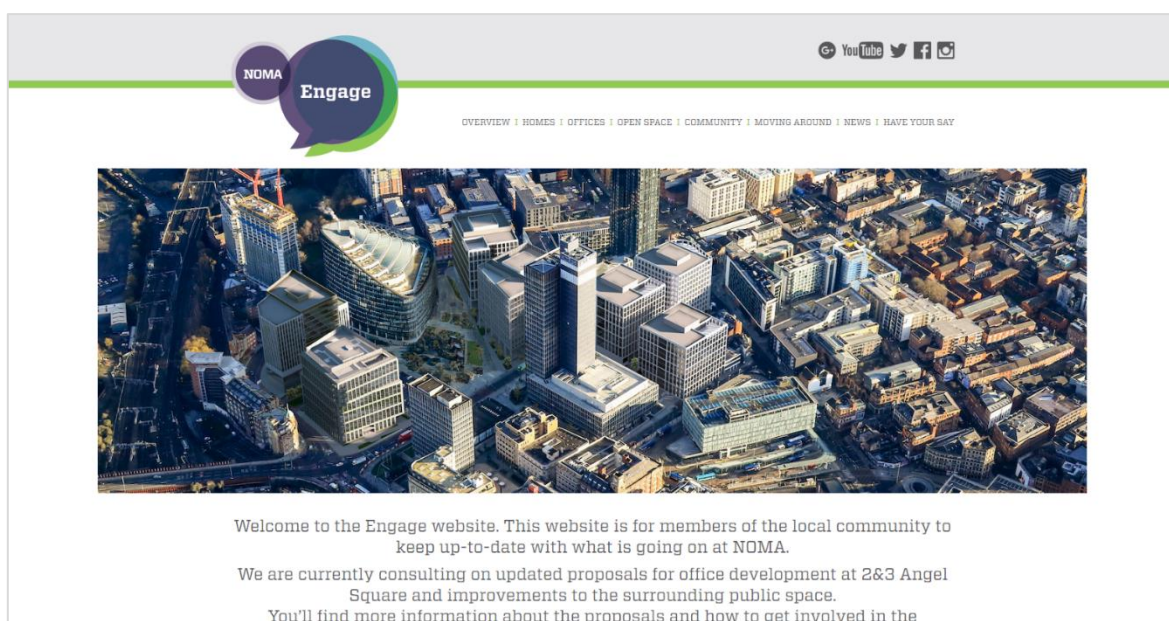




Figure 4: Screenshots of the consultation website

3.3.1 Traffic to the Consultation Website

During the full, extended consultation period (up to Friday 17 June), there were a total of 1105 visits to the consultation website from 512 users. This includes 739 views from 338 users before the original closing date of Friday 27 May.

3.4 Consultation Drop-In Session

As part of the 2 & 3 Angel Square consultation, a drop-in event was held on Tuesday 17 May. This event was publicised on the resident postcard and the consultation website as an opportunity to find out more about the scheme from the project team and provide feedback. The event took place at Dantzic (Dantzic Street, Manchester, M4 2AH), and was open to the public between 3pm – 7pm.

Representatives from Noma Engage, Deloitte, Gardiner & Theobald LLP, MEPC, Cartwright Pickard, Plan It, and Counter Context attended.

9 A1 event boards presenting information about the proposals were displayed in an exhibition-style. Physical copies of the questionnaire were available to allow members of the public to provide feedback. (The event display boards can be found at Appendix 3).

3 members of the public attended the event, none of whom raised any major issues.

3.5 Methods for Receiving Feedback

3.5.1 Email Address

The project email address (info@noma-engage.com), which was publicised on all consultation materials, allowed people to submit feedback or ask additional questions.

3.5.2 Telephone Information Line

A telephone information line (0800 032 8546) was available during the public consultation and open Monday-Friday, 9am-5pm, with an answer phone facility to take calls outside these hours. Members of the consultation team managing the information line were on hand to answer questions about the proposals and the consultation process. The information line number was also publicised on all consultation materials.

3.5.3 Online Feedback Form

An online feedback form was linked on the consultation website under the 'Have Your Say' webpage on the consultation website. A copy of the consultation questionnaire can be found at Appendix 4.

As the consultation website provided information about proposals for 2&3 Angel Square, but also improvements to the adjacent Angel Square, the questionnaire was specifically worded to gather feedback for each application individually.

4. Pre-Application Consultation Feedback

4.1 Summary of Feedback Received

In total, 8 responses to the pre-application consultation were received. All of these responses were submitted via the online questionnaire accessible from the NOMA Engage website.

All of the responses received during the pre-application consultation period have been logged and comments have been considered by the Applicant's team.

4.2 Analysis of Feedback Forms

The consultation questionnaire included a series of multiple choice questions and open questions about the proposals. Here follows a summary of the answers received through the multiple choice questions asked as part of the online and public drop-in session feedback forms.

Comments received through open questions in the feedback forms and by email and phone are summarised and addressed in the table in Section 4.3.

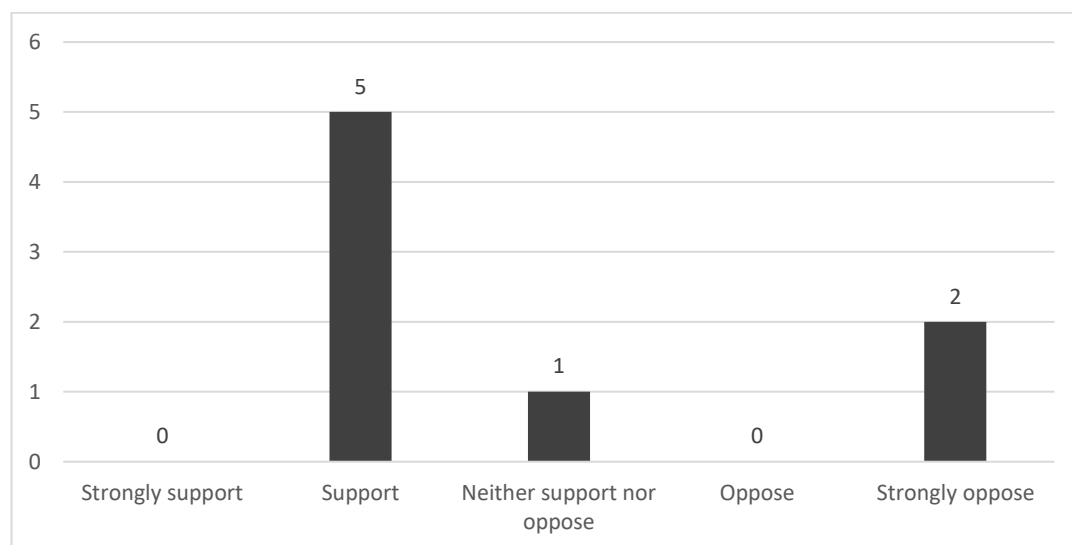
4.2.1 Responses to Closed Questions

How would you describe your interest in 2 & 3 Angel Square at Noma?

7 of the 8 respondents who responded stated that they are local residents. The remaining respondent noted that they are a landlord of a flat in the local area.

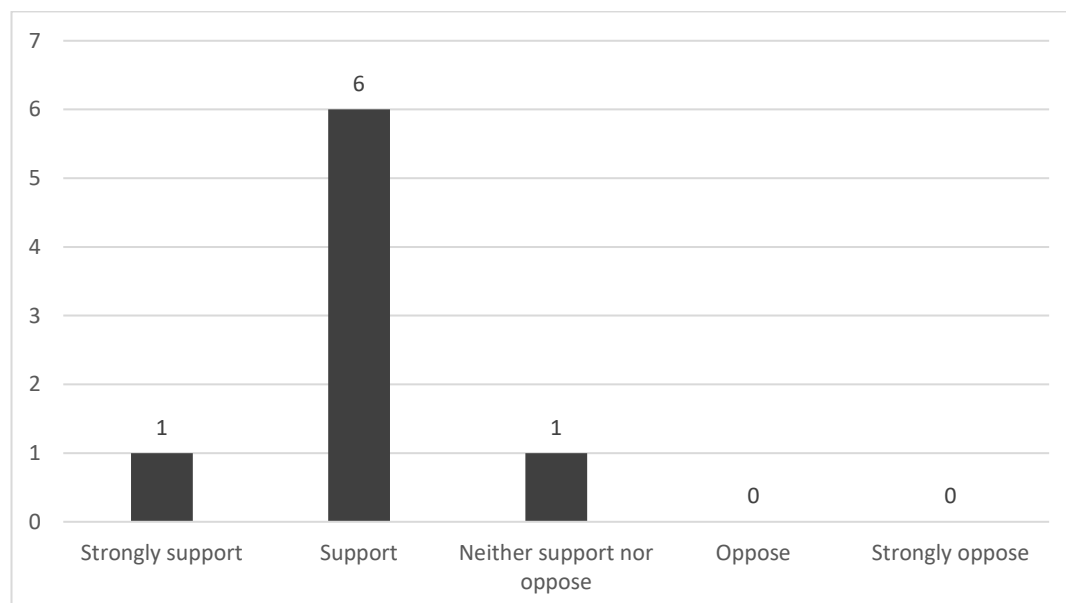
To what extent do you support or oppose our updated proposals for 2 & 3 Angel Square and the public space surrounding the two new buildings?

The majority of those who responded to this question indicated that they supported the updated proposals.



To what extent do you support or oppose the separate improvements proposed for Angel Square?

As for the updated proposals for 2 & 3 Angel Square, the majority of those who responded to this question were supportive of the proposed improvements to Angel Square.



4.3 Response to the Comments Raised During the Second Phase of Consultation

A summary of the issues raised by respondents through the open response field questions within the feedback form alongside an account of how they have been considered and responded to, is provided in the following table.

Topic	Applicant Response
Height of the buildings	
Concern that the proposed development could overshadowing existing buildings surrounding the site, with buildings to the north of the site mentioned as well as a couple of specific comments from residents of the Linx building.	The Site is a suitable location for higher density development as it is located within a strategically important location on the edge of Manchester City Centre, an area characterized by a tight urban grain and taller buildings. The Site is also identified for major commercial office development within the Development Plan.
One of these claimed that the new buildings would likely block the sunlight that they currently enjoy on their corner balcony, while the other claimed that the development would affect the privacy of their bedroom (on the 4 th floor) and their living room (on the 5 th floor).	The Manchester Residential Quality Guidance sets the Guidance that 20m is the normal separation distance between back-to-back buildings. While this is the norm, this can be restrictive particularly in City Centre locations and a reduction may be appropriate where facing uses are compatible, there remains enough daylight and residents enjoy a sense of space without feeling overcrowded.
Query as to whether the buildings could be reduced in height and still be commercially viable.	While the height of 2 Angel Square has increased from the front (facing onto Angel

	Square), the overall building mass slopes down to Angel Street. The impact of the height of the proposal against its context and on identified sensitive receptors, including Angel Square public realm, the Linx Building and Angel Gardens, has been analysed in detail within the Daylight, Sunlight and Overshadowing Impact Assessment that has been submitted with this planning application as part of an Environmental Impact Assessment (EIA). The assessment has identified that the Proposed Development would not cause significant impacts on daylight, sunlight and overshadowing. As such, the Proposed Development is acceptable in this respect and in the context of this urban and strategically important location.
Transport and parking	
Concern that the proposals will exacerbate parking issues in Manchester – both in terms of developing on land currently used for parking and the parking spaces proposed as part of the development being insufficient.	The NOMA area as a whole has high levels of pedestrian and public transport accessibility, and the Applicant is committed to encouraging sustainable transport and improving pedestrian and cycle links across the city , as outlined within the NOMA SRF. Our development includes limited parking provision, with a focus on disabled parking and electric vehicles. 15 parking spaces including 2 accessible spaces will be provided within each of the buildings, as well as electric vehicle charging bays. The proposed car parking represents a net reduction in parking on-site given the current use of the Site as a surface car park for circa 100 vehicles. There is an emphasis on cycle storage provision and changing facilities to promote healthy community and active lifestyles. A bike hub as part of the development could serve the wider NOMA area. 253 cycle spaces will be provided across the two buildings.
Suggestion that improvements should be made to Miller Street, prioritising pedestrians over car traffic.	Road alterations were carried out to Rochdale Road (A664) and Angel Street (A664) to create two one-way routes through the Site – one along a narrowed Miller Street and the second along widened sections of Corporation and Angel Street. The new network opened to traffic in December 2012 and has significantly improved traffic flow and connectivity between the NOMA site and the rest of the City Centre. The Applicant remains committed to further
Query as to whether NOMA is creating or campaigning for better transport links.	

	improvements within the Framework area in relation to highways and pedestrian accessibility, improving the NOMA estate, pedestrian accessibility and associated highways.
Landscape proposals	
Support for the landscape proposals for Angel Square, particularly the water elements.	The project team welcome the support for the proposed landscaping, which has been designed to provide new high-quality public realm accessible to all. The proposals will include a range of hard and soft landscaping to provide further green infrastructure within the NOMA Framework area and to connect in with green infrastructure adjacent to the Site and within the City Centre and wider area.
Support for the creation of green space in Angel Square.	
Suggestion that fruit trees should be included as part of the landscape proposals.	The Proposed Development proposes a range of hard and soft landscaping, which includes tree planting. The tree species proposed will be defined at detailed design stage and agreed through the discharge of a landscape details condition. Due to the wind and daylight / sunlight environment, there is a requirement for the trees to be both wind and shade tolerant in certain areas, however, the project team will investigate the suitability for the inclusion of fruit trees where possible.
Suggestion that one of the two office buildings (3 Angel Square) be replaced by a park, with the square footage added to the other building.	The Site is a suitable location for higher density development and is located within a strategically important location on the edge of Manchester City Centre, an area characterized by a tight urban grain. The Site is also identified for major commercial office development within the Development Plan. As such, the Project Team have sought to maximise the opportunities for the Site, whilst ensuring that the height of either building does not cause significant environmental effects on daylight, sunlight, and overshadowing to neighbouring sensitive uses. This includes ensuring sufficient sunlight to Angel Square public realm. In this context, increasing the height of either building in place of providing more public realm is not considered appropriate. Instead, the project team propose to submit a planning application in due course for improvements to Angel Square public realm to provide an enhanced environment for people to enjoy and spend time.
Design	
Positive comments on the design of the buildings, one expressing the view that the	The proposals for 2 & 3 Angel Square have been revisited to not only provide buildings that

updated proposals show far more character than the previous iterations.	are much more sustainable, but to improve the design approach to ensure that both 2 and 3 Angel Square are comparable in scale and prominence, whilst providing buildings of greater character and architectural merit.
Suggestion that consideration should be given to clear 'lines of sight' in the design of the buildings to ensure the safety of those passing through the area after dark.	The Proposed Development has been designed with full consideration for safety and security and in consultation with Greater Manchester Police. This includes consideration of the location and height of proposed landscaping to ensure clear lines of sight, in addition to measures such as CCTV provision and proposed operational management procedures. A Crime Impact Statement is submitted in support of the application and the recommendations have been fully considered and responded to within the Design and Access Statement submitted in support of the planning application.
Query as to whether there will be any measures included to reduce the wind funnel effect which will be created through the run of buildings.	An assessment of potential wind environmental impacts has been undertaken and is included within the Environmental Impact Assessment submitted in support of the planning application. The landscape strategy was developed in consultation with the design team with consideration of the wind modelling results at every stage of the project. This allowed the deployment of soft and hard landscaping to specific locations within the Site to minimise any potential for wind impacts. The results show that there are no areas where the safety criteria has been exceeded within the Proposed Development and nearby perimeter areas, once landscape and mitigation measures have been implemented. Instead, the inclusion of the Proposed Development reduces the areas where wind creates safety fails around the base the CIS tower and the One Angel Square building. Wind conditions on-site are acceptable for diverse activities in most areas, and no safety concerns/failures were found within the Proposed Development or nearby perimeter with mitigation.
Demand for office space	
Supportive comment stating that more commercial space is needed around NOMA.	This office space is being built speculatively and so no occupiers have been confirmed yet. There is significant demand for high-quality office space in Manchester as more and more
Comment questioning the need for new office buildings in the city centre, particularly given the shift towards hybrid working.	

Query as to whether research into the projected use of the office space at 2 & 3 Angel Square had been undertaken to support the amount of floorspace proposed in the development.	companies are being attracted to the city, and approval of this development will help to increase this demand. A 2021 Financial Times report recognises Manchester as Europe's fifth largest city for business, and second for inward investment. The report predicts a growth of 22% over the next five years, making Manchester one of the UK's fastest growing cities. Employment growth of 9.9% is forecast in Greater Manchester between 2016 and 2036 and is still forecast to achieve this despite the impact of the pandemic. Savills report that despite unprecedented office usage in 2020 and 2021, enquiries of office spaces in March and April 2021 were 25% up on the same period in 2019. It is envisaged that the Proposed Development will respond to this demand and cater for high-performance, high-quality office space. The office specification will be to Category A. There is an opportunity to provide additional high-quality amenity space for the office occupiers through the provision of new retail and leisure space at the lower and upper ground levels; also adding to and activating the street frontage.
Environment and sustainability	
Support for the environmental targets of the project.	The revised scheme for both 2 and 3 Angel Square is proposed to bring forward a more sustainable development; to create 'next generation' buildings in terms of sustainability and net zero carbon. The updated proposal aims to meet the following key environmental standards: BREEAM Outstanding - the highest score for the measure of sustainability of a building, meaning that it will be in the top 1% of UK new non-domestic buildings in terms of sustainability. NABERS 5 Star (Excellent Rating) as a minimum.
Local amenities	
Query as to whether NOMA are investing in or campaigning for new food shops and other community facilities in the area.	The Proposed Development includes the provision of six commercial retail units at lower and upper ground floor level, whilst the top floor

	of 2 Angel Square is proposed to provide flexible office / restaurant use. These retail uses will activate both Angel Square and Thread Street, enhancing the vibrancy of the area and providing a rich mix of retail and leisure uses to encourage more people to come and enjoy spending time at NOMA. There have not yet been any confirmed occupants for the restaurant and retail elements of the buildings, but the strategy is to encourage smaller, independent retailers in line with the provision elsewhere at NOMA, as well as convenience operators.
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5. Influence of Consultation on the Proposals

The consultation which has been undertaken is in accordance with both the National Planning Policy Framework (NPPF) (2021) and with Manchester City Council's adopted Statement of Community Involvement (2018). This document fulfils the requirement for a consultation supporting statement that summarises the methods used, the representations received, and the changes made to the proposals as a result of feedback submitted.

6. Appendices

6.1 Appendix 1 – First consultation postcard



WE'RE UPDATING OUR PLANS FOR 2 & 3 ANGEL SQUARE AND THE SURROUNDING PUBLIC SPACE

A lot's changed since we last consulted on our proposals for 2 & 3 Angel Square before the pandemic.

But now's the time to continue NOMA's success story and move forward with the regeneration of this area.

We're updating our proposals for office development at 2 & 3 Angel Square to ensure we're raising the bar and staying at the forefront of sustainable urban development. Our aim is for these two buildings to be 'next generation' in terms of their sustainability and the approach to net zero carbon in construction and operation.

We've also developed the design of the buildings to better connect with the public space surrounding them, reimagining Angel Square and providing additional ways for people to come and enjoy spending time here.

Now we want to hear local people's views on the proposals before we submit a planning application.



HAVE YOUR SAY

Our consultation will be open from Monday 9 to Thursday 26 May.

You'll find more information on our updated proposals on our community engagement website at www.noma-engage.com.

You can tell us your views using the questionnaire on the Have Your Say page of the website. You can also email us at info@noma-engage.com or call us on 0800 032 8546.



Come along to our consultation event

We're holding a drop-in event on **Tuesday 17 May**, in the Marketing Suite at Dantzic (Dantzic St, Manchester, M4 2AH). If you're keen to find out more about the proposals, why not come along and talk to our team?

The event will be open from 3.30pm to 7pm.

Return address if undelivered: Counter Context, Colony Jacin House, 24 Hood Street, Manchester, M4 6WX

6.2 Appendix 2 – Second consultation postcard



WE'RE UPDATING OUR PLANS FOR 2 & 3 ANGEL SQUARE AND THE SURROUNDING PUBLIC SPACE

Our consultation will be extended until Friday 17 June.

We're updating our proposals for office development at 2 & 3 Angel Square to ensure we're raising the bar and staying at the forefront of sustainable urban development.

Our aim is for these two buildings to be 'next generation' in terms of their sustainability and the approach to net zero carbon in construction and operation.

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Image courtesy of Google Maps

Return address if undelivered: Counter Context, Colony Jacin House, 24 Hood Street, Manchester, M4 6WX

6.3 Appendix 3 – Event Display Boards

WELCOME

To our consultation on updated proposals for 2 & 3 Angel Square and the surrounding public space.

Our consultation will be open until **Thursday 26th May**. You'll find all the information presented at this event on our website www.noma-engage.com. Once you've had a chance to read about our updated proposals, you can tell us your views using the online feedback form, which you can access on the website or using the QR code below. Paper copies of this form are available at this event too – just ask a member of our team.

Next steps

The feedback we receive as part of the consultation process will be carefully considered as the design is finalised before submitting the planning application. We aim to submit a planning application in June for the updated scheme for 2 & 3 Angel Square. A separate planning application for the public realm improvements for Angel Square will be submitted at the same time. Our planning application will include a variety of new features to the consultation that have been developed.

Once the planning application has been submitted, Manchester City Council will notify surrounding residents and businesses as part of its statutory consultation process. This will include details of how to comment further on the proposals.

Subject to the planning process, works on site could begin in early 2025, with completion and occupation of both buildings dependent on market conditions.

MCMA is continually evolving. Our updated proposals for these two office buildings and Angel Square will help us realise the full potential of this vibrant and exciting new neighbourhood in Manchester City Centre.

2.5 MILLION SQ FT OFFICES

1 MILLION SQ FT HOMES

200,000 SQ FT HOTELS

400,000 SQ FT SHOPS, RESTAURANTS, BARS

4 ACRES PUBLIC SPACE



Interior view of the new office space.

Interior view of the new office space.

Interior view of the new office space.

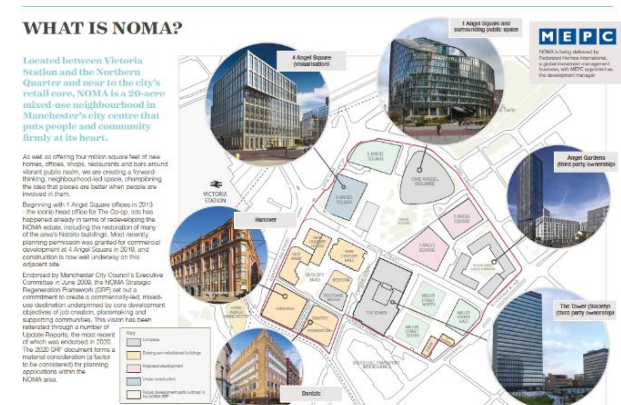
WHAT IS NOMA?

Located between Victoria Station and the Northern Quarter and near to the city's retail core, NOMA is a 20+ acre mixed-use neighbourhood in Manchester's city centre that puts people and community firmly at its heart.

At its heart, offering four million square feet of new homes, offices, shops, restaurants and bars around vibrant public realm, we are creating a forward-thinking, neighbourhood and space, championing the local that comes to life when people are involved in it.

Beginning with 1 Angel Square offices in 2013, the iconic head office for The Co-op, it has represented a step in the evolution of the NOMA vision, including the restoration of many of the area's historic buildings. Most recently, planning permission was granted for commercial development at 4 Angel Square in 2016, and construction is now well underway on this landmark site.

Entrusted by Manchester City Council's Executive Committee in June 2020, the MCMA Strategic Regeneration Partnership (SRP) will lead a commitment to create a world-class, mixed-use development, embracing the city's diverse objectives of job creation, planning and supporting communities. This vision has been reinforced through a number of Local Plans, the most recent of which was adopted in 2023. The 2023 LPP document forms a material consideration in the planning process for the development of the NOMA area.



1 Angel Square offices and surrounding public realm

2 Angel Square offices

3 Angel Square offices

4 Angel Square offices

Victoria Station

Northern Quarter

Angel Square (first party ownership)

High Street (first party ownership)

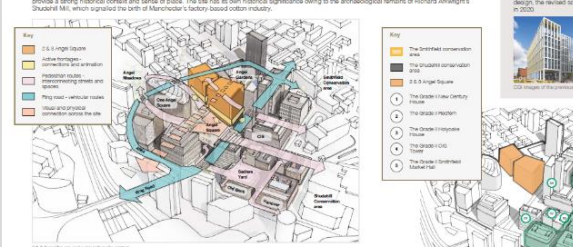
THE SITE

At the heart of NOMA, Angel Square is taking shape as an area of green public space surrounded by contemporary, high-quality commercial developments.

The site for 2 & 3 Angel Square is adjacent to 1 Angel Square (The Co-op) and covers an area of 0.53 hectares between Millar Street to the south and Angel Street to the north. It is currently used as a car park and includes small areas of car parking with shops and trees. As well as two new buildings, we are also proposing improvements to Angel Square as an area of public space.

This well-connected city centre location is a short walk from two major transport hubs (Manchester Victoria Station and Shudehill Interchange), with a mix of office, residential and retail uses in the surrounding area.

While the site is outside of the nearby Grade II listed buildings in the area (including the Grade II listed Shudehill Mill, which spans the north of Manchester's historic cotton industry), the site has its own historical significance owing to the archaeological remains of Richard Arkwright's Shudehill Mill, which spanned the north of Manchester's historic cotton industry.



2 & 3 Angel Square and surrounding public space

1 Angel Square

Shudehill Mill

Shudehill Interchange

Manchester Victoria Station

NEW PROPOSALS FOR 2 & 3 ANGEL SQUARE

A lot's changed since we last consulted on our proposals for this site before the pandemic. We've updated our proposals for office development to take account of the new economic context and to place this area at the forefront of sustainable urban development. Our aim for 2 & 3 Angel Square is to be 'next generation' buildings in terms of sustainability and net zero carbon.

We've also taken forward our plans for an integrated approach to public realm (the space around and between the new buildings) to create a greener and more functional space that will help make Angel Square a vibrant and attractive locality.

Each of the new buildings has been designed to have a distinctive character while complementing each other visually as a pair. The design for the development is based on the character and architectural context of the surrounding area and the wider NOMA vision.



Proposed buildings for 2 & 3 Angel Square

Proposed buildings for 2 & 3 Angel Square

LANDSCAPING AND PUBLIC REALM FOR 2 & 3 ANGEL SQUARE

Landscape improvements to Angel Square will be fully integrated with the design of 2 & 3 Angel Square and the public realm surrounding the new buildings. In line with the wider NOMA public realm vision, our aim is to create a well-connected, vibrant and green environment, with streets and spaces where people want to spend time.

Treed and deciduous gardens and a water feature between the buildings will create a green feature that plays to the surrounding streets and spaces will help also make the site an attractive place for both people and biodiversity.



1 Angel Square entrance space

2 Angel Square entrance space

3 Angel Square entrance space

4 Angel Square entrance space

5 Angel Square entrance space

6 Angel Square entrance space

GROUND FLOOR ACTIVATION

Both buildings in the development are designed to engage with and enhance the surrounding public realm (or space) of Angel Square, providing a rich mix of retail and leisure uses to encourage more people to come and enjoy spending time here.

The design will see both buildings engaging with Angel Square on two levels, with a lower and upper ground floor opening up space for further commercial activities and active frontages to both Millar Street, Throstle Street and Angel Square. The lower ground floor will incorporate retail spaces and the upper building entrance, while the upper level will provide more space for the public and other activities to meet and gather, with amenities like cafes and shops with views over the square.

As outlined on the next board, the new public realm surrounding 2 & 3 Angel Square will be brought to life by landscaping making the space welcoming and attractive.



Proposed buildings for 2 & 3 Angel Square

Proposed buildings for 2 & 3 Angel Square

ENVIRONMENT AND SUSTAINABILITY

We're raising the bar with the design of 2 & 3 Angel Square, building on the legacy of 1 and 5 Angel Square to create best in class 'next generation' buildings in terms of sustainability and net zero carbon.

The buildings will be fully embodied through the use of new technology. The design incorporates a number of innovative features to meet the highest standards of environmental performance and sustainability.

The layout and building form in the design are highly insulated and responsive to orientation, minimising solar heat gain and reducing energy usage. Working at the heart of the design too, with excellent levels of natural light and access to outdoor space for office workers.

We also focus on the use of low-carbon materials to reduce the embodied carbon (the carbon emissions involved in the construction of the two buildings). All elements of the design, from the building structure, mechanical and electrical equipment down to the internal finishes, have been subject to extensive analysis to help every unnecessary carbon.

The vision for 2 & 3 Angel Square is the two highest sustainable, most greenlisted commercial office buildings. As well as targeting net zero carbon in both construction and operation, the design also includes the highest environmental targets and environmental criteria, including BREEAM Outstanding, the Greenstar Environmental Assessment Method (GSEAM), is the highest score for the measure of sustainability of a building, meaning that it will be in the top 1% of UK new non-domestic buildings in terms of sustainability.

Multiple a star in excellent ratings as a testament to the quality of the design and the commitment of the building in use. From BREEAM, an assessment of the Greenstar Environmental Assessment Method (GSEAM) is the highest score for the measure of sustainability of a building, meaning that it will be in the top 1% of UK new non-domestic buildings in terms of sustainability.

The revised design has been informed by design and weight insights and will incorporate commitments to minimise any impacts of this building on neighbouring communities.



The NOMA Tree History

Aside from the environmental performance of the two buildings, the development will benefit the sustainability of the wider area through the landscaping and landscaping improvements. NOMA is creating a tree history, an innovative participatory programme sees space within the development site used to grow trees for future public realm projects.

This history sees space adjacent to the NOMA Pavilion Building Suite currently under construction on the site to be used as a container for trees to grow trees for 2 & 3 Angel Square. The history would then be revisited as the phases are delivered in order to provide an ongoing supply of trees and potentially other history such as the history of the site.

As well as having the new trees get established quickly when they are fully planted, this temporary tree nursery would bring added benefits to a member of the community.



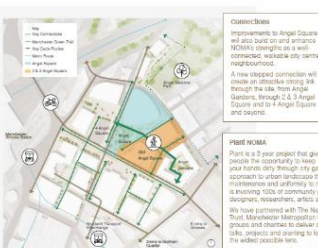
IMPROVEMENTS TO ANGEL SQUARE

Beyond the design of the two buildings, we've reimagined Angel Square as a playful, flexible community hub and destination that can host events and activities.

Opening up the space with a new raised connector and improvements will also improve connectivity and a strong sense of place and destination.

Angel Square Design Principles

- CONNECTIONS**: A new raised connector will improve connectivity between the two buildings and the surrounding area, creating a strong sense of place and destination.
- STREETS AND SPACES**: A new raised connector will improve connectivity between the two buildings and the surrounding area, creating a strong sense of place and destination.
- HERITAGE**: A new raised connector will improve connectivity between the two buildings and the surrounding area, creating a strong sense of place and destination.
- IDENTITY**: A new raised connector will improve connectivity between the two buildings and the surrounding area, creating a strong sense of place and destination.
- NATURE**: A new raised connector will improve connectivity between the two buildings and the surrounding area, creating a strong sense of place and destination.



CONNECTED

Improvements to Angel Square will also look to improve connectivity between the two buildings and the surrounding area, creating a strong sense of place and destination.

PICTURE NOMA

Part of a 3 year project that gives people the opportunity to see your home any through the gateway. In a pioneering approach to urban landscape that moves from the imagination and planning to the reality of NOMA, a growing idea of community gardens, urbanity, design, reputation, art and, we hope, you.

We have partnered with The National Trust, The Prince of Wales Foundation for the Environment and a host of other groups and charities to deliver a programme of work, including the planting of trees and the creation of a new public realm.

To find out more and get involved visit www.noma-landscape.com



These proposed improvements to Angel Square will be progressed through a separate planning application to the application for office development at 2 & 3 Angel Square.

As for our proposals for 2 & 3 Angel Square, we are keen to hear feedback on the proposals before submitting our application.

JOBS AND COMMUNITY

The office buildings and commercial amenities at 2 & 3 Angel Square will bring a number of economic benefits for the local community and the wider city.

The development of 2 & 3 Angel Square will specifically deliver the following benefits:

- 4,400** 4,400 new jobs, together with 400 temporary jobs during the construction period, with opportunities for local people to access employment through a Local Labour Agreement.
- Two** new greenfield office buildings, designed to contribute to sustainable development through cutting edge environmental and energy performance.
- Enabling** the redesign of Angel Square with high-quality landscaping to provide an improved green space in the heart of NOMA.
- Extensive** CYPRIS and improved connections to the surrounding areas, maximising the potential of this highly accessible and sustainable location.
- Delivering** high quality architectural design, landscaping and historical interpretation contributing to sense of place.

It will also enable the continued delivery of the following across NOMA

- 1.7 million** 1.7 million sq ft of Grade II office accommodation within the NOMA masterplan, to ensure that Manchester remains a key place for investment in employment, retail and leisure.
- Enabling** further contributions towards the £4.5 million of social value that has already been generated through volunteering, training, apprenticeships and health & wellbeing initiatives at NOMA.
- Complementary** investment in the regeneration initiatives on the northern edge of the city centre, including Victoria North (the major regeneration programme jointly developed and funded by TfL and Manchester City Council).
- A catalyst** for the next phase of development in NOMA, helping to realise the vision of the NOMA Strategic Regeneration Framework (SRF).



6.4 Appendix 4 – Consultation Questionnaire

NOMA - 2 & 3 ANGEL SQUARE CONSULTATION MAY 2022



1. Please tell us your postcode:

2. How would you describe your interest in 2 & 3 Angel Square at NOMA? (Please select all of the options that apply.)

☐ I'm a local resident ☐ I'm a local representative ☐ I work in the local area ☐ I own a business in the area

☐ I belong to a local interest group ☐ I regularly visit the area ☐ Other

3. To what extent do you support or oppose our updated proposals for 2 & 3 Angel Square and the public space surrounding the two new buildings?

☐ Strongly support ☐ Support ☐ Neither support nor oppose ☐ Oppose ☐ Strongly oppose

4. Do you have any other comments on our updated proposals for 2 & 3 Angel Square? (You can use this space to tell us the reasons for your response to the question above, or anything else you think we should consider before submitting a planning application.)

5. To what extent do you support or oppose the separate improvements proposed for Angel Square?

☐ Strongly support ☐ Support ☐ Neither support nor oppose ☐ Oppose ☐ Strongly oppose

6. Would you like to be kept up to date as our proposals develop?

☐ Yes ☐ No

GDPR Statement

You do not have to supply personal details; however, we would like to keep you updated on news and activity regarding the proposals. Your personal details will be stored in compliance with the GDPR and will not be shared with third parties.

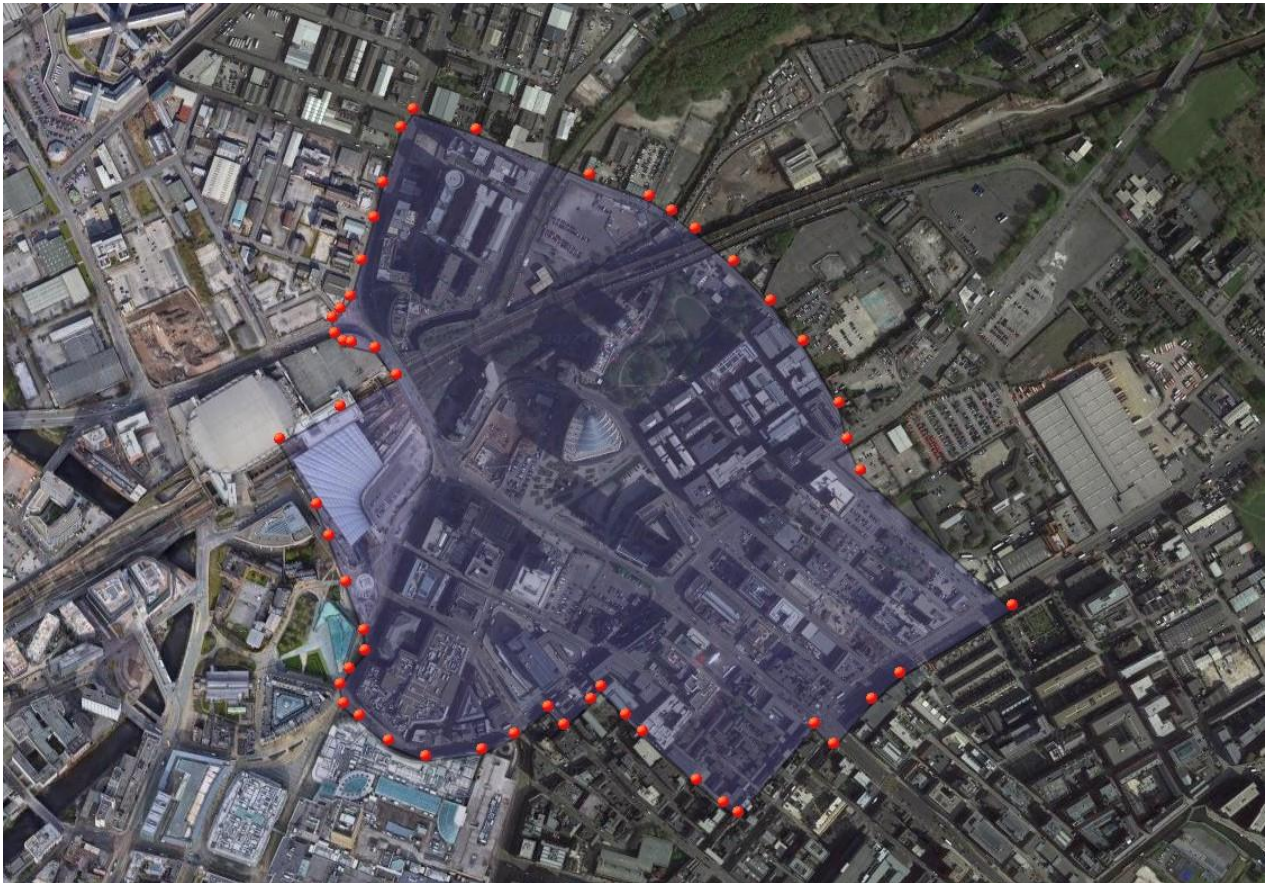
If you agree to being contacted via email, please provide following details.

Name: _____

Email: _____

Email: info@noma-engage.com Phone: 0800 002 8546

6.5 Appendix 5 – Consultation Zone (as agreed with MCC)





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