

15 November 2022

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

Dear Jennifer,

**Angel Square Public Realm, NOMA, Manchester  
Application for Full Planning Permission**

Please find enclosed an application for Full Planning Permission for the redevelopment of Angel Square public realm (the "Proposed Development") within the NOMA Strategic Regeneration Framework (SRF) area. The Applicant is NOMA (GP) Ltd.

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 currently 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.

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 recently approved 2 and 3 Angel Square development immediately to the east.

In recent years the Applicant has also placed a much greater emphasis on sustainability, as evidenced in the 2 and 3 Angel Square proposals, which targets sustainability ratings of BREEAM Outstanding and NABERS 5\*. In this context, the design of Angel Square is outdated in terms of how it functions and how it supports the Council and the Applicant in working towards their sustainability targets.

The Applicant is therefore proposing a revised landscaping scheme for Angel Square to deliver an improved public realm environment to provide a net gain in biodiversity, to better enhance connections across the space and to 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 proposed as part of the Planning Permission for 2 and 3 Angel Square (Ref. 134307/FO/2022) recently approved in October 2022.

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

*"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."*

## Application Documents

The submission comprises a suite of documents as set out below, which fully explain and justify the development proposals.

The scope of the application documentation was agreed through pre-application consultation with Manchester City Council as the Local Planning Authority.

- Application Form – prepared by Deloitte LLP;
- Planning Statement – prepared by Deloitte LLP;
- Site Location Plan, Existing Site Plans and Proposed Plans – prepared by Planit-IE;
- Design and Access Statement – prepared by Planit-IE;
- Lighting Strategy - prepared by Buro Happold;
- Outline External Landscape Lighting layout Plan – prepared by Buro Happold;
- Indicative CCTV Plan – Prepared by Planit-IE;
- Statement of Consultation – prepared by Deloitte and Counter Context;
- Blue and Green Infrastructure Statement (Appended to the Planning Statement);
- Written Scheme of Investigation (WSI) – prepared by Salford Archaeology;
- Drainage Strategy – prepared by Buro Happold;
- Ground Conditions Summary Report – prepared by Buro Happold;
- Ground Engineering Interpretative Report 2009 – prepared by Buro Happold;
- Ecological Survey and Assessment, including Bat Roost Assessment – prepared by ERAP;
- Assessment of Biodiversity Net Gain – prepared by ERAP;
- Arboricultural Impact Assessment – prepared by Bowland Tree Consultancy Limited;
- Outline Construction Management Plan – prepared by Gardiner and Theobald;
- Local Employment and Benefits Proposal – prepared by NOMA (GP) Ltd;
- Crime Impact Statement – prepared by Greater Manchester Police; and
- Landscaping Maintenance Strategy (included in the DAS) – prepared by Planit-IE.

The application has been submitted on the Planning Portal with reference PP-11585588. The fee of £1,170.00 plus an administrative fee from the Planning Portal will be paid via a bank transfer.

I would be grateful for your written confirmation of the registration and validation of the application. If you have any questions relating to this application, please contact my colleague Jennifer Chatfield (0161 455 8084 / [jchatfield@deloitte.co.uk](mailto:jchatfield@deloitte.co.uk)).

Yours sincerely



**John Cooper**  
Deloitte LLP