



NOMA, Angel Square Planning Statement

November 2022

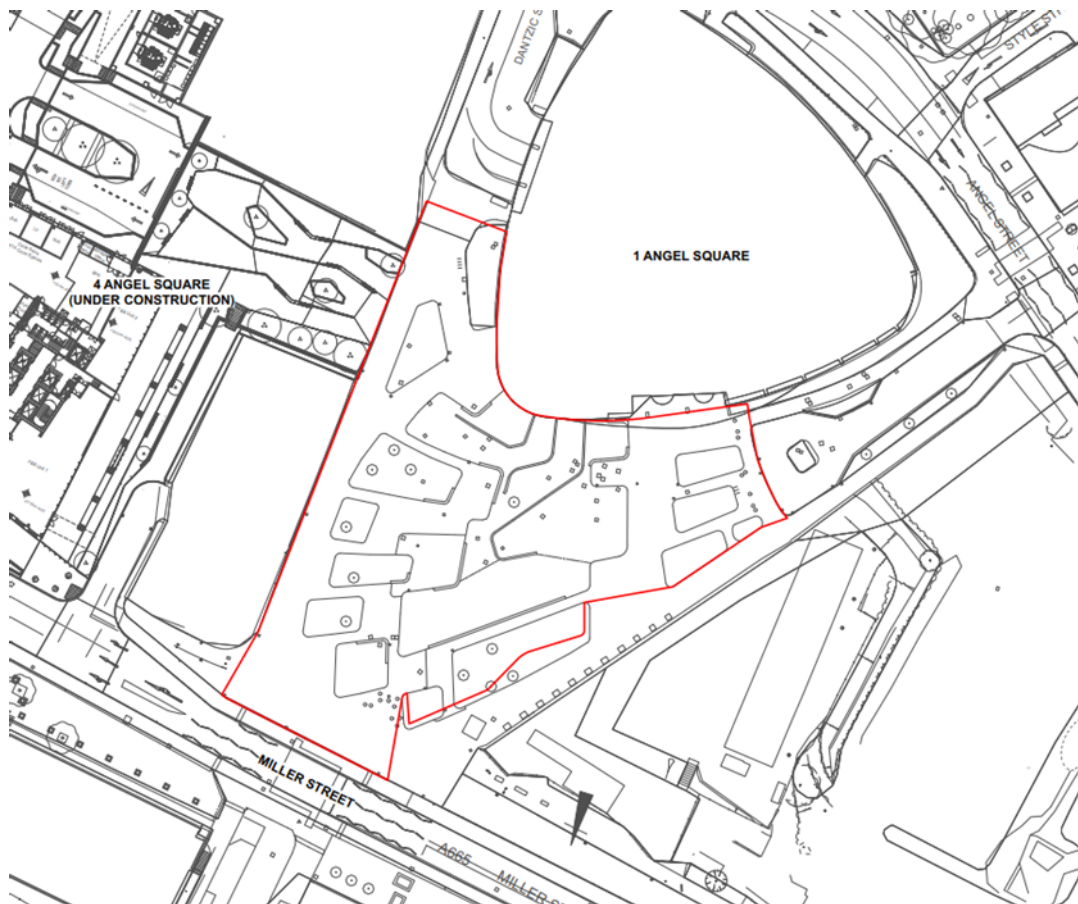
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1 Introduction

- 1.1 This Planning Statement (the “Statement”) 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 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)



- 1.4 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.
- 1.5 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.
- 1.6 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.

- 1.7 NOMA comprises of 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.
- 1.8 The 2009 SRF and subsequent updates 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.
- 1.9 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).
- 1.10 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.
- 1.11 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.
- 1.12 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).
- 1.13 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.
- 1.14 This Statement assesses the Proposed Development against the requirements of the Development Plan and other material considerations that must inform the decision-making process.

The Applicant

- 1.15 The application is submitted by NOMA (GP) Limited. Following the acquisition of the Co-Operative Group's 50% stake in NOMA in 2018, Federated Hermes is now taking forward delivery of the NOMA regeneration project through its 100% stake in NOMA (GP) Ltd.
- 1.16 Federated Hermes provides world-class active investment management and stewardship services. Headquartered in London, Federated Hermes manages £35.3 billion in assets and offers a broad range of specialist, high-conviction investment strategies spanning listed equities, credit, real estate, infrastructure, private debt, and private equity.
- 1.17 MEPC, which is part of Federated Hermes, is working as development and asset manager at NOMA, which includes the delivery of new offices, retail, and leisure facilities in the centre of the city.

- 1.18 For 70 years MEPC has been a prominent name in UK commercial property with an outstanding track record of responsible property management and development, including the development of large inner-city sites creating distinctive urban quarters such as Wellington Place in Leeds.

Description of Development

- 1.19 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.”

- 1.20 A description of the Proposed development is included within Section 4 of this Statement and more fully described within the Design and Access Statement (DAS) prepared by Planit-IE.

Application Documentation

- 1.21 This Planning Statement should be read in conjunction with the following supporting documents:

- Application Form – prepared by Deloitte LLP;
- Covering Letter - 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.

Structure of the Planning and Tall Building Statement

- 1.22 The remainder of this Statement is structured as follows:

- Section 2 sets out the strategic and planning context of the Proposed Development.

- Section 3 provides a site description and considers the wider context of the Site.
- Section 4 outlines the development Proposed Development.
- Section 5 outlines the public and sustainability benefits of the Proposed Development.
- Section 6 provides an assessment of the key site-specific planning considerations relevant to the determination of the application against the relevant planning policy; and.
- Section 7 concludes by summarising the benefits of the Proposed Development and the case for the grant of Planning Permission.
- Appendix 1 provides a Green and Blue Infrastructure Statement.

2 Strategic and Planning Context

2.1 The remainder of this section considers the Site's strategic planning and regeneration context in more detail.

2.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

2.3 This Section details the relevant documents that make up the Development Plan and material considerations such as guidance and MCC Strategic objectives. Detailed assessment of the Proposed Development against the Development Plan and material considerations is provided within Section 6 of this Statement.

2.4 The Local Development Framework (LDF) is a collection of statutory Development Plan Documents (DPDs) that together set out the vision and spatial strategy for the future development of Manchester. The Development Plan comprises:

- Manchester Core Strategy (2012);
- Manchester Proposals Map (2012);
- Guide to Development in Manchester Supplementary Planning Document (2007);
- Saved Policies of the Manchester UDP (2005);
- Greater Manchester Joint Waste Development Plan Document (2012); and
- Greater Manchester Joint Minerals Plan (2013).

2.5 The following published policy, executive reports and guidance documents are of material considerations relevant to the Proposed Development:

- National Planning Policy:
National Planning Policy Framework (NPPF) 2021, and
- Greater Manchester Places For Everyone Joint Development Plan (August 2021) - February 2022 Submission Stage;
- Our Manchester Strategy 2016-2025;
- NOMA SRF 2020
- Northern Gateway SRF 2019
- Climate Change Emergency and Playing Our Full Part on Climate Change (2018);

- Manchester Climate Change Framework: 2020-2025 (2020);
- City Centre Transport Strategy (2019);
- Design for Access 2 (2003); and
- GD04 Waste Storage and Collection Guidance for New Developments (2017).

Adopted Manchester Local Development Plan

Manchester Core Strategy (2012)

- 2.6 The Core Strategy was adopted on 12 July 2012. It sets the overall strategic direction for planning in Manchester over the plan period from 2012 to 2027. The policies of the Core Strategy establish where major development and other forms of investment should be located in order to be sustainable, meet local needs and take full advantage of opportunities.

Saved Policies of the UDP (1995)

- 2.7 The UDP was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced, however, several policies were saved on 11 July 2012 and remain extant.

Material Considerations

- 2.8 The Government is committed to a plan-led system of development control, which was given statutory force by Section 38(6) of the 2004 Planning and Compulsory Purchase Act. Where an adopted or approved development plan contains relevant policies, Section 38(6) requires that an application for planning permission or an appeal shall be determined in accordance with the plan, unless material considerations indicate otherwise.

NOMA Masterplan and SRF

- 2.9 As outlined in Section 1, NOMA is underpinned by a Masterplan and SRF endorsed by MCC originally in 2009, updated in 2010, 2013, 2015 and most recently in 2020. The 2009 Masterplan 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.
- 2.10 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.
- 2.11 The 2020 SRF document provides an update on the progress to date of the NOMA regeneration project and outlines the next phases of work and investment to complete the transformation of the area, as well as the challenges ahead.
- 2.12 The 2020 SRF highlights that as NOMA enters the next phase of development it needs to continue to respond to a changing context, notably the economic growth of Manchester and demand for Grade A office space; the increasing focus on sustainability and climate change; and the changing regeneration context and NOMA's pivotal role in this, particularly the Northern Gateway, New Cross and Great Ducie Street.
- 2.13 It forms a material consideration in the determination of planning applications within the area.
- 2.14 The NOMA Masterplan is underpinned by a forward-thinking, neighbourhood-led approach to place-making that champions the idea that places are better when people are involved in making them.

- 2.15 Since its inception, significant progress has been made at NOMA both with regards to successfully positioning the area as an important commercial destination which supports the City's key strategic objectives and in relation to the wide-reaching social impact created.
- 2.16 Working in partnership with MCC and other key stakeholders, NOMA has already made significant progress in delivering its vision, including:
- Investment in bringing historic buildings back into active, viable use; this includes the £34 million refurbishment of Hanover, now the northern HQ of Amazon, and the refurbishment of Old Bank, Dantzic, Federation, and Redfern buildings. The refurbishment of the Grade II listed New Century Hall also just completed and comprises a social hub including an 800-person events space, a Kitchen bringing local independent street food and a creative campus all under one roof.
 - Delivery of major new developments, including: 1 Angel Square office in 2013; the 36 storey Angel Gardens residential development; and the 187-bedroom Hotel Indigo. Construction is also well-underway at 4 Angel Square and is on track to complete in January 2023. Planning Permission has also been granted for the development of 2 and 3 Angel Square (Ref. 134307/FO/2022), an office-led development comprising two buildings of 13 and 14 storeys.
 - Delivery of public space with Angel Square and Sadler's Yard, home to the Pilcrow, a community built public house and the heart of the historic estate. A range of temporary events, exhibitions, and markets, have been hosted in Sadler's Yard and the adjacent buildings, including Manchester International Festival events, which further establish its status as a destination in the City Centre.
 - Improvements to the road network have also completed including to the Inner Ring Road, dropping Miller Street to two lanes, and introducing a one-way system that improves traffic flow and allows NOMA to be fully linked with the rest of the City Centre. This was also co-ordinated with the installation of enhanced utilities networks which has allowed NOMA to accelerate the delivery of key major sites that would not have been possible without these improvements.
 - A key part of responsible and considered development is to expand the capacity of the energy and electrical network to accommodate new people and buildings. In line with the endorsed NOMA Masterplan and SRF, the Applicant has invested £5.5 million in a new primary substation on the Site of 5 Angel Square, to fulfil capacity requirements now and in the future.
 - A truly sustainable temporary Marketing Suite is under construction on Plot N along Miller Street to help promote NOMA and assist with the commercial strategy for securing future occupiers. The temporary structure is built from timber and can be moved and possibly gifted for community use in the long term.
 - Around 20,000 visitors have attended events at NOMA since 2014 and around 6,000 people currently work at NOMA, which has been estimated to generate in the region of £210 million in wages and £380 million in GVA per annum.
 - Over £150 million of construction investment in NOMA has been created, alongside 280 construction jobs per annum, including 47 apprenticeships.
 - More than 1,000 volunteers have taken part in activities in NOMA. £4.5 million of social value has been generated through such volunteering, training, apprenticeships, and health and well-being initiatives at NOMA. The Plant NOMA project also delivers community engagement, social value, and environmental and sustainability goals.
- 2.17 NOMA presents a unique opportunity in the context of Manchester City Centre to drive forward the City's competitive offer as a principal destination for inward investment in employment, retail, and

leisure. It will bring new businesses and new jobs to the city– creating added value economic growth and representing another major step forward for Manchester. Public realm and placemaking are key aspects in drawing in this investment and creating a neighbourhood where people want to invest and spend time.

- 2.18 The SRF specifically states that focus over the next phases of the masterplan will be delivering the remaining development plots and addressing key challenges around connectivity and integration of underutilised sites. Optimising underutilised areas is a key priority with the focus on bringing forward commercial development supported by new and integrated public realm to overall contribute towards NOMA’s role as a destination within the city.
- 2.19 The SRF also places an emphasis on sustainability, stating that this is a key focus for the area moving forward. It states that minimising the impact on the environment through design, public realm and encouraging the reduction of vehicle reliance will continue to be an integral part of the plan for the next phases of development at NOMA.

Northern Gateway SRF (2019)

- 2.20 The Northern Gateway SRF was endorsed by MCC’s Executive on 13 February 2019 and covers approximately 155 hectares (ha) to the north of Manchester City Centre between Victoria Station, NOMA and the Northern Quarter in the south-west, and Queens Park and the intermediate Ring Road (Queens Road) to the northeast. It is surrounded by the established neighbourhoods of Ancoats and New Islington, Miles Platting, Monsall, Cheetham Hill and the Strangeways commercial district.
- 2.21 The SRF aims to deliver a series of vibrant, sustainable and integrated residential neighbourhoods within the extended city centre of Manchester, which includes enhancing the public space leading into the heart of the City Centre. Whilst having been on the fringe of development in recent years, it has now become a focal point for investment and the next phase of regeneration in the City Centre.
- 2.22 The SRF sets the ambition for the Northern Gateway to be a well-managed environment, with high levels of connectivity that link the growth of the city centre with surrounding Manchester communities. The Northern Gateway SRF will support long-term growth and promote economic, social and cultural uses to support the creation of high performing and sustainable new communities where people choose to live, work, and play.
- 2.23 The eight core objectives of the SRF are to deliver:
1. A unique and high quality residential led regeneration scheme.
 2. A varied network of high-quality green street and public open spaces.
 3. Manchester’s unique city river park.
 4. Build on the best of what is there.
 5. Improve connectivity across the Northern Gateway and beyond.
 6. Create new gateways to and from the City Centre.
 7. Promote truly sustainable places.
 8. Foster the emergence of local retail and service hubs.
- 2.24 Objective 2 outlines the vision to allow the Irk Valley to connect into a varied network of open spaces and the creation of high-quality public realm in neighbourhoods throughout the Northern Gateway. It states that new and existing open spaces should be proposed in a meaningful way to create a

green and blue infrastructure network and legible wayfinding links to neighbourhoods and amenities, in a network extending throughout the study area and connecting North Manchester communities. It outlines the following key opportunities:

- A continuous network of high-quality open spaces and public realm to support well-being and enhanced biodiversity.
- A variety of functional open and community spaces to provide residents of all ages with a range of passive and active recreation opportunities.
- Enhanced public realm as part of well-designed neighbourhoods to support social interaction and community integration;
- Incorporate SuDS, water features and revealed watercourses to extend the Valley setting throughout the study area and enhance residents' connection to the river.

2.25 Objective 5 seeks to improve connectivity across the Northern Gateway and beyond, specifically outlining key opportunities to:

- promote green routes and connections that encourage active travel and more journeys to be made on foot, and by cycle; and
- enhance east-west connectivity through new pedestrian, cycle and vehicular linkages that connect the study area with surrounding areas.

2.26 The delivery of the Northern Gateway and NOMA is key to supporting wider regeneration across the city and improving connections across NOMA and further into the Northern Gateway will be critical to its success.

NPPF

2.27 The Government is committed to a plan-led system of development control, which was given statutory force by Section 38(6) of the 2004 Planning and Compulsory Purchase Act. Where an adopted or approved development plan contains relevant policies, Section 38(6) requires that an application for planning permission or an appeal shall be determined in accordance with the plan, unless material considerations indicate otherwise.

2.28 The National Planning Policy Framework (NPPF, 2021) sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate, and necessary to do so.

2.29 The NPPF must be considered in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

2.30 The sections which hold the most pertinence to the Proposed Development are discussed in the following paragraphs. The NPPF, however, has been considered throughout the full assessment, including the technical reports prepared for this application.

Achieving Sustainable Development

2.31 The NPPF articulates the priorities of the Plan for Growth within planning policy. The NPPF introduces a 'presumption' in favour of sustainable development and supports proposals that are in accordance with policies in an up-to-date Development Plan. Sustainable development is about positive growth—making economic, environmental, and social progress for this and future generations.

- 2.32 The NPPF goes on to advise that these roles should not be undertaken in isolation, because they are mutually dependent. Therefore, to achieve sustainable development, economic, social, and environmental gains should be sought jointly and simultaneously.
- 2.33 Paragraph 10 of the NPPF outlines that a presumption in favour of sustainable development is at the heart of the Framework. Paragraph 11 further clarifies that for decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, Planning Permission should be granted unless the application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole

Achieving well-designed places

- 2.34 Section 12 (Paragraphs 124 to 132) states that the planning process is fundamental to creating high-quality buildings and places. Good design is key to sustainable development and contributes to creating better places in which to live and work. It outlines that developments should aim to:
- Add to the overall quality of the area and function well over the lifetime of the development.
 - Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
 - Be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
 - Establish or maintain a strong sense of place, using arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
 - Optimise the potential of the Site, create and sustain an appropriate mix of uses.
 - Create safe, inclusive and accessible environments which promote health and well-being.

Meeting the Challenge of Climate Change

- 2.35 In respect of climate change, paragraph 148 of the NPPF advises that to support the move to a low carbon future, local planning authorities should:
- shape places in ways that contribute to radical reductions in greenhouse gas emissions,
 - minimise vulnerability and improve resilience,
 - encourage the reuse of existing resources, including the conversion of existing buildings, and
 - support renewable and low carbon energy and associated infrastructure.

National Design Guide (2019)

- 2.36 The National Design Guide was published by the Ministry of Housing, Communities and Local Government in 2019. This document forms part of the governments planning practice guidance and was created to outline key characteristics that make well-designed places.
- 2.37 There are 10 characteristics of well-designed places within the National Design Guide and these are listed below:

- Context – enhances the surroundings
- Identity – attractive and distinctive
- Built form – a coherent pattern of development
- Movement – accessible and easy to move around
- Nature – enhanced and optimised
- Public Spaces – safe, social and inclusive
- Uses – mixed and integrated
- Homes and buildings – functional, healthy and sustainable
- Resources – efficient and resilient
- Lifespan – made to last

2.38 Details on how the Proposed Development responds to the characteristics has been presented within the DAS.

Greater Manchester Places For Everyone Joint Development Plan (August 2021) - February 2022 Submission Stage

- 2.39 The Places for Everyone Joint Development Plan Document – Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, Wigan Publication Plan, was considered at the Places for Everyone Joint Committee on July 20, 2021, and was subsequently approved by each of the nine districts for publication.
- 2.40 The plan has been submitted to the Secretary of State for examination on 14 February 2022 together with all the supporting documents, background evidence, and representations received during the final stage of public consultation. It should be noted that no Modifications were considered necessary prior to Submission, therefore the Submission Plan remains unchanged from that published under Regulation 19 in August 2021.
- 2.41 The Places for Everyone Joint Development Plan is currently at Examination Stage. Running from November 1 until March 2023, a series of hearings will take place in which Planning Inspectors appointed by the Secretary of State will test whether the plan is sound and legally compliant.
- 2.42 Paragraph 48 of the NPPF states that local planning authorities may give weight to relevant policies in emerging plans according to: the stages of preparation; the extent of unresolved objections; and the degree of consistency of the relevant policies in the emerging plan to this Framework. Whilst the Places for Everyone Joint Development Plan is not adopted it is at the final stage of consultation and so it is considered to carry some weight in the determination of planning applications.
- 2.43 The Places for Everyone Joint Development Plan sets out 10 strategic objectives:
- Meeting our housing need.
 - Create neighbourhoods of choice.
 - Playing our part in ensuring a thriving and productive economy in all parts of Greater Manchester.

- Maximise the potential arising from our national and international assets.
- Reduce inequalities and improve prosperity.
- Promote the sustainable movement of people, goods and information.
- Playing our part in ensuring that Greater Manchester is a more resilient and carbon neutral city-region.
- Improve the quality of our natural environment and access to green spaces.
- Ensure access to physical and social infrastructure.
- Promote the health and wellbeing of communities.

Our Manchester Strategy 2016-25

2.44 The Our Manchester Strategy 2016-25 was adopted by MCC in January 2016 and sets the ambitions for the city for the next decade. The Strategy sets out a vision for Manchester to be in the topflight of world-class cities by 2025, when the city will:

- have a competitive, dynamic, and sustainable economy that draws on our distinctive strengths in science, advanced manufacturing, culture, and creative and digital business – cultivating and encouraging new ideas;
- possess highly skilled, enterprising, and industrious people;
- be connected, internationally and within the UK;
- play its full part in limiting the impacts of climate change;
- be a place where residents from all backgrounds feel safe, can aspire, succeed, and live well; and
- be clean, attractive, culturally rich, outward-looking, and welcoming.

2.45 The Our Manchester Strategy also commits to giving the local community and other stakeholders the opportunity to be involved in decision making, with a primary focus on a continuous approach to engagement.

2.46 The 'Our Manchester' approach seeks to build a different relationship with residents and communities, recognising that this also means undertaking a different approach to engagement; engagement that is sustainable and driven by the City's communities.

Guide to Development in Manchester Supplementary Planning Document (2007) and Technical Guidance (2015)

2.47 The Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance (SPD) was originally adopted on 11 April 2007. The document reflects and provides guidance on the importance of creating attractive, well-designed, well-maintained neighbourhoods. It includes a set of reasoned principles which will guide developers, designers, and residents to the sort of development which is anticipated in Manchester.

2.48 In addition, technical guidance for developers was published in December 2015. It is composed of two documents, GD03 Environmental Protection and GD05 Planning and Noise.

- 2.49 The documents reflect and provide guidance on the importance of creating attractive, well-designed, well-maintained neighbourhoods. It includes a set of reasoned principles which will guide developers, designers, and residents to the sort of development which is anticipated in Manchester.

Manchester Zero Carbon Framework (2020)

- 2.50 There is increasing evidence of global temperature rises and the prospect therefore of increasing incidences of extreme weather as well as risk of water and food shortages and flooding, all causing increasing insecurity. Whilst Manchester may not feel these effects as severely as other areas globally, there is an identified urgent need for all cities to consider what they need to do to play their full part in addressing climate change. There is an opportunity for cities like Manchester to demonstrate how a city can adapt to become climate positive over time and lead by example.
- 2.51 In November 2018, MCC made a series of commitments, informed by the Manchester Climate Change Agency's (MCCA) work with the world-renowned Tyndall Centre for Climate Research based at University of Manchester. The key commitments are as follows:
- To becoming zero carbon by 2038, significantly accelerated from the original target of 2050.
 - To adopt a carbon budget and emit only a maximum of 15 million tonnes CO₂ for the period 2018-2100. This has been transposed from a global carbon budget which has been calculated as "likely" to maintain global temperature change within 2°C as agreed in the Paris Agreement.
 - To achieve a 13% year-on-year reduction in citywide CO₂ emissions from 2018 to achieve this carbon budget.
- 2.52 On 10 July 2019, a motion asking MCC to formally declare a climate emergency was unanimously agreed. The motion declares that climate change is a serious risk to Manchester's future and committed to embedding the issue as an integral part of council decision-making – making sure that all key decisions are taken with the city's target of becoming zero-carbon by 2038 in mind. It further strengthens the emerging Manchester Zero Carbon Framework.
- 2.53 In March 2020, the Executive adopted the Manchester Climate Change Framework 2020-2025 with a commitment to review progress annually. The five-year framework sets out measures that MCC will take to reduce carbon emissions from its buildings, energy use and transport. The measures include retrofitting buildings to improve energy efficiency, increasing the use of Electric Vehicles, and seeking 100% renewable energy.
- 2.54 An update to the Manchester Climate Change Framework 2020-2025 was presented to Manchester's Executive Committee on 14th September 2022. The purpose of the 2022 Update was to present the findings of detailed modelling done to identify granular targets for reducing the city's direct emissions by 50%, to help the city stay within its carbon budget. It was reported that urgent action was needed to reduce direct emissions from buildings and ground transport, and to increase renewable energy generation, if Manchester was to stay within its carbon budget. Decisive action was also needed to assess the city's vulnerability to climate change and to ensure the city was adapting its infrastructure, buildings, economy, and residents to be resilient to a changing climate.
- 2.55 The Executive also considered a report of the Deputy Chief Executive and City Treasurer, which presented a refreshed action plan for delivery of Manchester City Council's Climate Change Action Plan (CCAP) between September 2022 – March 2025 and the latest Annual Report for the year 2021-22 of the CCAP 2020-25. The Executive Member for Environment reported that the Council had made good progress to date in working towards its target to reduce its direct CO₂ emissions by 50% by 2025 and was on track to meeting its targets. Since 2020, the Council had exceeded its annual reduction targets, achieving 29.4% reductions so far. The refreshed Climate Change Action Plan set out new actions, building on existing ambitions, for example, looking at ways to accelerate reaching net zero carbon even sooner than 2038; identifying opportunities to be bolder and avoiding any risk of complacency.

- 2.56 Manchester's Climate Change group has provided further guidance, published in August 2021, to set out the design criteria that should be in place for new buildings within the city. Whilst this has not been formally adopted into planning policy, it is a key consideration for future development proposals and will likely form part of Planning Policy in the next iteration of the Local Plan.

City Centre Transport Strategy (2020)

- 2.57 MCC has reviewed the City Centre Transport Strategy ('CCTS'), which seeks to establish an ambitious target for 50% of all journeys in Greater Manchester to be made on foot, by bike or using public transport by 2040. This would equate to one million more sustainable journeys per day. Consultation on the published draft CCTS ended on 04 November 2020 and a final version was endorsed in March 2021 by the Greater Manchester Combined Authority.
- 2.58 To achieve the ambition set out in the strategy, it will be necessary to consider and remodel city centre streets, highways, and transport networks in a new way. This will identify how to reduce the negative impacts of vehicles, how to make the environment a more pleasant place for pedestrians and cyclists and consider how to best make use of highly valuable city centre space, whilst ensuring the City Centre continues to thrive as the hub for economic growth. Seven ambitions to improve city centre travel are outlined:
- The city centre is more attractive for walking.
 - The city centre is cleaner and less congested.
 - More people choose to cycle to destinations within the city centre.
 - The city centre benefits from better public transport connections.
 - Parking is smarter and integrated with other modes.
 - Goods are moved and delivered sustainably and efficiently to and within the city centre.
 - Innovation is embraced where it benefits the city centre and its users.

Beelines – Made to Move (2019)

- 2.59 The 'Made to Move Beelines Strategy' sets out to provide 1,000 miles of walking and cycling routes across Greater Manchester, both promoting sustainable transport and connecting communities. This strategy is an update on the 'Made to Move' strategy (2018) and Bee Network launch (2019) and focuses on how the Bee Network, a 1,800-mile network of walking and cycling routes across Greater Manchester, will be delivered.
- 2.60 The Bee Network will support the delivery of 'Our Network': Greater Manchester's plan for an integrated, simple, and convenient London-style transport system. It will allow people to change easily between different modes of transport, with simple affordable ticketing and an aspiration to have a London-style cap across all modes. In September 2021, this was rebranded as 'Destination: Bee Network' and aims to be implemented by 2024 and commuter trains by 2030.
- 2.61 This would include orbital routes that allow people to travel around the city-region, as well as in and out of the centres. These activities will all work to deliver the Greater Manchester Transport Strategy 2040, which sets out a vision for at least 50% of all journeys in Greater Manchester to be made by walking, cycling and public transport by 2040.
- 2.62 Several Beelines cycleways are near the Site, this includes City Centre Triangle running along Deansgate: part of a key route linking various radial routes across and around the regional centre connecting to major trip attractors. The Site is a short and generally pedestrian-only journey from Deansgate up King Street.

Manchester's Green and Blue Infrastructure Strategy

- 2.63 MCC recognises that green and blue infrastructure is an essential part of creating a successful, liveable city. Parks, river valleys, gardens, street trees, green roofs, canals, and many other components all form part of a rich network that is integrated with the built environment in the world's most popular cities.
- 2.64 The vision for green and blue infrastructure in Manchester over the next ten years is that by 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The City's communities will be living healthy, fulfilled lives, enjoying access to parks and green spaces and safe green routes for walking, cycling and exercise throughout the city.
- 2.65 Businesses will be investing in areas with high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.
- 2.66 Manchester's Green and Blue Infrastructure (G&BI) Strategy, together with its Stakeholder Implementation Plan, was approved in July 2015. The strategy is founded on the basis that attractive, multi-functional green and blue infrastructure is a key component of shaping and delivering the quality-of-life people expect and enhancing the City's global image as a place in which to live, work and invest.
- 2.67 A Green and Blue Infrastructure Statement is contained in Appendix 1 of this Statement to address the requirements detailed in the Strategy.

Design for Access 2 (2003)

- 2.68 The Design for Access Manual was published in January 2000, it provides a practical guidance to inclusive design. It requires developments to be fully inclusive and accessible and the Council's vision is for Manchester to be recognised as the most accessible City in Europe. MCC recognises that inclusive design needs to take account of cross-impairment and community-based issues.
- 2.69 The aim of Design for Access 2 is to provide guidance on best practice. However, it is acknowledged that it may not always be possible to meet all the standards. Design principles that will help to achieve accessible development that are relevant to the Proposed Development include the approach taken to developing inclusive design, the key issues and difficulties of the scheme, and the sources of advice and guidance used.
- 2.70 MCC has agreed a hierarchy of road users, which prioritises the needs of pedestrians and disabled people, cyclists, public transport, and finally other users. This hierarchy should be respected in the design and layout of all new developments.
- 2.71 Streets should be designed for local people to use. They should be attractive, accessible social spaces, which encourage use by all sections of the local community. Street furniture must be well designed, with clear function and positioned to avoid the creation of obstacles, clutter, or confusion.
- 2.72 The Design for Access Manual provides further details and design standards for external areas and for within buildings. These have been considered and incorporated into the Proposed Development, alongside more up to date statutory accessibility requirements.

3 Site Description and Context

- 3.1 The Site is located to the northern edge of Manchester City Centre. It occupies a prominent plot at the heart of the NOMA Framework area, which provides the opportunity to establish improved connections between the existing areas of green space and public realm, the City Centre, the NOMA historic estate and existing and future communities surrounding the Site.

Site Description

- 3.2 The Site has a combined site area of approximately 0.49ha and comprises Angel Square at the heart of the NOMA Framework area as defined in the NOMA SRF 2020 and shown in Figure 3.1 below.

Figure 3.1: NOMA Masterplan 2020 (Source: NOMA SRF 2020)¹



- 3.3 The Site is bounded by 1 Angel Square to the north and Miller Street to the south. 4 Angel Square is currently under construction to the west of the Site. To the east of the Site comprises Plots M and N

¹ Plots shown in pink comprise third party ownership, whilst plots in blue represent NOMA (GP) Ltd ownership. The Site is outlined with a thick redline, whilst the NOMA Framework area is outlined with a thinner redline.

of the NOMA SRF, for which a Full Planning Permission for the development of 2 and 3 Angel Square, 13 and 14 storey office buildings, has recently been granted.

- 3.4 The Site currently comprises an area of public realm. It comprises areas of hard and soft landscaping, including nine trees, a network of pedestrian pathways, seating areas, lighting, litter bins, bollards to the north and south of Dantzic Street, eight Sheffield cycle stands, CCTV, and three large architectural ventilation shafts connected to 1 Angel Square. It is located at the heart of NOMA Framework area.
- 3.5 The Site currently includes two main pedestrian routes through the Site, one along Dantzic Street to the western edge of the Site and one to the eastern edge of the Site. Both provide key pedestrian and cyclist routes across the NOMA estate between Angel Street and Miller Street, connecting the City Centre with NOMA and the surrounding areas in the Northern Gateway to the north of the City and existing areas of public realm, including Angel Meadows.

Site Context

- 3.6 The Site is located on the northern fringe of Manchester City Centre and is located within the North Manchester Area of the Regional Centre as defined in the MCC's LDF. The Site is also allocated for commercial / business uses under Unitary Development Plan (UDP) Saved Policy HC10b.
- 3.7 Such high level political and policy support provides a very clear mandate in terms of delivering development within NOMA, which will support the next phase of growth in Manchester. In doing so, it should maximise the opportunities that NOMA presents in terms of delivering positive regeneration outcomes for the City's communities.
- 3.8 The Site is surrounded by a mix of city centre uses. It is immediately adjacent to several NOMA developments, including 1 Angel Square, the under construction 4 Angel Square office development scheduled to complete in 2023 (as approved in July 2019 under Planning Permission Ref. 123437/FO/2019), and the site of the Planning Permission for two new 13 and 14 storey office buildings at 2 and 3 Angel Square (Ref. 134307/FO/2022) recently granted approval.
- 3.9 Angel Meadow Park is a short walk to the north and provides an attractive green open space for the local community, workers and visitors to NOMA and the Northern Gateway area.
- 3.10 Beyond to the south is the NOMA historic estate, which includes several Grade II Listed Buildings, including CIS Tower, the newly refurbished New Century Hall, Redfern Hanover, and Dantzic buildings.
- 3.11 The area to the north of the Site and Angel Street comprises the Northern Gateway, which is the single largest and most ambitious regeneration opportunity for Manchester. The area is covered by the Northern Gateway SRF and includes large areas of both unmanaged and managed green spaces, including St Catherine's Wood and Sandhills Park. The Northern Gateway SRF seeks to better connect these existing areas of public space, which are currently disconnected from the City Centre, through the construction of a new City River Park.
- 3.12 The Northern Gateway also includes a number of residential apartment blocks, both new build and conversions of existing buildings. These are a product of the demand for edge of City Centre apartment development generated during the last recent, pre-recession phase of significant economic growth in Manchester, principally fuelled by the expansion of business services in the city.
- 3.13 The Site is extremely well-located within easy walking distance to employment opportunities and the services and facilities offered by Manchester City Centre and near the predominantly residential areas of New Cross and Ancoats to the east.
- 3.14 Notably, Aviva Investors delivered the major refurbishment and revitalisation of the Corn Exchange as a food destination offering over 14 different bars and restaurants, which has been operational

since 2016 and attracted 40 million visitors annually. The Roomzzz Aparthotel on the upper levels opened for business in 2018. The food destination together with the new hotel acts as a significant additional generator of visitor traffic and footfall within the vicinity.

- 3.15 Recent developments have also completed at the Medieval Quarter masterplan, including the new Cathedral public realm and Glade of Light memorial garden.

Transport and Accessibility

- 3.16 The NOMA Framework area has excellent accessibility to a range of modes of transport.
- 3.17 The Site is bound to the north and south by Manchester's Inner Ring Road (IRR). The reconfigured Rochdale Road (A664) and widened Angel Street (A664) runs adjacent to the Site and forms a key arterial route into the City Centre from the North. Previously, at four lanes, Miller Street had acted as a physical and psychological edge to the City Centre, creating a barrier to the continued expansion of the City Centre and disconnecting communities on the northern edge of the City Centre.
- 3.18 Road alterations were carried out 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.
- 3.19 The IRR connects all the major road routes into the City Centre (including Rochdale Road) and as a result carries a high volume of traffic at all times of the day.
- 3.20 The area also benefits from good pedestrian accessibility and offers exceptional linkages to a variety of multi-modal public transport connections, including:
- Shudehill Interchange, which provides access to Manchester's Metrolink network as well as local bus services. Manchester Metrolink offers high-frequency services (up to 10 per hour) across Greater Manchester;
 - Victoria Station, which is an important hub on the north-west railway network and serves destinations throughout Greater Manchester and the north of England; and
 - Manchester Piccadilly Station, a 15-20 minute walk from the Site and providing further services to destinations across the UK.
- 3.21 Existing cycle infrastructure on Corporation Street and Dantzic Street allows cycle access into Manchester City Centre, with direct access to Manchester Victoria Station and the Printworks. There are two national cycle routes within proximity of the Site.
- 3.22 The local cycle network is also part of Greater Manchester's cycling and walking infrastructure proposal, named the "Bee Network", which comprises signed routes that mark the most direct and pleasant way to navigate an area on foot or by bike. The Site is located directly north of Bee Network improvements as part of the Manchester Northern / Eastern Gateway to the north of the Site, and improved crossing facilities adjacent to tramlines along Corporation Street and Shudehill.
- 3.23 As part of the Bee Network, a Bike Hire Scheme is being rolled out in Manchester as part of a public trial. There are currently no docking stations at NOMA, however it is envisaged that in summer 2022, there will be more than 200 stations, 1,200 pedal bikes and 300 e-bikes across Manchester, Salford, and Trafford.

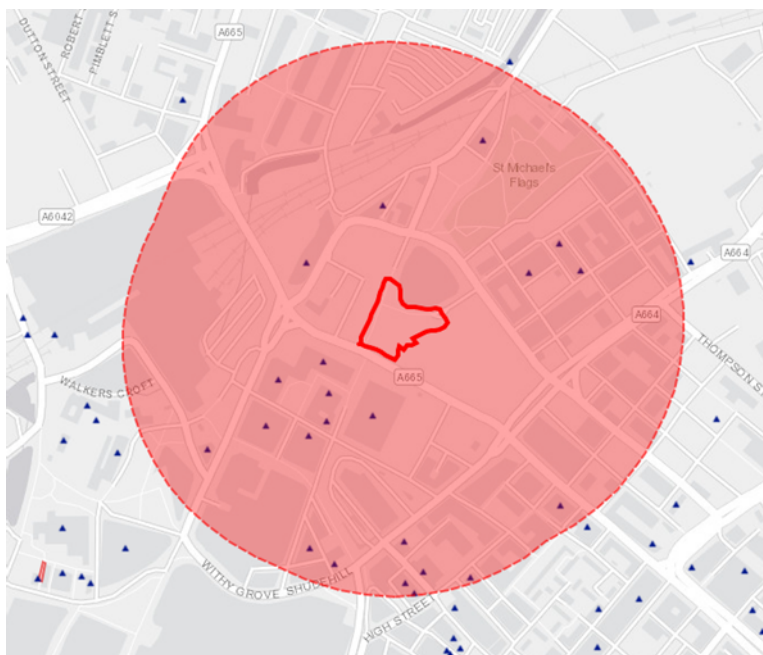
Historic Context

- 3.24 A significant amount of research and investigation has been undertaken to ascertain the historical and archaeological significance of the Site, both during the preparation of the wider NOMA

Masterplan and through site assessments relating to the development of 1 Angel Square and through the 2 and 3 Angel Square Planning Permission.

- 3.25 The Site itself is not located within a conservation area, nor are there listed buildings within the red line boundary. However, the Site is located within proximity to several conservation areas including Shudehill, Cathedral, Smithfield, and Ancoats Conservation Areas, and is located close to several listed buildings, principally associated with the NOMA historic estate.
- 3.26 The location of the listed buildings within 300m of the Site are shown within Figure 3.2 overleaf.
- 3.27 These listed buildings include:
- New Century House and Hall, Grade II listed.
 - Cooperative Wholesale Society, Corporation Street.
 - CIS Tower, Grade II listed.
 - Smithfield Market Hall, Grade II listed.
 - Redfern Building, Grade II listed.
 - Holyoake House, Grade II listed.
 - 29 Swan Street, Grade II listed.
 - Former Midland Bank, Grade II listed.
 - Crown and Kettle, Grade II listed.
 - Daily Express Building, Grade II* listed.
 - Derros Building, Grade II listed.

Figure 3.2: Listed Buildings within 300m of the Site (Historic England Map, 2022)



- 3.28 The Site is thought to have some archaeological significance from archaeological remains of workers' housing and industrial buildings, particularly cellar dwellings, may survive in-situ within the footprint of the proposed development site. Additionally, water outlet tunnels running from the base of the water wheel pit excavated on the Arkwright's Mill to the east may run beneath this area.

Flood Risk

- 3.29 The Environment Agency has classified the Site as falling entirely within Flood Zone 1 (low probability), classified as a low risk of flooding from rivers and sea, with the land having between a 1 in 100 and 1 in 1,000-year annual probability of flooding (without mitigation).
- 3.30 The Site currently comprises an area of public realm and therefore produces no foul water discharge.
- 3.31 The Site is not within a groundwater Source Protection Zone (SPZ) but is located within the Conurbation Core Critical Drainage Area.

Ecology

- 3.32 As confirmed by the supporting Ecological Survey and Assessment prepared by ERAP Ltd in support of this application, there are no areas designated as being of ecological importance at the regional or national level on the Site or in the immediate locality. There are no sensitive areas located within the vicinity of the Site.
- 3.33 No records of protected or notable species are held for the Site. The trees and shrubs are suitable for use by nesting bird species.
- 3.34 The landscape planting and amenity grassland are of 'local' importance as they contribute to the diversity of habitats within the local area.
- 3.35 The Site contains only common and widespread plant species. None of the habitats within the Site are of significant interest in terms of their plant species composition. None of the habitats present are representative of semi-natural habitat. No Priority Habitats are present.
- 3.36 No invasive plant species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were detected within the site.
- 3.37 There are nine trees located on the Site including the following:
- T1 (1no. Apple - low quality);
 - T2 (1no. Himalayan Birch – low quality); and
 - G2 (2no. Acacia, 2no. Sargent Cherry, 2no. Tibetan Cherry, 1no. Crab Apple – moderate quality).

Planning History

- 3.38 A planning history search for the Site has been undertaken using MCC's Public Access system. The results of the search did not identify any recent relevant planning applications on the Site. The following historic planning applications were identified of relevance to the Site:

Table 3.1: Site Planning History

Reference No	Address	Description of Development	Status
093612/AO/2010/N1	New Co-Operative HQ Site Miller Street Ancoats	<i>Retrospective application for erection of 2.4 metre high advertisement hoarding around the site, a 4m x 2m advertisement board above hoarding</i>	Completed.

Reference No	Address	Description of Development	Status
	Manchester M60 0AL	<i>and 8 no. x 10 metre high flagpole advertisements around the site</i>	
090606/FO/2009/N1	Car Park Miller Street Ancoats Manchester M4 4DY	<i>Erection of 14 storey office (Class B1) building (Co-operative Headquarters) with associated basement car parking on two levels providing 151 car parking spaces with associated public realm works including the closure of part of Dantzic Street and associated alterations to the highway including formation of mini roundabout at corner of Angel Street and Dantzic Street</i>	Completed.

4 The Proposed Development

- 4.1 This Section of the Statement provides a summary of the background to the scheme which sets the context for the Applicant's intention for this planning application, before providing a full description of the Proposed Development.
- 4.2 This Section should be read in conjunction with the application drawings and DAS prepared by Planit-IE.

Key Challenges and Development Brief

- 4.3 The existing public realm at Angel Square was designed within the early stages of the development of the NOMA estate and delivered as part of the construction of 1 Angel Square. As such, the design is outdated in the context of the emerging and proposed developments at NOMA and thus does not effectively address the connectivity across the space and between plots. The existing public realm also lacks any hierarchy in space or any flexibility to create an interesting and effective public realm environment for all, whilst the Site does not make the most of the opportunities to enhance biodiversity and tree cover within this urban location.
- 4.4 As such, the Applicant aims to deliver an improved public realm environment to provide biodiversity improvements and better enhance connections across the space. The aim being to improve sustainability across the NOMA estate in line with the Applicants wider estate sustainability objectives, whilst also further improving how the space is used by the local community and existing and future visitors to NOMA. The brief is to also tie in seamlessly to the public realm proposal for 2 and 3 Angel Square (Ref. 134307/FO/2022), which was recently granted Planning Permission in October 2022.
- 4.5 There are a number of key design drivers to achieve this vision:
- Supporting the Applicant in delivering a sustainable and green estate, providing a net gain in biodiversity.
 - Defining key routes and creating secondary routes.
 - Highlighting main entrances and addressing the active building façades.
 - Connecting to and crafting a new flexible central space.
 - Forming a comfortable sense of enclosure.
 - Defining peripheral sub-spaces.
- 4.6 However, there are a number of key challenges associated with the redesign of the Site, which Planit-IE have sought to address effectively, including:
- the change in Site levels across the Site and need to ensure accessibility for all across the space;
 - an array of below ground services and attenuation tanks, including three large earth tubes and associated ventilation shafts in the centre of the Site;
 - 1 Angel Square basement extends out beyond the external walls of the building into Angel Square and must be avoided during any groundworks; and

- Dantzic Street remains as adopted highway, and although subject to a prohibition of driving order, it therefore has a requirement to be publicly accessible at all times.

Pre-application Consultation

- 4.7 At all stages of the design development process, the Applicant and design team have sought to undertake early consultation with key stakeholders.
- 4.8 The pre-application consultation strategy was designed to reflect guidance within MCC's adopted Statement of Community Involvement (2018) and the NPPF.
- 4.9 A summary of the pre-application consultation is provided below, which is detailed further within the Statement of Consultation prepared by Deloitte and Counter Context and submitted in support of this application.
- 4.10 A public engagement exercise was undertaken for local residents and interested parties to learn more about the Proposed Development and provide feedback to the Applicant and project team. The public consultation presented the early-stage proposals for Angel Square public realm alongside the 2 and 3 Angel Square office development proposals, with the intention to receive feedback early on in the design process to inform the design of the Proposed Development.
- 4.11 The public consultation went live on Friday 6 May 2022 and ran initially until Thursday 26 May 2022.
- 4.12 During the pre-application consultation, a range of communication methods were used to provide information about the Proposed Development and ensure that people had the opportunity to provide their feedback. 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.
- 4.13 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.
- 4.14 A drop-in event also took place on 17th May 2022. Three members of the public attended the event.
- 4.15 In total, there were 1,105 visits to the consultation website from 512 different users.
- 4.16 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. In total eight online feedback forms were completed, with six respondents expressing support for the Proposed Development, one neither supporting or opposing and one strongly supporting.
- 4.17 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 proposal for Angel Square public realm, with support expressed for the landscape proposals. The comments in relation to Angel Square public realm are summarised below:

- 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 included within the proposed landscape design.
 - Suggestion that improvements should be made to Miller Street, prioritising pedestrians over car traffic.
- 4.18 On the day that the public consultation went live (Friday 6 May 2022) and after the period of local elections, the project team met with Councillor Douglas to brief them on the proposals for both 2 and 3 Angel Square and Angel Square public realm. Councillor Douglas expressed support for the Proposed Development, in particular for the delivery of a more sustainable development and improved public realm.
- 4.19 Subsequently following further design development for Angel Square public realm, Piccadilly Councillors were invited to attend a pre-application briefing meeting on 12th September 2022. This meeting was attended by Councillor Jon-Connor Lyons, where proposals were presented of the proposed detailed design of Angel Square public realm.
- 4.20 Pre-application consultation also took place with MCC planning officers, the Flood Authority, United Utilities, Greater Manchester Police, and GMAAS.
- 4.21 These matters have been considered by the Applicant and design team in finalising the Proposed Development. Detailed responses to the feedback received are provided within the Statement of Consultation prepared by Deloitte and Counter Context.

The Proposed Development

- 4.22 The Proposed Development comprises improvements to a Site of 0.49 ha. and will ensure that Angel Square functions effectively as the primary area of public realm within the NOMA masterplan.
- 4.23 The Proposed Development has been designed by Planit-IE and will form an integral part of the wider NOMA public realm. The landscape has been designed to feed into the local green infrastructure in Manchester and particularly the Northern Gateway, including Angel Meadow Park, the nearby Green Quarter, and further beyond to the Irk Valley.
- 4.24 The Proposed Development also seeks to integrate seamlessly into the recently approved proposals for 2 and 3 Angel Square and the associated landscape scheme but have both also been carefully designed to function independently.
- 4.25 The Proposed Development has been designed to effectively address site levels, whilst improving connections across the space and between building entrances for 1 Angel Square, the recently approved 2 and 3 Angel Square development, and 4 Angel Square currently under construction.
- 4.26 The Proposed Development will be accessible for all, with level access created through the Site as shown within the DAS submitted in support of the application.
- 4.27 The following measures are proposed to provide an improved public realm environment:
- Creation of new primary and secondary pedestrian routes through the Site to provide attractive green links through NOMA, including wider routes and informal garden routes which meander through the Site and encourage people to take in their surroundings. The public space has been designed to ensure level access across the Site.

- Provision of an improved arrival plaza at the entrance to 1 Angel Square with clear sight lines and views towards both the primary and secondary pedestrian routes through Angel Square towards Manchester City Centre and also through to Angel Street and beyond into the Northern Gateway.
- A new route to the north of the Site from east to west and adjacent to 1 Angel Square to improve access between 1 Angel Square entrance and 2 and 3 Angel Square over towards 4 Angel Square.
- Delivery of a 'City Garden', which comprises landscaping to be maintained by the local community, providing a sense of ownership over the space and including a varied range of planting to be planted and maintained with the community through the Plant NOMA initiative.
- Planting of 36 new high quality and varied semi mature trees to replace the six trees required for removal, going well beyond MCC's tree replacement ratio requirements. In collaboration with the National Trust a number of trees will be blossom trees. The trees to Miller Street are not located on highways land and are proposed within planters due to the location of below ground services that prevent tree planting in the ground.
- Flexible event space with tiered seating in the heart of Angel Square, which is suitable for hosting temporary small-scale events.
- Provision of the 'NOMA Tree' (which is proposed to be a landmark tree), and a water feature within the flexible central space to provide a sense of identity and a place to play for the local community. The water feature will be designed to seamlessly integrate into the existing Site so that it does not detract from the space if turned off.
- Designing in the necessary servicing, power and water points across the public space and the capability to host a future community space.
- The considered design of street furniture for accessibility requirements and the creation of a sunspot which includes tables and chairs to the north-western side of the Site for all to use and which has been placed in a location which achieves sunlight for the most hours.
- Implementation of a sustainable drainage scheme, which includes the provision of rain gardens to collect surface water and improve planting biodiversity, underground attenuation, and the potential for permeable paving.
- Retention of the existing architectural earth tubes.
- Provision of secure lines largely similar to that existing. This will include a mix of bollards and integrated furniture elements to ensure pedestrian safety throughout the Site whilst creating a welcoming approach. Drop bollards will be used to provide access for maintenance.
- Provision of three additional wayfinding totems along Dantzic Street to improve placemaking and wayfinding across the Site. It is proposed that an appropriately worded condition would be applied to a subsequent consent to enable the final details of these totems to be agreed at a later date.
- Provision of an improved lighting and CCTV scheme across Angel Square. Detailed proposals will be developed further during RIBA Stage 3 and 4 and will address the recommendations of the Crime Impact Statement in order to provide well illuminated and monitored footpaths and circulation routes.
- A smoking shelter is proposed to the west of 1 Angel Square to divert smokers to a designated area and out of the main public realm area.

- The eight existing Sheffield Cycle Stands are proposed to be relocated within the public realm, providing sixteen cycle parking spaces. A further ten TfGM 'Bee-Network' Cycle Hire stands will also be provided.
- Waste bins will be provided across the public realm which will include facilities for recycling.
- The choice of materials proposed has also been carefully considered in terms of the site location and context, quality, and their embodied carbon impact. The proposed materials comprise high-quality hard landscaping materials across the public realm which take reference to the surrounding NOMA public realm delivered as part of recent schemes including Angel Gardens and Sadler's Yard. Where possible the team will aim to re-use and re-cycle elements found within the existing areas of Angel Square. Further information about the proposed landscaping and materials can be found within the DAS submitted in support of the application.

Inclusive Access

- 4.28 The proposed scheme provides a safe, legible, high-quality environment that will be easily used by as wide a range of people as possible without undue effort, special treatment, or separation. The overall approach to the design will aim to meet the access standards set by key regulatory and good guidance documents.
- 4.29 The Proposed Development has had full consideration for the design of street furniture and its placement for accessibility requirements, whilst level access is also provided across the public realm ensuring everyone is able to enjoy the gardens equally.
- 4.30 Further information on inclusive design can be found within the DAS submitted in support of the planning application.

Waste Management

- 4.31 The waste management arrangements are outlined within the DAS submitted in support of this application.
- 4.32 As per the existing arrangements for Angel Square public realm, the waste bins around the public realm are proposed to be emptied by the NOMA groundsman every day. Waste is then transferred using a trolley to the Estate wheelie bin which is stored within Federation loading bay.
- 4.33 The waste bin is 1100 litres and is collected twice a week (Weds and Fri).

Safety and Security

- 4.34 A Crime Impact Statement (CIS) has been prepared by GMP, which 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.

5 Public and Sustainability Benefits

5.1 The Proposed Development will deliver the following public and sustainability benefits:

- Significantly increasing the tree cover through providing 36 trees, a net increase of 30 trees, and increasing the biodiversity value of the Site by 30% and therefore contributing towards carbon sequestration within Manchester City Centre.
- Providing high quality landscaping, improving the urban environment and the setting of nearby heritage assets.
- Improving connections between the City Centre, NOMA and the Northern Gateway, including the following key regeneration areas: the Green Quarter; Angel Meadows; Victoria Station; Ancoats; New Islington; New Cross; Strangeways; and the surrounding neighbourhoods.
- Providing improved green links between existing green infrastructure including Angel Meadows, the proposed park at Victoria North, and through to existing areas of public realm and green space in the City Centre, including the Glade of Light Memorial Gardens and Exchange Square.
- Providing activity to all areas of Angel Square through creating new routes through the space and between existing and proposed developments, increasing the level of natural surveillance and improving the safety of this area.
- Ensuring that the proposals continue to provide a safe environment that prioritises pedestrians and cyclists over vehicular traffic, encouraging the use of sustainable transport and continuing to play its part in helping the city achieve its ambitions to be carbon neutral by 2038.
- Creating an area of public realm with greater function through designing-in the capability of the space to include temporary pop-up stalls and a potential future community use. This will activate the Site through increased footfall to create a vibrant, stimulating environment for people to live, work, study and play through.
- Providing further dwell spaces, which not only enhances how the space is used by the local community and visitors to NOMA, but also provides ample space for elderly and disabled users to rest.
- Creation of circa 25 - 30 temporary jobs during the construction period with opportunities for local people to access employment using a Local Labour Agreement.
- Helping to create a successful neighbourhood through the creation of high-quality public realm and improvements to pedestrian and cyclist connections, taking example from sought-after office locations including Spinningfields, Circle Square, St John's and St. Peter's Square, which share the following characteristics:

Public Realm – a key element to a successful office location is having high quality public realm within the vicinity of the development. This space aids with permeability but also provides amenity space for occupiers. New office developments can also have a positive impact on existing public realm, introducing activity to an area which was neglected.

Connections – strong connections with other business areas and public transport infrastructure are important. Successful commercial locations are often on a more prominent route across the city centre – e.g., Oxford Road to Spinningfields, or NOMA on the inner-city ring road.

Business Environment – each location has a strong commercial identity. This goes beyond just having other office buildings nearby but also includes having a wide range of supporting businesses such as restaurants, shops, and bars that are necessary ingredients in professional life.

- Mitigating against climate change including using sustainable urban drainage including the provision of rain gardens, underground attenuation, and the potential for permeable paving. High-quality materials are also proposed which align with the principles of a circular economy. Existing materials will be re-used on the site where possible.
- Enabling further contributions towards the £4.5 million of social value that has already been generated through further volunteering, training, apprenticeships, and health and well-being initiatives at NOMA, including Plant NOMA initiative. The Plant NOMA Initiative has around 100 hours of volunteering each week and enables members of the local community to have a role in planting and maintaining the public realm spaces and gardens across NOMA. The detailed planting plans for the area will be worked up with Plant NOMA who will engage with the surrounding communities to create a new city garden in Angel Square.

- 5.2 Overall, the Proposed Development will create a vibrant, welcoming, safe and secure and sustainable environment where pedestrians and cyclists are prioritised, which will support the Council's objectives to improve the quantity and quality of the City's green infrastructure and will assist the Council in working towards the target to become carbon neutral by 2038.

6 Key Planning Considerations

- 6.1 This section provides an overview of relevant planning policy and an assessment of the key site-specific planning considerations relevant to the determination of the application

Principle of Use

Policy and Guidance

- 6.2 The Site forms a key area of public realm on the edge of Manchester City Centre, within the North Manchester area and Regional Centre as defined by the LDF.
- 6.3 Core Strategy Policy SP 1 (Spatial Principles) highlights the importance of City Parks stating that access to these resources should be improved. It goes on to state that the City's network of open spaces should provide all residents with good access to recreation opportunities, whilst development in the City should promote walking and cycling.
- 6.4 Policy EN1 (Design Principles and Strategic Character Areas) outlines that wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals.
- 6.5 Policy EN 8 (Adaption to Climate Change) states that developers should have regard to opportunities to provide linked and diverse green space to enhance natural habitats.
- 6.6 Policy EN 9 (Green Infrastructure) highlights that new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. New green infrastructure provision should be an exemplar of best practice and innovation in terms of both its design and management.
- 6.7 Policy EN 10 (Safeguarding Open Space, Sport and Recreation Facilities) sets out that the Council will seek to retain and improve existing open spaces to provide a network of diverse, multi-functional open spaces. Proposals will be supported that:
- improve the quality and quantity of accessible open space, sport and recreation in the local area provide innovative solutions to improving the network of existing open spaces,
 - increase accessibility to green corridors, and enhance biodiversity,
 - improve access to open space for disabled people.
- 6.8 Policy EN 10 goes on to state that proposals on existing open spaces and sport and recreation facilities will be permitted where equivalent or better replacement open space facilities will be provided.
- 6.9 The NPPF also states that proposals should establish or maintain a strong sense of place, using arrangement of streets, spaces, building types and materials to create attractive, welcoming and

distinctive places to live, work and visit. They should also create safe, inclusive and accessible environments which promote health and well-being.

Compliance of the Proposed Development

- 6.10 This Site is a key area of public realm, central to the NOMA estate and located within the City Centre Fringe. In recent years and since Angel Square was first designed, NOMA has undergone significant transformation through the development of 1 Angel Square, the under construction 4 Angel Square and most recently through the granting of planning permission for 2 and 3 Angel Square. The historic Co-operative Group estate has also been transformed whilst there is a large amount of residential uses which have either completed or are in the pipeline to the north of the Site.
- 6.11 In recent years the Applicant have also placed a much greater emphasis on sustainability, as evidenced in the recently approved 2 and 3 Angel Square application, which targets sustainability ratings of BREEAM Outstanding and NABERS 5*.
- 6.12 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.
- 6.13 The Site forms a key area of public realm in North Manchester and the Regional Centre and on the edge of Manchester City Centre, where Policy SP1 (Spatial Principles) emphasises the importance of the City's network of open spaces, in particular, the City Parks and improving access to these resources.
- 6.14 In line with Policies EN 8 (Adaption to Climate Change), EN9 (Green Infrastructure), EN10 (Safeguarding Open Space, Sport and Recreation Facilities) and EN11 (Quantity of Open Space, Sport and Recreation) of the Manchester Core Strategy, the Proposed Development will expand and enhance the quality of an existing area of green infrastructure, providing a net gain in biodiversity and tree cover on-site.
- 6.15 The proposals for Angel Square public realm will include high quality hard and soft landscaping and furniture which will act to improve the environment around NOMA. The Proposed Development will enhance connections across the space between buildings and towards the City Centre and also through to the existing and proposed green infrastructure in the Northern Gateway, including the residential areas to the north and to existing and proposed areas of green space in the city. It will provide an improved environment for all to enjoy, play and dwell.
- 6.16 The introduction of space for temporary events and pop-up retail uses will also activate the space, helping to create a vibrant, stimulating environment that is attractive to all. As such, it is considered that the principle of the proposed development is supported by local and national planning policy.

Impact on the Local Environment

Ecology

Policy and Guidance

- 6.17 Core Strategy Policy EN15 (Biodiversity and Geological Conservation) outlines that the Council will seek to maintain and enhance sites of ecological value throughout the City. Developers are required to demonstrate that they have assessed and taken account of the potential effect of the development on biodiversity including European, national, and locally priority species such as the great crested newt, pipistrelle bats and certain bird species.
- 6.18 Manchester Green and Blue Infrastructure Strategy together with its Stakeholder Implementation Plan, was approved in July 2015. The strategy is founded on the basis that attractive, multi-functional green and blue infrastructure is a key component of shaping and delivering the quality-of-life people expect and enhancing the City's global image as a place in which to live, work and invest.
- 6.19 Its main objectives are as follows:

- Improve the quality and function of existing green and blue Infrastructure, to maximise the benefits it delivers.
 - Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth.
 - Improve connectivity and accessibility to green and blue infrastructure within the city and beyond.
 - Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.
- 6.20 Chapter 15 of the NPPF (Conserving and enhancing the natural environment (paragraphs 170 to 183)), identifies numerous ways in which planning policies and decisions can contribute to and enhance the natural and local environment. It states that new development should minimise impacts on ecology, and developments should be encouraged to incorporate biodiversity improvements in and around developments.
- 6.21 The Environment Act 2021 further supports this commitment to, and strengthens the legislation in respect of, maintaining and also enhancing biodiversity in England, and Part 6 Nature and Biodiversity includes, amongst others, strengthened biodiversity duty for public authorities in England and Biodiversity net gain to ensure developments deliver at least 10% increase in biodiversity.
- 6.22 The Places for Everyone Joint Development Plan (Publication Plan) is yet to be adopted, however it is at an advanced stage. Policies in the Submission Plan Draft (2021) that are considered relevant are set out below:
- Draft Policy GM-G 2- Green Infrastructure Network: the green infrastructure network will be designed, managed, protected, and enhanced to help deliver benefits which involve enhancing biodiversity, by expanding, improving, and connecting habitats.
 - Draft Policy GM-G 8 – Standards for a Greener Greater Manchester: The GMSF indicates Standards for a Greener Greater Manchester including access to greenspace.
 - Draft Policy GM-G 9 – A Net Enhancement of Biodiversity and Geodiversity: The policy considers the requirement for Net Enhancement of Biodiversity and Geodiversity through following the mitigation hierarchy of avoiding harm, mitigating locally or otherwise compensating for loss.

Compliance of the Proposed Development

- 6.23 An Ecological Survey and Assessment has been prepared by ERAP. An ecology desk-based assessment has been completed and a site walkover survey took place in August 2022. The Survey found that the Site:
- Contains only common and widespread plant species
 - None of the habitats within the Site are of significant interest in terms of their plant species composition.
 - None of the habitats present are representative of semi-natural habitat.
 - No Priority Habitats are present on the Site.
 - No invasive species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) are present within the Site.

- 6.24 As confirmed in the Ecological Survey and Assessment, the trees, grassland, and ornamental planting are of 'site' value only.
- 6.25 A full Arboricultural Impact Assessment has also been undertaken by Bowland Tree Consultancy Limited and found that there are nine trees located on the Site. Most of the trees to be removed comprise those of a moderate quality, with two low quality trees also proposed for removal.
- 6.26 The Proposed Development will remove these habitats during the construction phase of the proposed development. It is proposed to provide compensation for the loss of these habitats via the provision of ornamental planting (enriched with pollinator species), and via the planting of 36 new semi-mature trees across the site, in accordance with the landscape proposals.
- 6.27 An assessment of the Proposed Development against Manchester's Green and Blue Infrastructure Strategy (2015) has been undertaken by Deloitte LLP and is included within Appendix 1.
- 6.28 As outlined above in Section 4, the Proposed Development includes green landscaping as part of an improved public space and street planting. This planting will contribute to the urban greenery and create an attractive place where people want to spend time. The plants proposed will be specifically chosen for the site context, with a number being shade tolerant to ensure they can thrive in this urban environment. The Applicant is also working with natural England to provide blossom trees and fruit trees.
- 6.29 Further measures are proposed to enhance biodiversity including the creation of rain gardens to harvest surface water and provide an effective sustainable drainage system which improves plant biodiversity. The proposals will secure an opportunity to implement beneficial measures such as habitat creation that will safeguard habitats for wildlife, including bat and bird boxes and bee hotels.
- 6.30 A Biodiversity Net gain Assessment has been carried out by ERAP and submitted in support of this planning application. This outlines that there will be a 30% net gain in biodiversity on-site.

Flood Risk and Drainage

Policy and Guidance

- 6.31 Core Strategy Policy EN14 (Flood Risk) outlines that development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding; this should take account of all sources of flooding identified in the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA).
- 6.32 In addition to the requirements for site-specific Flood Risk Assessments (FRAs), an appropriate FRA will also be required for all development proposals, including changes of use, on sites greater than 0.5ha within Critical Drainage Areas (CDAs) and Canal Hazard Zones identified in the SFRA.
- 6.33 Core Strategy Policy EN17 (Water Quality) sets out that following elements a development must consider in relation to water quality:
- Avoid any adverse impact on water quality, including during the construction phase.
 - Minimise surface water run-off, maximise the use of appropriate sustainable drainage systems, and minimise groundwater contamination.
 - If close to a watercourse the development should ensure waste and litter cannot enter the watercourse
- 6.34 Chapter 14 of the NPPF provides policy guidance on climate change, flooding, and coastal change. Paragraph 159 explains the basic principle that inappropriate development in the areas at risk of flooding should be avoided. This is achieved through applying a Sequential and Exception Test as

governed by Paragraphs 161-166. This provides the tests that must be met to allow development on land at risk of flooding and is explained in detail further within this section.

Compliance of the Proposed Development

- 6.35 The Site lies within Flood Zone 1 and as such is at low risk of flooding from rivers or sea. The Site is less than 0.5 hectare and therefore falls below the threshold for the requirements of a Flood Risk Assessment within a Critical Drainage Area.
- 6.36 A Drainage Strategy has been prepared by Buro Happold in support of the planning application. The exact configuration and nature of the drainage is to be determined at the detailed design stage and dependent on any discharge of planning conditions.
- 6.37 This Drainage Strategy has been prepared following a pre-application meeting with the Lead Local Flood Authority 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.
- 6.38 To be in line with United Utilities and the Lead Local Flood Authority criteria, it is proposed to reduce the surface water runoff rate for the existing impermeable area by 50% and discharge the additional impermeable area at Q-bar greenfield runoff rates. It is therefore proposed to limit the discharge of surface water from the proposed development to 25.3l/s.
- 6.39 Attenuation storage will be required to facilitate the reduction of the proposed flows, and SuDS will be included wherever practicable. Attenuation is proposed in the form of an underground geocellular attenuation tank. As the location, size and condition of the existing public realm attenuation tank is to be confirmed by further surveys, it is not currently proposed to reuse the existing tank. However, if the tank is found to be suitable at a later design stage, the existing tank could provide a proportion of the required attenuation for the site, which would reduce the required scale for additional attenuation.
- 6.40 The location of the attenuation associated with 1 Angel Square is also to be confirmed by further surveys, therefore the final location of the proposed attenuation tank is to be confirmed once this is understood.
- 6.41 The surface water network will ultimately discharge to the public combined sewer located within Dantzic Street to the west of the site.
- 6.42 With regards to foul water, the development will be designed with separate systems for both foul and surface water drainage which will remain separate until the point of discharge to the public combined sewer located under Dantzic Street. United Utilities confirmed that the foul water from the Site can be discharged at an unrestricted rate to the public combined sewer network.

Heritage

Policy and Guidance

- 6.43 Core Strategy Policy EN 3 (Heritage) encourages development that complements and takes advantage of the distinct historic and heritage features of the City Centre. Policy EN 3 stresses that proposals must preserve and, where possible, enhance the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.
- 6.44 Policy CC9 relates to design and heritage where development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.
- 6.45 Chapter 16 of the NPPF sets out that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. When determining a planning application, the LPA should take account of the desirability of sustaining and enhance the significance of heritage

assets and consider if a new development makes a positive contribution to the local character and distinctiveness.

Compliance of the Proposed Development

- 6.46 There are no designated heritage assets within the Site, however there are a number of Grade II heritage assets adjacent to the Site.
- 6.47 It is considered that given the nature of the Proposed Development, which aims to improve an existing area of public realm, that the Proposed Development will overall have a positive impact on the setting of these heritage assets.
- 6.48 Overall, the Proposed Development will cause no harm to the identified heritage assets and will have a negligible to minor positive impact on the significance of the adjacent heritage assets.

Archaeology

Policy and Guidance

- 6.49 Core Strategy Policy DM1 (Development Management) sets out that all development should have regard to effects relating to archaeological heritage.
- 6.50 Section 16, paragraph 194 of the NPPF sets out that where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Compliance of the Proposed Development

- 6.51 A WSI of the Site has been undertaken by Salford Archaeology and is submitted in support of this application. The WSI states that the Site is thought to have some archaeological significance from archaeological remains of workers' housing and industrial buildings, particularly cellar dwellings, may survive in-situ within the footprint of the proposed development site. Additionally, water outlet tunnels running from the base of the water wheel pit excavated in Arkwright's Mill to the east may run beneath this area. Any archaeological remains that do survive may be removed during the course of the public realm works and thus a programme of archaeological monitoring during any intrusive groundworks will be required.

Waste and Servicing

Policy and Guidance

- 6.52 Policy DM 1 (Development Management) also states that all development should have regard to effects on amenity including litter and refuse storage and collection.
- 6.53 Policy EN19 (Waste) states that the Council will require all developers to demonstrate the proposals consistency with the principles of the waste hierarchy. All developers will be required to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled wherever possible and how the sustainable waste management needs of the end user will be met.

Compliance of the Proposed Development

- 6.54 A number of litter bins are proposed within the Public Realm at Angel Square. As per the existing arrangements for Angel Square public realm, the waste bins around the public realm are proposed to be emptied by the NOMA groundsman every day. Waste is then transferred using a trolley to the Estate wheelie bin which is stored within Federation loading bay.
- 6.55 The waste bin is 1100 litres and is collected twice a week (Weds and Fri).

- 6.56 The proposed arrangements for the management of litter and waste at Angel are set out within the DAS prepared by Planit-IE. Measures to control construction waste will be managed in accordance with the detailed CMP.

Landscaping Maintenance

Policy and Guidance

- 6.57 Policy EN 9 (Green Infrastructure) states that new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. It goes on to state that new green infrastructure provision should be an exemplar of best practice and innovation in terms of both its design and management.

Compliance of the Proposed Development

- 6.58 A Landscape management Plan is included within the Design and Access Statement submitted in support of the planning application. It is proposed that the landscaping would be maintained by the contractor who has undertaken the works for the first year then subsequently by the Plant NOMA volunteering initiative.

Ground Conditions

Policy and Guidance

- 6.59 Core Strategy Policy EN18 (Contaminated Land and Ground Stability) sets out that the Council will give priority for the remediation of contaminated land to strategic locations.
- 6.60 Paragraph 183 of the NPPF requires that planning policies and decisions should ensure that sites are suitable for any proposed use by taking account of ground conditions and risks arising from land instability and contamination. This includes the risks arising from natural hazards or former activities such as mining and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation).

Compliance of the Proposed Development

- 6.61 A Ground Engineering Interpretative Report was undertaken by Buro Happold in 2009 as part of the 1 Angel Square planning application and a Remediation Strategy was subsequently submitted to MCC to enable the discharge of Condition 25. We understand that all the conditions on 1 Angel Square, including those relevant to ground conditions, have either been discharged or complied with.
- 6.62 A ground Condition Summary Report has been prepared by Buro Happold in support of this planning application. It details that the historical chemical concentrations in the soils beneath the Site are not likely to pose a significant risk to the end users of the development. Provided the construction workers use good working practice and wear appropriate personal protective equipment, the risk to them is also considered to be low.
- 6.63 It also states that based on the supplied existing and proposed levels, the majority of the works will be working within the existing 'clean' build up zone. As the detailed design progresses, it is recommended that a cut/fill analysis and 3D isopachyte drawing is produced to clearly show the differences in level across the site.
- 6.64 It is recommended that all works within the proposed NOMA Angel Square are completed in accordance with an approved earthworks specification. Within the document there should be a section which sets out the protocol if unexpected contamination is recorded during the works.
- 6.65 The Main Contractor who completes the works will also have to keep detailed records of materials movement in and out of the Site and ultimately produce a verification report for the works to prove that they have been completed in accordance with the approved earthworks specification.

Construction Management

Policy and Guidance

- 6.66 Core Strategy Policy DM1 (Development Management), states that development should have regard to effects on amenity, including noise, air quality, road safety and traffic generation. Policy SP1 (Spatial Principles), states that developments should minimise emissions.

Compliance of the Proposed Development

- 6.67 An Outline Construction Management Plan has been prepared by Gardiner & Theobald, which outlines how the construction of the Proposed Development would be managed to minimise any potential adverse impact to the local community.
- 6.68 It is anticipated that a planning condition would be attached to any Decision Notice requiring submission of a detailed Construction Management Plan following appointment of a contractor and in advance of commencement of development.
- 6.69 Construction activity will generally take in line with MCC Guidance, of 7.30am to 6pm Monday to Friday and 8.30am – 2pm on Saturdays, with any works outside of these hours being subject to prior approval from MCC to protect residential amenity.

7 Summary and Conclusions

- 7.1 This Statement accompanies an application for Full Planning Permission for the redevelopment of Angel Square public realm at NOMA. The Applicant is NOMA (GP) Ltd.
- 7.2 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.
- 7.3 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 immediately to the east.
- 7.4 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*.
- 7.5 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.
- 7.6 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.
- 7.7 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.
- 7.8 The Applicant and project team are committed to improving the public realm environment around NOMA. The Proposed Development will have the following economic, social, and environmental benefits:
- Significantly increasing the tree cover by 30 trees and biodiversity value of the Site by 30% and therefore contributing towards carbon sequestration within Manchester City Centre.
 - Providing high quality landscaping and archaeological interpretation, improving the urban environment, responding sensitively to the setting of nearby heritage assets.
 - Improving connections between the City Centre, NOMA and the Northern Gateway, including the following key regeneration areas: the Green Quarter; Angel Meadows; Victoria Station; Ancoats; New Islington; New Cross; Strangeways; and the surrounding neighbourhoods.
 - Providing improved green links between existing green infrastructure including Angel Meadows, the proposed park at Victoria North, and through to existing areas of public

realm and green space in the City Centre, including the Glade of Light Memorial Gardens and Exchange Square.

- Providing activity to all areas of Angel Square through creating new routes through the space and between existing and proposed developments, increasing the level of natural surveillance and improving the safety of this area.
- Ensuring that the proposals continue to provide a safe environment that prioritises pedestrians and cyclists over vehicular traffic, encouraging the use of sustainable transport and continuing to play its part in helping the city achieve its ambitions to be carbon neutral by 2038.
- Creating an area of public realm with greater function through designing-in the capability of the space to include street vendors and pop-up café's and events, activating it through increased footfall to create a vibrant, stimulating environment for people to live, work, study and play through;
- Providing further dwell spaces, which not only enhances how the space is used by the local community and visitors to NOMA, but also provides ample space for elderly and disabled users to rest;
- Creating of circa 25 – 30 temporary jobs during the construction period with opportunities for local people to access employment using a Local Labour Agreement.
- Helping to create a successful commercial area through the creation of high-quality public realm and improvements to pedestrian and cyclist connections.
- Mitigating against climate change including using sustainable urban drainage and high-quality materials which align with the principles of a circular economy. . Existing materials will be re-used on the site where possible.
- Enabling further contributions towards the £4.5 million of social value that has already been generated through volunteering, training, apprenticeships, and health and well-being initiatives at NOMA, including Plant NOMA initiative. The Plant NOMA Initiative has around 100 hours of volunteering each week and enables members of the local community to have a role in planting and maintaining the public realm spaces and gardens across NOMA. The detailed planting plans for the area will be worked up with Plant NOMA who will engage with the surrounding communities to create a new city garden in Angel Square.

- 7.9 As demonstrated within this Statement, the Proposed Development will make a significant contribution towards the strategic vision of both NOMA and the Northern Gateway through the delivery of an enhanced public realm environment, which will help to ensure that NOMA becomes a top destination in the City.
- 7.10 The proposal has been prepared in collaboration with MCC and other key stakeholders, including MCC Flood Risk Team, GMAAS, and Greater Manchester Police. Pre-application consultation has also been undertaken with the local community and interest groups online via the NOMA Engage website and a public exhibition. Detailed comments have been fully considered and addressed in the application submission.
- 7.11 Environmental and amenity issues have also been fully considered in the scheme's development and all technical matters have been suitably addressed. Overall, the Proposed Development is supported by planning policy at all levels and are in accordance with an up-to-date Development Plan, in the adopted Manchester Core Strategy.
- 7.12 A detailed assessment of the Proposed Development has been undertaken against adopted planning policy as set out in Sections 6 of this Statement. The Proposed Development is consistent with the

aims and objectives of the Development Plan and in accordance with Development plan policies as a whole. It is also further justified in the context of other material considerations, including the NPPF and the NOMA SRF, and other national and local policy guidance.

7.13 The proposal therefore merits the support from the Council and the grant of Planning Permission.

Appendix 1 – Green and Blue Infrastructure Statement

Green and Blue Infrastructure

The table below outlines how the Proposed Development responds to the vision and objectives set out in the Manchester Green and Blue Infrastructure Strategy 2015 (and in turn Core Strategy Policies EN9 Green Infrastructure and EN15 Biodiversity and Geological Conservation). It should be read in conjunction with the DAS and Public Realm DAS.

Vision:	Response:
By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The City's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the City. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.	The proposed improvements to the landscaping and public realm will provide a high-quality environment, which will be attractive to existing and future occupiers and residents at NOMA and the surrounding neighbourhoods, supporting the creation of new jobs, and enhancing permeability through NOMA for customers and local residents. The landscape is designed to reach outwards, encouraging public access, delivering on the vision in the SRF to create vibrant and connected spaces through the provision of high-quality public realm. The Proposed Development provides a range of new hard and soft landscaping, including 'City Gardens', and measures to enhance biodiversity including bat and bird boxes and bee hotels. Improved pedestrian and cycle routes will be provided as part of this Proposed Development. The Proposed Development will also include for 16 cycle spaces and a further ten TfGM 'Bee-Network' Cycle Hire stands will also be provided.
Objectives established to enable the vision to be achieved:	Response:
1. Improve the quality and function of existing Green and Blue Infrastructure, to maximise the benefits it delivers.	The Proposed Development will involve the redevelopment of an existing area of public realm on a site of circa 0.49 hectares. The existing public realm is outdated and is not currently well-designed to account for the new major office developments under construction or in the pipeline. The purpose of the Proposed Development is to make it a more useable public space, to improve connections across the public realm and between plots as well as to provide an improved environment for people to dwell and enjoy.

	As confirmed by the supporting Ecological Survey and Assessment prepared by ERAP Ltd in support of this application, there are no areas designated as being of ecological importance at the regional or national level on the Site or in the immediate locality. There are no sensitive areas located within the vicinity of the Site. No records of protected or notable species are held for the Site. The trees and shrubs are suitable for use by nesting bird species. The landscape planting and amenity grassland are of 'local' importance and the Site contains only common and widespread plant species. None of the habitats within the Site are of significant interest in terms of their plant species composition. None of the habitats present are representative of semi-natural Although nine trees are located on the Site and are required to be removed, the Proposed Development includes for the provision of 36 new semi-mature trees. The Proposed Development includes the provision of a varied mix of native and non-native flowering and fruit-bearing species, which will be attractive to invertebrates and higher trophic species. It has also included for bat and bird boxes and bee hotels.
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the City's growth.	As above, the Proposed Development will incorporate features to improve biodiversity at the Site. The Proposed Development seeks to create an attractive and pedestrian friendly environment that is accessible to all, including existing and future occupiers and residents within NOMA and the surrounding neighbourhoods. The Proposed Development will act to create an attractive destination in the City and will support existing and attract future occupiers to the NOMA estate. This will help maximise the economic potential of NOMA, to capture new opportunities for sustained growth in key sectors, as identified in the Greater Manchester Strategy 2013-2020.
3. Improve connectivity and accessibility to green and blue infrastructure within the City and beyond.	The landscape is designed to reach outwards, encouraging public access. The Proposed Development has been specifically redesigned to take account of existing and future desire lines and to enhance pedestrian links, also providing for more varied and peaceful garden routes through the public realm. The proposals also include for the provision of an enhanced pedestrian link from east to west to ensure access across the public realm to 4 Angel Square.

	The Proposed Development will act to improve pedestrian linkages from the City Centre into New Cross and towards Angel Meadows and the wider Northern Gateway regeneration area and associated proposed parks and green spaces.
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.	The improved streetscape and pedestrian linkages will encourage people to walk through NOMA, creating greater synergies and relationships between NOMA and the surrounding communities. There will be opportunities for local people to get involved with planting through the Plant NOMA scheme.



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