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2 and 3 Angel Square Statement of Consultation

July 2022

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1. Introduction

- 1.1. This Statement of Consultation accompanies an application for Full Planning Permission for the construction of two office-led buildings (Use Class Egi) with an ancillary gym, commercial retail uses at lower levels, a flexible restaurant and / or office space at Level 12 of 2 Angel Square, and a flexible commercial unit at Upper Ground Floor Level of 3 Angel Square allowing for ancillary seminar space and / or Sui Generis Use Class (t) Cinema space, with associated car and cycle parking, public realm and access arrangements (the “Proposed Development”) at NOMA.
- 1.2. The Applicant is NOMA (GP) Ltd (the “Applicant”).
- 1.3. This Statement sets out in detail the pre-application consultation that has been undertaken, the feedback received and how that has been considered and addressed within the final proposals, where appropriate. It should be read in conjunction with the submitted Planning Supporting Statement, Design and Access Statement (DAS), Landscape DAS, and technical studies submitted with the application.

The Site and Planning History

- 1.4. The Site is located on the northern edge of Manchester City Centre and forms Plots M and N (to be known as 2&3 Angel Square) of the 20 acre NOMA Masterplan. It comprises circa 0.83 hectares of previously developed land.
- 1.5. The Site comprises areas of a hardstanding for surface car parking alongside informal and formal areas of shrubbery and trees. The temporary NOMA Marketing Suite (approved in May 2021 under temporary Planning Permission Ref. 129631/FO/2021) is currently under construction within and to the south of the Site adjacent to Miller Street.
- 1.6. The Site is bounded by Rochdale Road / Angel Street to the north and Miller Street to the south. To the east of the Site is Angel Mews which provides a north / south pedestrian link and public space between the Site and Angel Gardens. The Co-operative Group Headquarters, 1 Angel Square, is located to the west beyond Angel Square public realm.
- 1.7. In November 2015, planning permission was granted at the Site for the *“Erection of a part 10 / part 11 storey, and a part 12 / part 13 storey building with plant rooms above to form a mixed use development comprising Class B1 office use (maximum of 49,622sq.m) and commercial units maximum of 1,591sq.m (Use Classes A1, A2, A3, B1 and D1) along with associated basement car parking, hard and soft landscaping and associated works, including the creation of a new pedestrian route between Angel Street and Miller Street”* (Ref. 109865/FO/2015/N1) (‘the 2015 Planning Permission’). The 2015 scheme was fully in accordance with the NOMA Masterplan.
- 1.8. The 2015 Planning Permission allowed for a phased delivery of the scheme, so that 2 Angel Square could be delivered ahead of 3 Angel Square (or vice versa) and each phase was subject to a different implementation period. As such, the permission for 2 Angel Square expired in November 2018, whilst the permission for 3 Angel Square remained extant until 12 November 2020. Neither phase of the 2015 Planning Permission was implemented prior to expiration.
- 1.9. In February 2020 Planning Permission was granted for a revised scheme for 2 and 3 Angel Square comprising the *“Erection of an 11 storey building and a 12 storey building with plant rooms above to form a mixed use development comprising 39,184 sq.m (NIA) of Class B1a office use and commercial units of 1,286 sqm (NIA) (Use Classes A1, A2, A3, A4, B1a and D1) along with associated lower ground level car parking, hard and soft landscaping and associated works, including the creation of a new pedestrian route between Angel Street and Miller Street”* (Ref. 124973/FO/2019) (‘the 2020 Planning Permission’). The 2020 Planning permission remains extant until 30 September 2022.

- 1.10. Both the 2015 and 2020 schemes were subject to pre-application consultation processes. The consultation process and feedback received for these applications is discussed in further detail in Section 3 of this Statement.
- 1.11. A further revised scheme for both 2 and 3 Angel Square is now proposed to bring forward a more sustainable development at 2 and 3 Angel Square; to create 'next generation' buildings in terms of sustainability and net zero carbon.

The Proposals

- 1.12. The revised scheme is largely consistent with the proposals approved under the 2015 and 2020 Planning Permissions. The key changes relate to sustainability and design and offer enhancements in response to the changed market and occupier demands; particularly with regards to sustainability targets.
- 1.13. The proposals have been revised from the 2015 and 2020 Planning Permissions to deliver the vision for two highly sustainable commercial office buildings that take full consideration of the carbon footprint and impacts on climate change. The key drivers for the design of the Proposed Development therefore include:
- BREEAM Outstanding as a minimum;
 - NABERS 5* as a minimum;
 - FITWEL and Smart Tech enabled;
 - EPC A rating; and
 - Alignment with UKGBC pathway to Net Zero Carbon or better.
- 1.14. The design approach has also been improved to ensure that both 2 and 3 Angel Square are comparable in scale and prominence, whilst providing buildings of greater character and architectural merit. The challenge with which the design team have overcome is to address the Site levels effectively whilst providing active ground floor uses across the Site.
- 1.15. Overall, the Proposed Development proposes a slight increase to the overall quantum of development and comprises 56,732 sq. m (GIA) which compares to the previous 2015 scheme which proposed to deliver 55,257 sq. m (GIA) and the 2019 schemes which proposed to deliver 53,835 sq. m (GIA).
- 1.16. The Proposed Development is a mixed-use commercial-led scheme (Use Class Egi) comprising two buildings of lower and upper ground plus 11 and 12 storeys. It will comprise 44,525 sq. m (NIA) in total, including 42,862 sq. m (NIA) of office floorspace and 1,663 sq. m (NIA) of flexible commercial floorspace across four units at lower and upper ground floor levels.
- 1.17. The proposed use classes of all the units will be determined by tenant demand and at this stage flexibility is required in terms of use class; the application proposals seek consent for operation of these units within Use Classes Ea, b, c, e, f, and / or Use Class Sui Generis (p) and (q).
- 1.18. The proposed Use Class for commercial retail unit P3_UG_D located on the Upper ground Floor is to provide flexible office and / or Sui Generis Use Class (t) Cinema space.
- 1.19. It is also proposed that the floorspace to Level 12 of 2 Angel Square could potentially offer a restaurant use and therefore the Use Class for this floor is proposed to be Use Class Egi) and / or restaurant (Use Class Eb).
- 1.20. The proposals also include new public realm, car parking, cycle storage and showers, and bin storage.
- 1.21. The development comprises two distinct blocks with a central public realm between the two buildings and the Angel Mews passageway defining the boundary between 2 and 3 Angel Square and Angel Gardens Residential to the east.

1.22. The layout includes:

- 2 Angel Square – a 14 storey office building which includes lower and upper ground floor plus 12 storeys; and,
- 3 Angel Square – a 13 storey office building which includes lower and upper ground floors plus 11 storeys.

1.23. The description of development as stated on the application form for Full Planning Permission is:

“Erection of 2 Angel Square, a 14 storey building (excluding roof top plant) to form a mixed use office development (Use Class Egi) with two flexible commercial units at Upper Ground floor Level (Use Classes Ea, b, c, e, f, and / or Use Class Sui Generis (p) and (q)), and with a flexible office (Use Class Egi) and/or restaurant (Use Class Eb) space at Level 12, along with Lower Ground Level car and cycle parking, hard and soft landscaping and other associated works;

Erection of 3 Angel Square, a 13 storey building (excluding roof top plant) to form a mixed use office development (Use Class Egi) with two flexible commercial units provided over Lower and Upper Ground Floor Levels (Use Classes Ea, b, c, e, f, and / or Use Class Sui Generis (p) and (q)), a further flexible commercial unit at Upper Ground Floor Level only allowing for ancillary seminar space and / or Sui Generis Use Class (t) Cinema space, together with an ancillary gym space at Upper Ground Floor, as well as Lower Ground Level car and cycle parking, hard and soft landscaping and other associated works.”

Pre-Application Consultation

1.24. At all stages of the design development process, the Applicant and design team sought to undertake early consultation with key stakeholders, building on the consultation completed in respect of the original scheme in 2015 and the 2020 Planning Permission. A summary of the pre-application consultation is provided below.

1.25. A process of pre-application engagement has been implemented by the project team to ensure that the approach to the scheme’s design development has been properly communicated and discussed and, where possible, points raised during these discussions have been considered.

1.26. A public engagement exercise was undertaken for local residents and interested parties to learn more about the proposals and provide feedback to the Applicant and project team. The format of this engagement was through distribution of an information leaflet and provision of information online as part of the NOMA Engage website.

1.27. During the pre-application consultation, a range of communication methods were used to provide information about the proposals and ensure that people had the opportunity to provide their feedback. In summary, these methods included:

- A consultation leaflet sent to approximately 4,279 nearby commercial and residential properties.
- A dedicated consultation website on the NOMA Engage website which included a short questionnaire for people to leave their feedback.
- Direct emails were issued to key stakeholder groups and to immediate site neighbours and adjoining landowners and businesses.
- A press release that was submitted to local media outlets.

1.28. Following comments received from residents of the Green Quarter apartments in relation to a delay to the leaflets arriving, a further leaflet drop was issued to the full 4,279 nearby commercial and residential properties and the consultation period extended so that the website was live for comment until 17 June 2022.

1.29. A drop-in event also took place on 17th May 2022.

- 1.30. Pre-application consultation with Statutory Consultees has been focused upon providing an explanation of the Proposed Development, including the way in which the detailed design of the proposal has responded to the site conditions, surrounding area, relevant Frameworks, and the Site's economic, planning and regeneration context. It has also focussed on obtaining an understanding of requirements and expectations from statutory consultees.
- 1.31. This process has sought to address specific site considerations, questions and comments that have been raised during the consultation process, with consultation activity summarised as follows:
- Extensive dialogue with Senior Planning Officers at Manchester City Council (MCC), which has taken place throughout the design development process, including in the form of three pre-application meetings.
 - A formal Request for an EIA Screening and Scoping request was submitted to MCC on 16 June 2022. At the time of writing, no formal response has been received from MCC.
 - A briefing note was emailed to Historic England, who subsequently confirmed via email on the 3 May 2022 that formal consultation is not required.
 - The proposed design was subject to independent PlacesMatter! Design Review.
 - Greater Manchester Police (GMP) (via the Design by Security team) has been consulted, and their advice in terms of security has been addressed in the application proposals; and
 - Various meetings and engagement have taken place with other technical statutory consultees, including Historic England; MCC Flood Risk Department; Environmental Health; United Utilities; and Greater Manchester Archaeological Advisory Service (GMAAS).
- 1.32. Full details of all pre-application engagement and the response provided by the submission is provided in Section 3 of this Statement.

2. Policy Context

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

National

Localism Act

- 2.2. The Localism Bill was introduced to Parliament on 13 December 2010, and was given Royal Assent on 15 November 2011, becoming an Act (“the Act”).
- 2.3. The main aim of the Act is to shift power from Central Government back into the hands of individuals, communities, and Councils. It includes five key measures as follows:
- Community rights.
 - Neighbourhood planning.
 - Housing.
 - General power of competence.
 - Empowering cities and other local areas.
- 2.4. Part 6 of the Act specifically deals with planning and Chapter 4 sets out requirements in relation to consultation before applying for Planning Permission.
- 2.5. Section 122 of the Act amends the Town and Country Planning Act 1990 to include a new section 61W that sets out a requirement to carry out pre-application consultation as follows:

Where—

a person proposes to make an application for planning permission for the development of any land in England, and

the proposed development is of a description specified in a development order, the person must carry out consultation on the proposed application in accordance with subsections (2) and (3).

- 2.6. Subsections (2) and (3) state:

The person must publicise the proposed application in such manner as the person reasonably considers is likely to bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.

The person must consult each specified person about the proposed application.

- 2.7. Subsection (4) outlines the requirements for publicity of applications:

Publicity under subsection (2) must—

set out how the person ("P") may be contacted by persons wishing to comment on, or collaborate with P on the design of, the proposed development, and

give such information about the proposed timetable for the consultation as is sufficient to ensure that persons wishing to comment on the proposed development may do so in good time.

- 2.8. The Act also sets out a duty to take account of the responses to consultation. Section 61X requires a developer to have regard to any comments or responses generated by the consultation undertaken in accordance with section 61W, when deciding whether to make any changes to proposals before submitting a planning application.
- 2.9. Section 61Y enables the Secretary of State to set out further provisions as to how the consultation required under new section 61W should be undertaken in practice.

National Planning Policy Framework (NPPF) (2021)

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

National Planning Practice Guidance (NPPG)

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

Local

MCC Statement of Community Involvement (SCI)

- 2.19. MCC adopted a refreshed SCI in June 2018. The SCI sets out how and when MCC will involve the community in relation to the preparation and revision of the Local Development Documents and in the process of making decisions on planning applications.
- 2.20. Appendix 1 of the SCI provides guidance on developer-led early engagement.
- 2.21. The SCI states that early engagement has significant benefits by improving the efficiency and effectiveness of the planning system for all parties. Therefore, developers are encouraged to consult before submitting a planning application.
- 2.22. The SCI encourages developers to consult with the public and various parties, which could include equalities groups, as well as with specific infrastructure and service providers who can advise developers on any need for increased provision of services.
- 2.23. Consultations should be inclusive, transparent, clear, and understandable. Additionally, developers are encouraged to submit a record of the consultation that took place with their planning submission, which is detailed within Section 3 of this Statement.

Summary

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

3. Consultation Strategy and Responses

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

2015 Planning Permission Consultation

- 3.3. The 2015 application proposals for 2 and 3 Angel Square was submitted following pre-application consultation with officers at MCC, local Ward Councillors, Historic England, GMAAS and GMP. The scheme was also presented to the Places Matter Panel for design review on 29 April 2015.
- 3.4. During the pre-application consultation, a range of communication methods were used to provide information about the proposals and ensure that people had the opportunity to provide feedback. These methods included:
- A briefing pack sent to elected Ward Members and key stakeholders.
 - A consultation leaflet sent to approximately 1,500 nearby residential and business properties.
 - A new section was added to the NOMA Engage website and provided up to date information about the proposals.
 - The NOMA Engage telephone information line and email address were made available for people to ask questions and provide their feedback.
 - A public exhibition was held to give people the opportunity to view the plans and discuss the proposals with members of the project team.
- 3.5. In total 22 members of the public and two Ward Councillors attended the public exhibition on 21 May 2015 and 15 written consultation responses were received. Considerable support was expressed for the proposals, with positive comments about the project in general, landscaping and public realm proposals. The most raised topics were the design of 2 Angel Square, the incorporation of local amenities and questions about how any potential 'wind tunnel effect' would be minimised.
- 3.6. Further details of the pre-application consultations and discussions, together with a summary of how any comments were considered for the 2015 application are provided in the supporting 2015 Statement of Community Involvement (SCI) prepared by Counter Context and appended to this Statement.

2020 Planning Permission Consultation

- 3.7. Pre-application engagement in respect of the revised 2020 proposals was undertaken with consultees, including the Local Planning Authority, MCC Highways, Environmental Health and Flood Risk Management, GMP Secure by Design Team, Historic England and GMAAS.
- 3.8. An engagement exercise was also undertaken with the local community. The pre-application public consultation ran from Wednesday 28 August 2019 until Wednesday 11 September 2019. During the pre-application public consultation, a range of communication methods were used to provide information about

the updated proposals and ensure that people had the opportunity to provide their feedback. These methods included:

- A consultation postcard sent to 3,123 nearby commercial and residential properties.
- A dedicated project email address for people to ask questions and provide feedback.
- A dedicated Freephone information line for people to ask questions and provide feedback.
- Information on the 'Have your say' webpage on the project website, where people could find out more and provide feedback through an online feedback form.
- A press release that was submitted to local media outlets.

3.9. In total, 14 written consultation responses were submitted via email and through the online feedback form. Key points raised during the local community engagement related to the following topics:

- Design.
- Energy efficiency.
- Proximity to adjacent buildings.
- Building uses, ground floor retail and active frontages.
- Scale and massing.
- Landscaping and green space.
- Sustainable transport.
- Microclimate and impacts on daylight and sunlight.
- Construction noise and working hours.
- Affordable homes.
- Impacts on heritage and Angel Meadows Park.
- Placemaking.

3.10. Careful consideration was given to the feedback received from statutory consultees and other stakeholders prior to this submission. A full description of the pre-application stakeholder engagement process, including responses to the key issues is set out within the 2019 Statement of Community Involvement prepared by Counter Context and appended to this Statement.

MCC

Local Planning Authority

- 3.11. The Local Planning Authority has been engaged throughout the design process via regular meetings with senior officers between February 2022 and May 2022.
- 3.12. A first meeting was held with senior officers on 24 February 2022, at which the project objectives were discussed together with the early design approach. The purpose of this initial meeting was to discuss the high-level proposals for the Site, including the proposed layout, initial massing, indicative materiality, and public realm concept.

- 3.13. The principle of securing the long-term use of the Site for commercial office use was supported by officers.
- 3.14. Officers also expressed support for the delivery of a more sustainable development but advised that the local community, particularly within the Linx Building, would be concerned with the increase in scale of 2 Angel Square adjacent to Angel Street. A process of design-review was subsequently undertaken, which has resulted in the building roofscape stepping down towards Angel Street, with height focussed within a crown addressing Angel Square.
- 3.15. A follow-up meeting was held with officers on 11 April 2022 to present the updated design and the approach to public consultation. The meeting was positive, with Officers advising that the horizontal elements of the façade should be carefully detailed. Reference was made to the Cornbrook development as an example of where this treatment was not given due attention. Officers also requested that details to the winter gardens balustrades are provided. Cartwright Pickard subsequently attended the Vox site and prepared detailed studies of the proposed façade to ensure that due consideration was given to the horizontal detailing.
- 3.16. In this second pre-application meeting Officers also raised the potential for wind peer reviews to take place as part of the application submission. MCC subsequently confirmed in the final pre-app that this process would not apply to this Proposed Development given that this initiative has not yet been fully planned or mobilised.
- 3.17. At this meeting, Officers also advised that the public consultation process should be undertaken following the local elections. Considering this, the public consultation process was delayed.
- 3.18. A further meeting took place on 26 May 2022, at which the detailed proposals were presented to officers, together with a summary of the feedback received by this point from the public consultation process and from the PlacesMatter! design review process.
- 3.19. Within this meeting Officers expressed support for the proposed use of terracotta but advised that the detailing around the façade needs to be considered in the context that they considered the underside of the soffits to be highly visible and thus dominate the façade. Officers suggested for the use of another colour than white to tone down this detail. Options for the tone of the proposed sills are provided in the DAS in direct response to comments raised by MCC.
- 3.20. Other specific comments were raised by Officers as follows:
- Referred to the challenge presented with the Site levels and supported the project team's approach to the plinth level providing active frontages to lower and upper levels. They referenced that it would have been easier to cast a slab across the whole site and provide dead frontages and so praised the project team for providing a strong and sympathetic design solution in this respect. Specific support was given for how this activates Thread Street.
 - Supported lowering the scale of the 2 Angel Square and crowning the building at the address to Angel Square. This approach was favoured over the original design presented which showed a flat roof to 2 Angel Square, given that it would reduce the impact on adjacent residents within the Linx Building north of Angel Street.
 - Supported the use of sculpted terracotta and suggested that the façade design maximises the potential of this material as the focus for the elevations.
 - When discussing initial options for wind mitigation Officers also advised that wind mitigation, including trees in planters, will be difficult to agree with MCC Highways if it is within the public highway. The Project Team have subsequently ensured that no wind mitigation is provided within the public highway.
 - Officers concluded the meeting by expressing significant support for the quality and design of other developments brought forward across NOMA, including 4 Angel Square currently under construction.

Local Ward Councillors

- 3.21. A briefing email was sent to Ward Councillors in the Piccadilly Ward on the 22 April 2022. The letter outlined the Site, the background to the project, and the Proposed Development, and offered a briefing to Members to explain the proposals in more detail.
- 3.22. Councillor Jon-Connor Lyons responded on the 27 April 2022 to request a briefing meeting to discuss the proposals. On 28 April 2022 Councillor Adele Douglas also expressed an interest in a briefing meeting.
- 3.23. A briefing meeting subsequently took place on 9th May 2022, where Councillor Adele Douglas was presented with the consultation boards which went live on the NOMA Engage website the same day. The consultation webpage and the embedded consultation boards also included reference to the proposals adjacent to 2 and 3 Angel Square for Angel Square Public Realm, which were presented on the understanding that these proposals would be submitted as part of a separate planning application.
- 3.24. This meeting was not attended by Councillor Jon-Connor Lyons or Councillor Sam Wheeler, albeit Councillor Adele Douglas did express her intention to speak with her fellow Councillors regarding what we presented.
- 3.25. In the meeting, Councillor Adele Douglas expressed her support for the proposals, for delivering a development with a low environmental footprint. She enjoyed reference to the low provision of parking which also provides for disabled parking and electric vehicles.
- 3.26. Councillor Douglas also expressed support for the provision of public realm proposed as part of the Proposed Development, proposed improvements to the public realm at Angel Square and the harmonised approach to the provision of public realm across the Site and Angel Square. She mentioned that the Proposed Development *“ticks all her boxes for what she would look for in an office development.”*
- 3.27. Following the briefing meeting, a link to the consultation website and copies of the consultation zone and consultation leaflets were issued to all Piccadilly Councillors. No further responses were received from Councillor Adele Douglas, Councillor Jon-Connor Lyons, or Councillor Sam Wheeler.

Local Residents, Businesses and Stakeholders

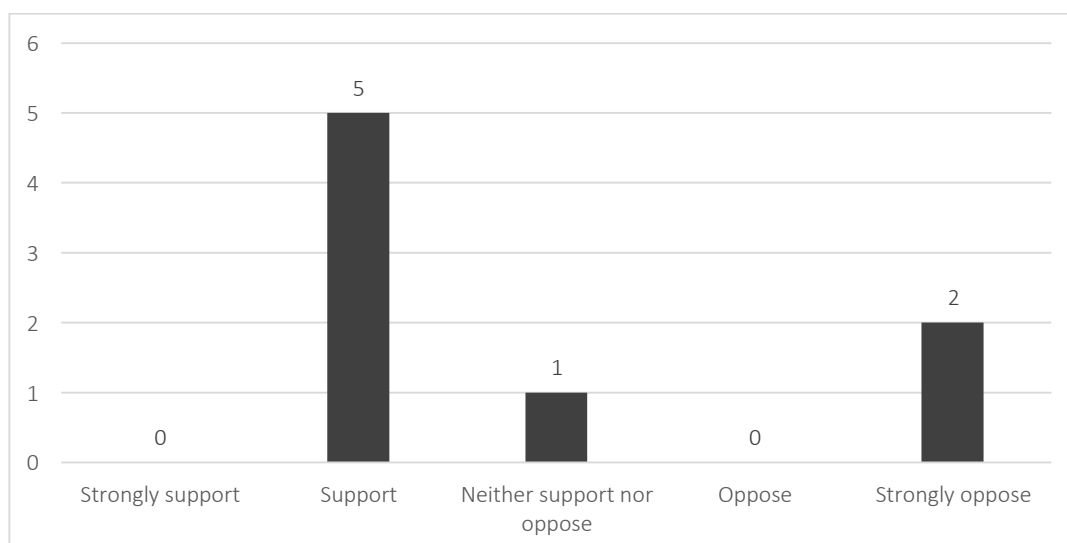
- 3.28. Pre-application consultation was undertaken with local communities and businesses on the Proposed Development. Further information in relation to the public consultation activities with local residents and business is provided within the Statement of Community Involvement prepared by Counter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

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

Public Consultation Feedback

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

Figure 3.1: Extent of respondents supporting the Proposed Development



- 3.43. The feedback received raised a wide variety of topics in relation to the proposals. The main areas of interest related to:
- building design;
 - height and daylight, sunlight and overshadowing impacts;
 - demand for office space;
 - local amenities;
 - transport and parking;
 - public realm and green space; and
 - environment and sustainability.
- 3.44. Responses to the comments raised during the second phase of consultation are provided within Section 4.3 of Appendix 1.

Other Statutory and Non-Statutory Consultees

Historic England

- 3.45. A briefing note was emailed to Historic England on 26 April 2022, which included information about the Site, a baseline heritage appraisal, and details about the Proposed Development. Historic England confirmed via email on the 3 May 2022 that, due to the scale and nature of the Proposed Development, the distance of the Site from existing listed buildings and its location outside of a conservation area, formal consultation is not required.
- 3.46. The recommendation was made for further engagement with Andrew Davison at Historic England in relation to below ground archaeology. A meeting took place with Andrew and GMAAS on 21 April 2022, as described further below.

GMAAS

- 3.47. A virtual briefing meeting was held on 21 April 2022 with GMAAS and Andrew Davison from Historic England in relation to the Proposed Development, the potential impact on below ground archaeology and the proposed archaeological interpretation scheme.
- 3.48. Both GMAAS and Historic England expressed significant support for the provision of the archaeological interpretation described and how this ties into adjacent archaeological interpretation already delivered at Angel Gardens.
- 3.49. The following points were raised during the pre-application meeting:
- Both GMAAS and Historic England expressed support for the archaeological interpretation already delivered at Angel Gardens adjacent to the Site. They expressed support for the extension of the themes running through from Angel Gardens and were pleased with the idea for an information panel on Miller Street. GMAAS suggested the Miller Street node could reflect the exact location of the original Mill on the Site, with the content of this reflecting the importance of this location as the location of the first steam powered Mill.
 - Both GMAAS and Historic England expressed support for the water feature proposed, albeit suggested that this might get lost as a feature of archaeological interpretation without being highlighted as such in some way. Although there were two historic ponds on-site, GMAAS referenced that the archaeological dig which will take place on the Site prior to construction will be important to

identify exactly how the water powered the Mill. The suggestion was made to include a condition on a subsequent permission that requires the archaeological interpretation to be reviewed following further investigative work to reflect any findings.

- Both GMAAS and Historic England requested an understanding of exactly what information will be presented on the nodes and what messaging will be captured. It was agreed that a workshop would be arranged prior to the discharge of relevant conditions to agree these details, but that this had largely already been agreed and set out through the condition discharge process for Angel Gardens.

3.50. A further meeting is proposed to take place with the Project Team, GMAAS and Historic England prior to the discharge of relevant conditions.

LLFA and United Utilities

3.51. A pre-development enquiry was submitted to United Utilities prior to the submission of the planning application. United Utilities have confirmed that the foul water flow from the Proposed Development is permitted to be discharged to the public combined sewer network at an unrestricted rate. They also specified that surface water should be discharged to the existing combined public sewer at a surface water discharge rate of 9.55l/s.

3.52. A meeting was also held between the Flood Authority, Buro Happold and Deloitte LLP on the 5 May 2022, where the recommendation was made to fully explore SUDS solutions as part of the surface water strategy.

3.53. The Flood Authority and United Utilities expressed a preference for the introduction of as much green infrastructure as possible on the Site. The project team have sought to realise the best opportunities from the Site in this respect, as detailed within the Drainage Strategy submitted in support of this application.

PlacesMatter! Design Review Panel

3.54. The Proposed Development was presented remotely to the Places Matter! Design Review Panel on 18 May 2022. The purpose of the Panel was to present the latest proposals to maximise the value of the design review and to ensure that independent comments could be considered and factored into the ultimate design response as the scheme developed further towards a planning submission.

3.55. The comments received have been considered and discussed with MCC and the DAS submitted in support of the application provides details of the architect's response and design rationale.

GMP

3.56. A briefing meeting with GMP was held on 25 May 2022 to present the Proposed Development and gather useful feedback in relation to security to ensure that the development is designed with due consideration of crime and fear of crime.

3.57. In this meeting GMP were supportive of the Proposed Development, expressing support for the redevelopment of an underutilised site. The following points were made for the project team to consider:

- Effective management is required of the central space between the two proposed buildings to ensure that this space is not misused and does not attract crime.
- Potential requirement for hostile vehicle mitigation to protect users of the public realm. GMP suggested that they would consult the anti-terrorism unit for their consideration of this matter.

3.58. A Crime Impact Statement (CIS) has subsequently been prepared by GMP, which confirms that the Proposed Development has been found to be acceptable in terms of Design for Security standards and that GMP support the application.

3.59. The CIS list several positive aspects of the Proposed Development from a crime perspective. It also makes the following recommendations, which the project Team have fully considered and responded to within the DAS:

- The steps between the two buildings should be illuminated to a high standard. Any vegetation in this area should be carefully designed so that sight lines are not obscured, and pedestrians can view any potential threats.
- Access to the upper ground floor terraces should be restricted when the associated commercial retail units are closed. These terraces should be illuminated to a high standard.
- The office reception should be staffed during standard office hours (i.e., 8am-6pm). There should be a video/audio intercom on the main entrance to allow staff to vet visitors to the building when the main reception is not staffed.
- Access into and around the office building should be governed with an auditable access control system.
- Access into the proposed bicycle store should operate on an access control system, with access restricted to genuine users. Cycle stands should be Sheffield style, or similar.
- External access to cycle stores should be particularly well illuminated.
- Individual office suites should have a secure door set (i.e., BS PAS 24 or LPS 1175 SR 2).
- The building should be covered by a monitored intruder alarm. Individual offices and ground floor commercial unit(s) should have the infrastructure so that any tenants can easily install an intruder alarm.
- A comprehensive CCTV system should be installed to monitor all external doors and elevations, the reception area, circulation cores, all plant/back-of-house functions, and the cycle store. Individual offices and ground floor commercial unit(s) should have the infrastructure so that any tenants can easily install a CCTV system if required.
- Any blank facades should be treated with an anti-graffiti coating, to an approximate height of 2000mm, so that graffiti can easily be cleaned.
- It is considered that the comments raised by GMP have been adequately addressed in the final design and will be addressed completely by detailed design and operational management strategies.

4. Summary

4.1. This Statement of Consultation accompanies an application for Full Planning Permission for the construction of two office-led buildings (Use Class Egi) with an ancillary gym, commercial retail uses at lower levels, a flexible restaurant and / or office space at Level 12 of 2 Angel Square, and a flexible commercial unit at Upper Ground Floor Level of 3 Angel Square allowing for ancillary seminar space and / or Sui Generis Use Class (t) Cinema space, with associated car and cycle parking, public realm and access arrangements (the “Proposed Development”) at NOMA.

4.2. The Applicant is NOMA (GP) Ltd.

4.3. The description of development as stated on the application form for Full Planning Permission is:

“An application for full planning permission comprising:

Erection of 2 Angel Square, a 14 storey building (excluding roof top plant) to form a mixed use office development (Use Class Egi) with two flexible commercial units at Upper Ground floor Level (Use Classes Ea, b, c, e, f, and / or Use Class Sui Generis (p) and (q)), and with a flexible office (Use Class Egi) and/or restaurant (Use Class Eb) space at Level 12, along with Lower Ground Level car and cycle parking, hard and soft landscaping and other associated works;

Erection of 3 Angel Square, a 13 storey building (excluding roof top plant) to form a mixed use office development (Use Class Egi) with two flexible commercial units provided over Lower and Upper Ground Floor Levels (Use Classes Ea, b, c, e, f, and / or Use Class Sui Generis (p) and (q)), a further flexible commercial unit at Upper Ground Floor Level only allowing for ancillary seminar space and / or Sui Generis Use Class (t) Cinema space, together with an ancillary gym space at Upper Ground Floor, as well as Lower Ground Level car and cycle parking, hard and soft landscaping and other associated works.”

4.4. The information presented in this document reflects the pre-application consultation that has taken place prior to submission of the application and undertaken in accordance with the requirements of national planning policy (the Localism Act and the NPPF) and MCC’s SCI.

4.5. The Proposed Development has evolved through an extensive process of consultation and iterative design with the local authority and other stakeholders. It is recognised that the Site is in a sensitive location adjacent to a number of residential properties to the north and east in particular.

4.6. The Applicant has therefore sought to work closely with these consultees to deliver a proposed design that minimises any potential impacts on amenity, whilst delivering an office-led development that will secure the long-term positive future of this strategically important site. It will contribute towards the successful delivery of the ambitions for NOMA, set out within the NOMA SRF and Masterplan, and will contribute towards Manchester’s economic growth.

4.7. Consultation has been focused on providing key stakeholders with information about the Proposed Development and its strategic context and providing an opportunity to comment on design, construction programme and logistics, enabling the Project Team to collate feedback and address any queries raised.

4.8. Overall, feedback from stakeholders and local residents has been positive with the majority of respondents supporting the proposals; the main constructive comments received relate to:

- building design;
- height and daylight, sunlight and overshadowing impacts;
- demand for office space;
- local amenities;

- transport and parking;
- public realm and green space; and
- environment and sustainability.

- 4.9. These issues are fully addressed in the technical reports submitted in support of the application; in addition, a response from the Project Team has been provided to specific queries within Section 4.3 of Appendix 1.
- 4.10. The Project Team is fully committed to undertaking further dialogue with key stakeholders to ensure any points that are raised during the determination of the application can be addressed as quickly as possible.
- 4.11. The consultation process will also continue as part of the statutory planning procedure managed by the Local Planning Authority. During this process, the Applicant and the Project Team will carefully consider any comments received from consulted and will respond as appropriate through the Local Planning Authority.

Appendix 1: Counter Context Statement of Community Involvement

Updated Proposals for 2 & 3 Angel Square, NOMA

Statement of Community Involvement

Prepared by Counter Context Ltd

June 2022

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1. Introduction

1.1 Overview

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

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

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

1.2 Site Location

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

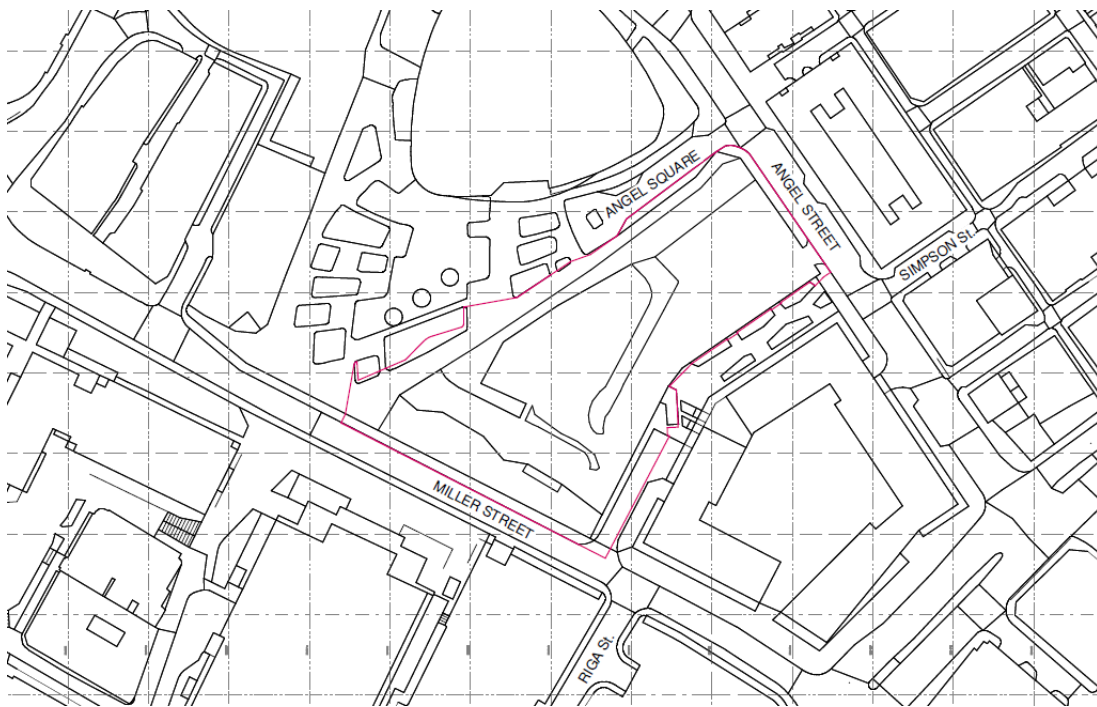


Figure 1: Site location image

1.3 Overview of the Proposed Development

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

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

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

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

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

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

1.4 Policy Requirements

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

Paragraph 39 of the NPPF states that:

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

The NPPF goes on to state that:

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

...

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

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

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

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

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

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

² *Ibid.*

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

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

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

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

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

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

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

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

2. Pre-Application Engagement with Ward Councillors

2.1 Introduction

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

2.2 Summary of meeting

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

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

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

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

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

3. Pre-application Public Consultation Activities

3.1 Introduction

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

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

3.2 Publicising the Consultation

3.2.1 Consultation postcard

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

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

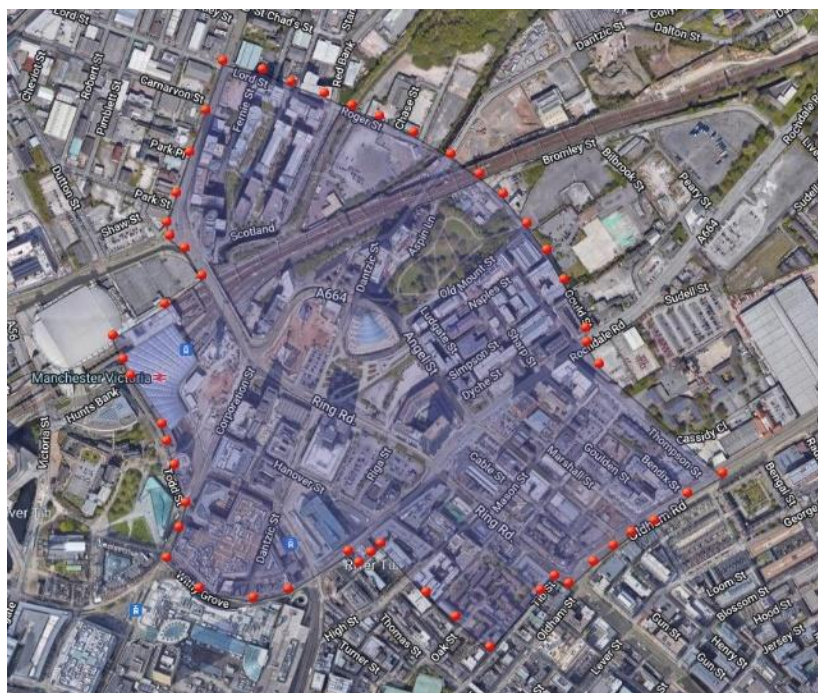


Figure 2: Consultation Boundary

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

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

3.2.2 Emails to key local organisations

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

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

3.2.3 Press Release and Media Coverage

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

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

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

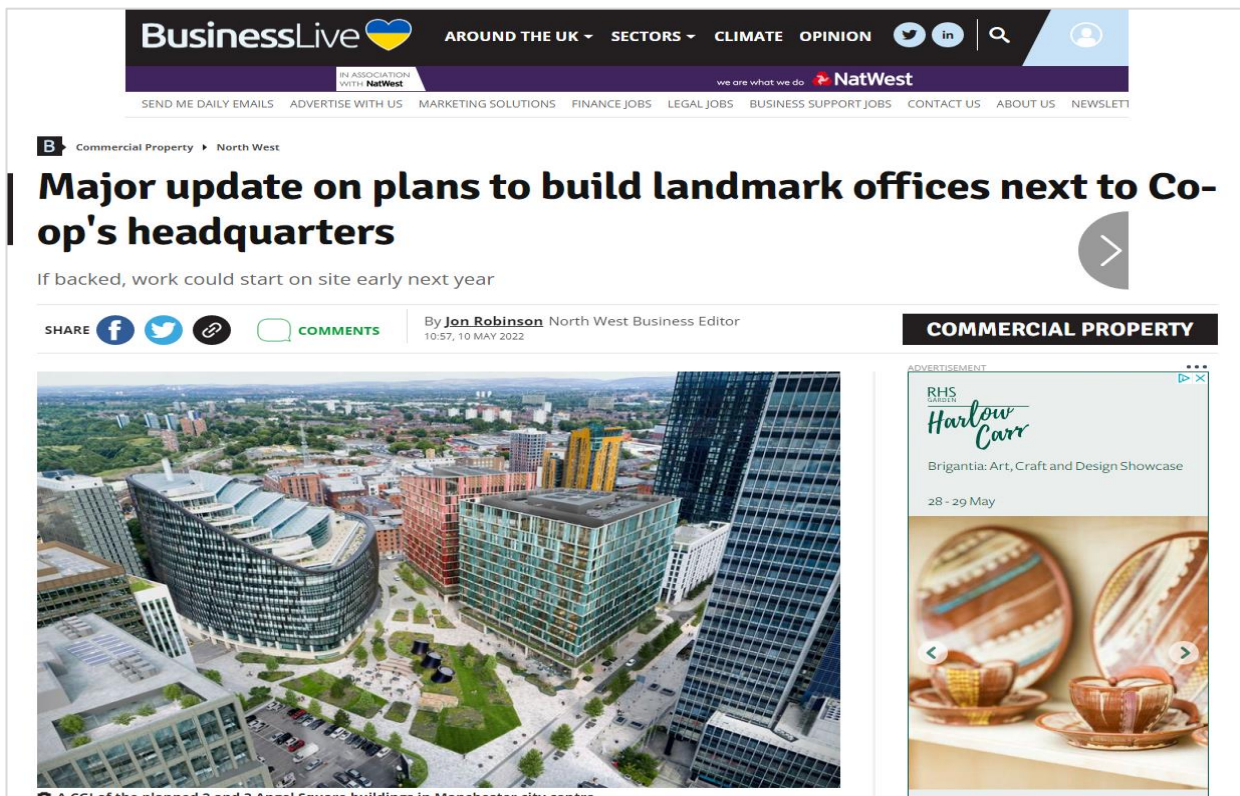


Figure 3: Screenshots of articles by Place North West and Business Live on the updated proposals for 2 & 3 Angel Square.

3.3 Consultation Website

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

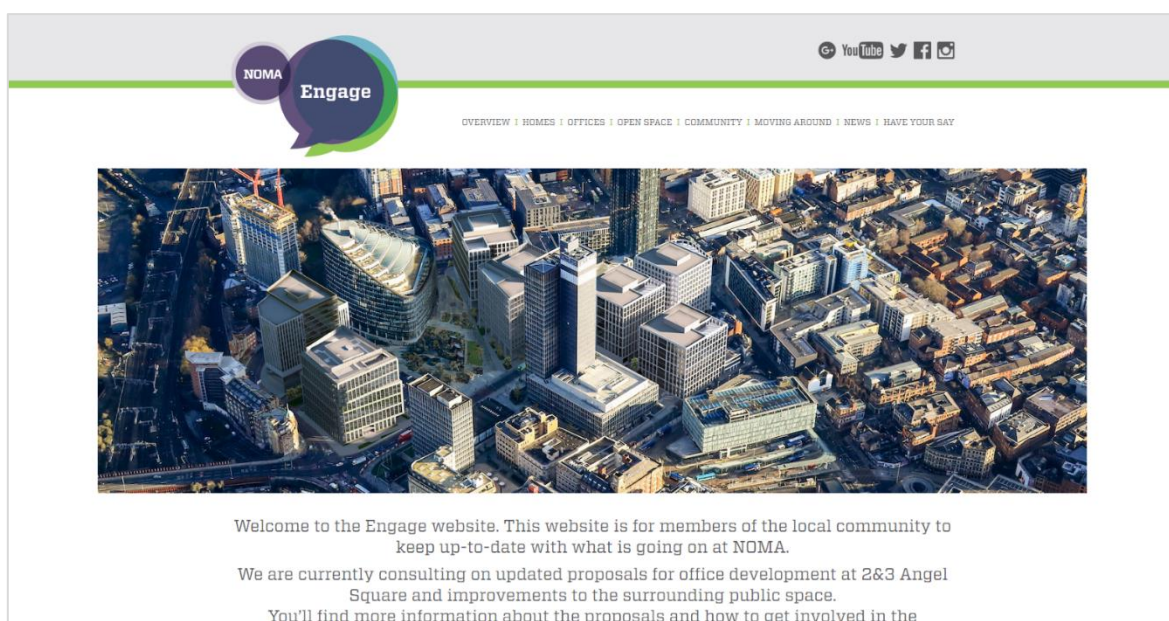




Figure 4: Screenshots of the consultation website

3.3.1 Traffic to the Consultation Website

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

3.4 Consultation Drop-In Session

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

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

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

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

3.5 Methods for Receiving Feedback

3.5.1 Email Address

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

3.5.2 Telephone Information Line

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

3.5.3 Online Feedback Form

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

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

4. Pre-Application Consultation Feedback

4.1 Summary of Feedback Received

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

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

4.2 Analysis of Feedback Forms

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

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

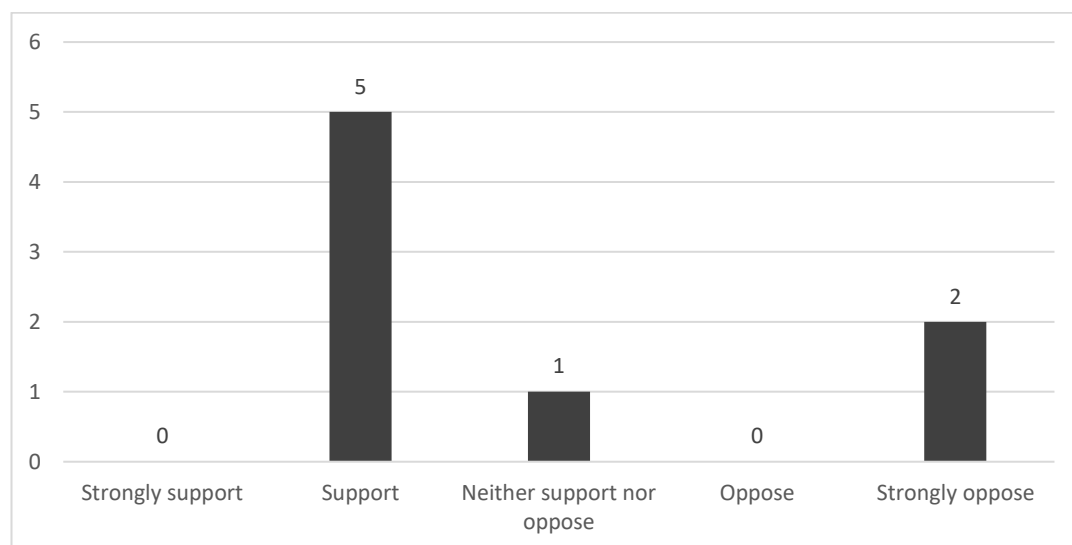
4.2.1 Responses to Closed Questions

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

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

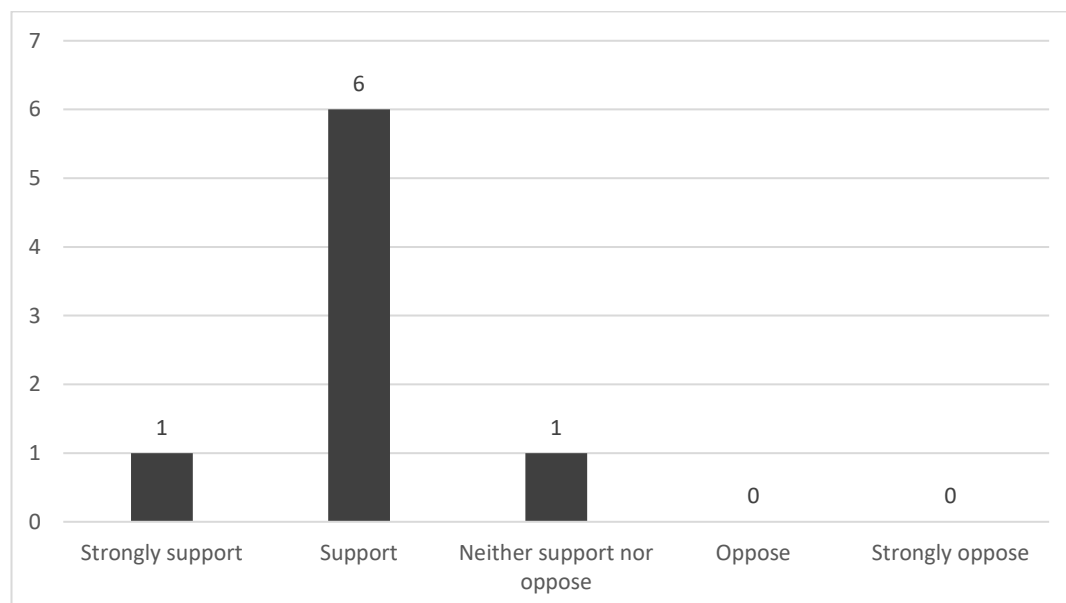
To what extent do you support or oppose our updated proposals for 2 & 3 Angel Square and the public space surrounding the two new buildings?

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



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

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



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

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

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

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

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

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

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

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

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

6. Appendices

6.1 Appendix 1 – First consultation postcard



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

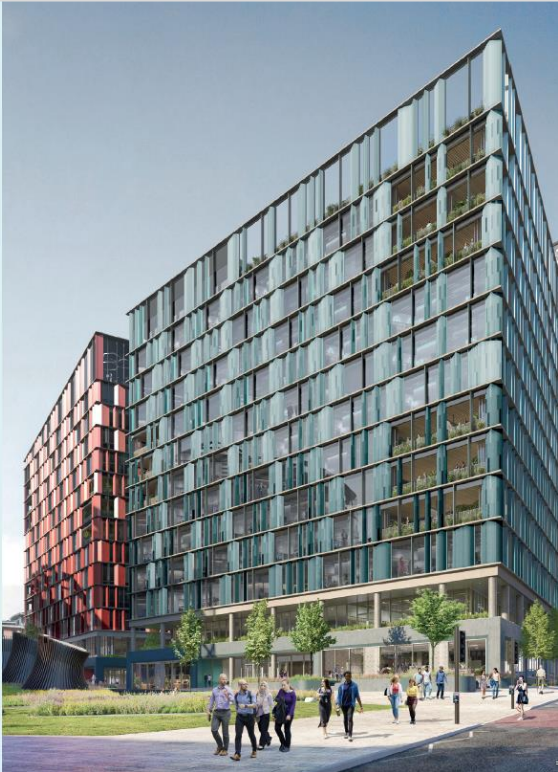
A lot's changed since we last consulted on our proposals for 2 & 3 Angel Square before the pandemic.

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

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

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

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



HAVE YOUR SAY

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

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

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



Come along to our consultation event

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

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

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

6.2 Appendix 2 – Second consultation postcard



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

Our consultation will be extended until Friday 17 June.

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

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

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

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



HAVE YOUR SAY

We're extending our consultation until Friday 17 June.

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

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



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

6.3 Appendix 3 – Event Display Boards

WELCOME

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

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

Next steps

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

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

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

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

2.5 MILLION SQ FT OFFICES

1 MILLION SQ FT HOMES

200,000 SQ FT HOTELS

400,000 SQ FT SHOPS, RESTAURANTS, BARS

4 ACRES PUBLIC SPACE

WHAT IS NOMA?

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

At its heart, offering four million square feet of new homes, offices, shops, restaurants and bars around vibrant public realm, we are creating a forward-thinking, neighbourhood and space, championing the local and global, the better and the best.

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

Entrusted by Manchester City Council's Executive Committee in June 2020, the NOMA Strategic Regeneration Partnership (SRP) will lead a commitment to create a world-class, mixed-use development, embracing the best of the city's history, its future, and its community. This vision has been reflected through a number of public consultations, the most recent of which was undertaken in 2023. The 2023 SRP document forms a material consideration in the planning process for the development of 2 & 3 Angel Square, and the SRP will be a key factor in the consideration of planning applications within the NOMA area.

Key features of the development include:

- 2 & 3 Angel Square: A new, modern office building with a mix of office and residential space.
- 4 Angel Square: A new, modern office building with a mix of office and residential space.
- Angel Square: A new, modern office building with a mix of office and residential space.
- Angel Square: A new, modern office building with a mix of office and residential space.
- Angel Square: A new, modern office building with a mix of office and residential space.

THE SITE

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

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

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

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

In November 2016, planning permission was granted for 2 & 3 Angel Square for two office buildings with commercial units at street level and public realm. After some changes to the design, the revised scheme was approved in 2023.

NEW PROPOSALS FOR 2 & 3 ANGEL SQUARE

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

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

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

Our updated proposals for 2 & 3 Angel Square in a nutshell:

- 2 new 'next generation' sustainable office buildings, 14 stories (2 Angel Square) and 11 stories (3 Angel Square) in height respectively, including rooftop levels.
- A total of approx. 2,500 sq ft of new office space across the two buildings, bringing new businesses and workers to the area.
- A total of approx. 1,000 sq ft of ground floor commercial space across the two buildings.
- A total of approx. 100 cycle spaces provided across the two buildings, as well as lockers and other facilities to encourage active travel.
- Improved car parking with 10 spaces and two accessible spaces over building plus wheelchair charging bays.
- Improvements to the surrounding public realm of Angel Square, including landscaping and planting.

LANDSCAPING AND PUBLIC REALM FOR 2 & 3 ANGEL SQUARE

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

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

Key features of the landscape design include:

- 1. 2 Angel Square entrance space
- 2. 3 Angel Square entrance space
- 3. 2 Angel Square entrance space
- 4. 3 Angel Square entrance space
- 5. 2 Angel Square entrance space
- 6. 3 Angel Square entrance space

Historical interpretation

Our landscape design proposals for Angel Square acknowledge and reinforce its historical importance as the site of the archaeological remains of Richard Arkwright's Shudehill Mill. The site was a crucial milestone in the city's growth as an industrial revolution.

A variety of historical interpretation features within the landscape design would help tell this story, creating an educational experience for the community and visitors.

The design includes historic artefacts and features, as well as a new water feature with upper and lower ponds – a reference to the 'bubbling pond' that fed the water wheel that it in turn powered the mill.

GROUND FLOOR ACTIVATION

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

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

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

ENVIRONMENT AND SUSTAINABILITY

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

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

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

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

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

Multiple a star in excellent ratings as a testament to the quality of the design and the commitment of the building in use. From BREEAM, an association of the Green Building Council (GBC) and the Green Building Council (GBC) and the Green Building Council (GBC).

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

Key features include:

- Over 100 solar panels on the roof and facade to generate clean energy.
- Water harvesting system to reduce water usage.
- Energy-efficient lighting and heating systems.
- Use of low-carbon materials in construction.
- High-quality insulation and airtightness to reduce energy loss.
- Green roof and landscaping to improve air quality and reduce the urban heat island effect.
- Use of sustainable materials and low-carbon concrete.
- High-quality air filtration and ventilation systems.
- Use of sustainable materials and low-carbon concrete.
- High-quality air filtration and ventilation systems.

The NOMA Tree History

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

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

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

IMPROVEMENTS TO ANGEL SQUARE

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

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

Angel Square Design Principles

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

Connect Better

Improvements to Angel Square will also focus on and enhance the surrounding area, creating a strong sense of place and destination.

A new raised connector will improve connectivity between the two buildings and the surrounding area, creating a strong sense of place and destination.

PHASE NOMA

Part of a 3 year project that gives people the opportunity to see your home any through the gateway. In a pioneering approach to urban landscape that moves from the imagination and planning to the reality of NOMA, a new raised connector will improve connectivity between the two buildings and the surrounding area, creating a strong sense of place and destination.

We have partnered with The National Trust, The Prince of Wales Foundation for the Environment and a host of other groups and charities to deliver a programme of work, including planting and landscaping to help us realise the vision of the NOMA Strategic Regeneration Framework (SRF).

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

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

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

Design of the new raised connector and improvements will also improve connectivity and a strong sense of place and destination.

JOBS AND COMMUNITY

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

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

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

It will also enable the confident delivery of the following across NOMA:

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

6.4 Appendix 4 – Consultation Questionnaire

NOMA - 2 & 3 ANGEL SQUARE CONSULTATION MAY 2022

1. Please tell us your postcode:

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

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

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

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

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

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

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

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

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

☐ Yes ☐ No

GDPR Statement

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

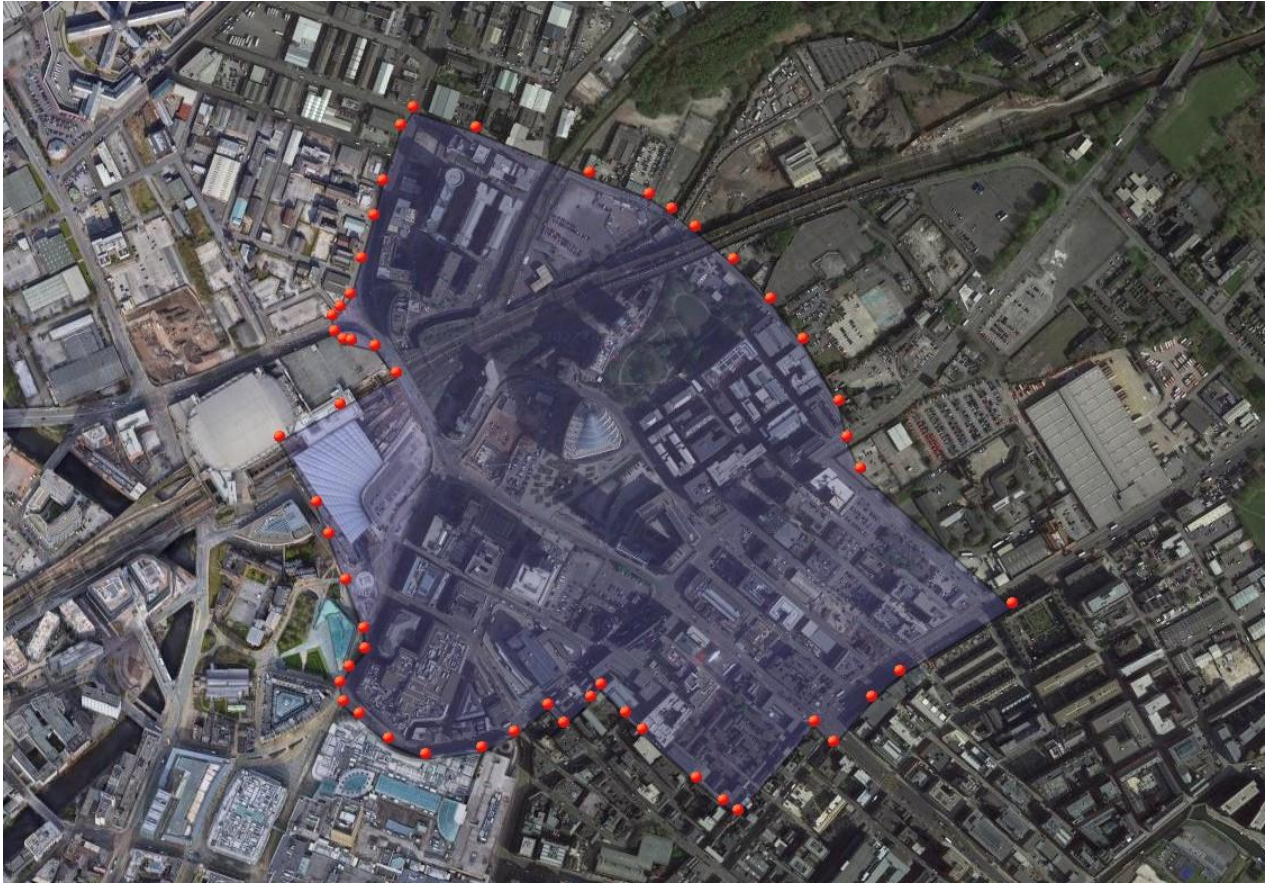
If you agree to being contacted via email, please provide following details.

Name: _____

Email: _____

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

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



Appendix 2: 2015 Statement of Community Involvement

NOMA, 2 & 3 Angel Square

Statement of Community Involvement

August 2015



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1. Executive Summary

This Statement of Community Involvement (SCI) has been prepared by Counter Context Ltd on behalf of the Applicant, NOMA (GP) Limited, to report on the pre-application consultation undertaken with local communities concerning the proposals for 2 & 3 Angel Square, an office-led development at NOMA. It also provides summary information about engagement with key stakeholders and statutory groups during the pre-application period.

The pre-application consultation strategy was designed to reflect guidance within Manchester City Council's Statement of Community Involvement and the National Planning Policy Framework (NPPF). The approach taken was consistent with previous community consultation undertaken in relation to other developments coming forward within the NOMA masterplan area, which had placed importance on proactively sharing information about proposals and encouraging members of the local community to contribute their views.

The pre-application consultation ran for 4 weeks from 11 May to 5 June 2015. During the pre-application consultation, a range of communication methods were used to provide information about the proposals and ensure that people had the opportunity to provide their feedback. These methods included:

- A briefing pack sent to elected ward members and key stakeholders.
- A consultation leaflet sent to approximately 1500 nearby residential and business properties.
- A new section on the NOMA Engage website that provided up to date information about the proposals.
- The NOMA Engage telephone information line and email address made available for people to ask questions and provide their feedback.
- A public exhibition to give people the opportunity to view the plans and discuss the proposals with members of the project team.

22 members of the public and two councillors attended the public exhibition 21 May 2015 and 15 written consultation responses were received. Considerable support was expressed for the proposals, with positive comments about the project in general, landscaping and public realm proposals. The most raised topics were the design of 2 Angel Square, the incorporation of local amenities and questions about how any potential 'wind tunnel effect' would be minimised.

All feedback received during the consultation has been considered by the project team during the development of the proposals. Section 7 of this SCI explains how all issues raised by consultation respondents have been comprehensively addressed and where more detailed information about each of these issues can be seen within the planning application documentation.



2. Introduction

2.1 Development Overview

Site Description

The site is a strategic regeneration priority and point of entry into Manchester City Centre, located to the north of Manchester City Centre and forms Plots M and N of the 20 acre adopted NOMA Masterplan. The site is bounded by the forthcoming Angel Gardens residential scheme to the east (this previously was known as 'Plot L' of the NOMA masterplan' and secured Planning Permission in March 2015), Miller Street to the south, the Co-operative Group's Headquarter Building – 1 Angel Square – to the west and Angel Street to the north. The application site extends to approximately 0.83 ha.

The site currently forms part of a large area of commercial surface car parking, a use which detracts significantly from the quality of the environment in this area that will be further enhanced through the delivery of the NOMA Masterplan. Due to the current condition of the site, there is no relationship with surrounding uses, and the expansive site provides little in the way of boundaries and does not contribute to the streetscape along the major aerial routes it lies adjacent to.

There is a substantial change in levels across the site, with the land falling away from Angel Street down to Miller Street, with this gradient change ranging from approximately 4.5m to 6m and an approximate 7 to 8m fall between the Rochdale Road and the Miller Street.

Summary of Proposals:

The proposed development comprises two new Grade A Office buildings, to be known as 2&3 Angel Square, and will accommodate the following principle elements:

- Approximately 390,000 sq.ft. (net) of Grade A Office accommodation across the two buildings, broken down as follows:
 - 2 Angel Square – circa 140,000 sq.ft. (NIA).
 - 3 Angel Square – circa 250,000 sq.ft. (NIA).
- Approximately 1,591 sq. m (net) of retail accommodation across the development, broken down as follows:
 - 2 Angel Square – 651 sq. m (NIA)
 - 3 Angel Square – 940 sq. m (NIA)
- Both buildings will be targeting a BREEAM Level of 'Excellent' with storey heights ranging from 9 to 11 storeys (above lower and upper ground) arranged around a central core.
- Commercial / retail floorspace at ground and upper ground floor of both buildings.



- The scheme will include appropriate landscaping that features a central public area in between Blocks 2 and 3.
- Basement car parking and refuse storage, including circa 145 car parking spaces and circa 150 cycle parking spaces with associated showering and locker facilities.

A new public realm corridor to be known as 'Angel Mews' will be incorporated at the interface with Angel Gardens to the east, which will be designed to effectively integrate the two development sites, as well as to deliver a visual link between Angel Street to the north and Miller Street to the south.

2.2 Purpose of this SCI

This Statement of Community Involvement (SCI) has been prepared by Counter Context Ltd on behalf of NOMA (GP) Limited (hereafter referred to as 'the Applicant'). It provides:

- An account of the pre-application consultation undertaken with the local community and statutory bodies about the proposals.
- A summary of the feedback received from these consultees.
- Evidence that this feedback has been considered in the development of the proposals.

Extensive community engagement has been an important part of development activity within the NOMA masterplan area to date. Each new major proposal has been accompanied by a programme of pre-application consultation with the local community. Local people can make a valuable contribution to scheme proposals by offering their local knowledge and can raise issues that may not have been considered.

This SCI also fulfils a formal recommendation of Manchester City Council to provide evidence that appropriate community consultation has been undertaken during the development of the proposals. Manchester City Council's *Statement of Community Involvement* (adopted in January 2007) states that:

Pre-application consultation is beneficial to both the community and the developer as it allows the developer to design a proposal which takes on board the opinions of the community.¹

Conducting an early and transparent pre-application consultation is also consistent with the guidance within the National Planning Policy Framework (NPPF) which encourages applicants to engage with the local community before submitting an application.²

¹ Manchester City Council, Statement of Community Involvement, (adopted January 2007).

² Department for Communities and Local Government, National Planning Policy Framework, March 2012, paragraph 189.



3. Approach to Pre-Application Consultation

The approach to community consultation as presented in this SCI reflects Manchester City Council's policy and approach to involving communities. Throughout the pre-application consultation, the Applicant has ensured that the identified communities and stakeholders:

- Have appropriate access to relevant information.
- Are given opportunities to actively participate by putting forward their own ideas and are reassured that there is a transparent process through which their feedback will be considered and will influence the proposals.
- Can obtain feedback, be kept informed of the progress of the scheme and be updated on the outcomes of consultation.

This consultation strategy has been designed to be consistent with the approach to consultation and stakeholder engagement which is a key component of the wider NOMA project. This includes ensuring that the consultation adheres to the following key principles:

- Being open and honest with stakeholders and members of the local community when presenting all information about the proposed scheme.
- Being clear and 'plain speaking', avoiding the use of jargon or technical terms.
- Identifying different audiences and developing appropriate communication techniques that effectively engage with each one.
- Ensuring all communication materials are presented in formats easily accessible to the local community.
- Responding quickly and effectively to enquiries received from stakeholders and members of the general public.



4. Engagement with Statutory and Professional Bodies

This SCI primarily focuses on the pre-application consultation with members of the local community surrounding the site of the proposed development. However, engagement has taken place with the following statutory and professional bodies during the pre-planning process.

4.1 Local Planning Authority

Engagement has been ongoing with the local planning authority, Manchester City Council, during the development of the proposals. The key meetings took place on 24 April and 18 June 2015.

These meetings included discussions with senior officers about the principle of the proposals and design development, as well as a briefing with the case officer. Discussions with the Local Planning Authority have been positive and there is support for the proposals, subject to detailed consideration of the planning application.

In addition to engagement with the Council Planning Department, specific and on-going consultation has been undertaken with Council personnel in the following departments during the preparation of the Planning Application:

- Highways
- Transport for Greater Manchester
- Environmental Health
- Greater Manchester Archaeological Advisory Service

4.2 Historic England

Consultation was undertaken with Historic England in relation to the impact of the scheme on the archaeological and historical features of the local area. A meeting was held on 13 May 2015.

During the meeting, discussions focussed on the visual impact of the proposals on the adjacent conservation areas, as well as the physical impact upon buried archaeology, including the carrying out of a phased programme of research and archaeological evaluation.

Historic England's pre-application response stated that the potential for harmful impacts upon the nearby historic assets to be low. This pre-application response from Historic England is provided in full as Appendix 1.



4.3 Greater Manchester Police Secure by Design Team

A meeting was held with Greater Manchester Police (GMP) Secure by Design Team on 14 April 2015. Discussions focussed on:

- The entrances of retail units and preventing customers from accessing offices.
- The servicing of the buildings and maintaining control of who accesses different parts of the buildings.
- The manning of reception areas.
- The security of cyclist facilities.
- Ensuring the floorplates of the buildings providing limited opportunity for people to hide or conceal themselves.
- The implications of the barrier arrangement for the ramp to basement car park at 2 Angel Square.
- The security of the refuse storage areas.
- How the design encourages natural surveillance.

Further details about security considerations can be seen in the Crime Impact Statement, which is submitted in support of the planning application. Overall, Greater Manchester Police were supportive of the proposals subject to incorporation of the recommended measures within the detailed design of the scheme.

4.4 Places Matter! Design Review

The project team presented the proposed scheme to the Places Matter! Design Review on 29 April 2015, when the scheme was at the early stage of design.

Much of the discussion focussed around the public realm and how this can provide clarity to the area, specifically the difficulty presented by the two urban grains meeting, that of the historic estate, and that of the new buildings, with the tone set by 1 Angel Square. Overall the Panel's response was positive to the proposals.

The formal response from Places Matter! is provided in Appendix 2.

The design team has fully considered the comments from Places Matter! and incorporated a number of further design changes to the proposals in response to these. In summary these include:

- Changes to the location of the lift, which previously sat in the centre of the mews, to improve the access to Plot L.
- The small retail unit between buildings has been omitted to create a much more dynamic and interesting place for sitting and gathering and creates a canvas for the interpretation of Arkwright's Mill.
- Clutter has been removed so that the space is better integrated with the adjacent staircase and existing Angel Square public realm.



- 3 Angel Square has been extended to the West with its façade aligning more directly to 2 Angel Square. This is to help stitch the differing urban grains coming from Angel Street and Miller Street.
- The façade of 3 Angel Square has been aligned to create a strong edge fronting Miller Street siting the building more successfully within the existing context and the NOMA masterplan.

The design team has prepared a formal response to Places Matter! setting out the design development that has taken place (see Appendix 2).



5. Community and Stakeholder Mapping

5.1 Introduction

This section details the key local audiences who were engaged with during the pre-application consultation. Prior to the start of the consultation, an extensive community and stakeholder mapping process was undertaken to identify different individuals and groups who were likely to have an interest in the proposals. The different audience groups identified were:

- Locally elected political representatives
- The local residents and businesses around the site of the proposed development
- Local resident and community groups
- Civic and interest groups
- Local media

5.2 Political Representation

The site of the proposed development falls within the Ancoats and Clayton ward of the Manchester City Council authority area, but is adjacent to the boundaries of the City Centre ward. It has been important to ensure that political representatives are aware that their constituents are being actively engaged with and involved in the development of the proposals. The political representatives within Manchester who were engaged with during the pre-application consultation are as follows:

Manchester City Council – Ward Councillors (as of 8 May 2015)

- Councillor Donna Ludford (Ancoats and Clayton, Labour)
- Councillor Mick Loughman (Ancoats and Clayton, Labour)
- Councillor Ollie Manco (Ancoats and Clayton, Labour)
- Councillor Beth Knowles (City Centre, Labour)
- Councillor Joan Davies (City Centre, Labour)
- Councillor Kevin Peel (City Centre, Labour)

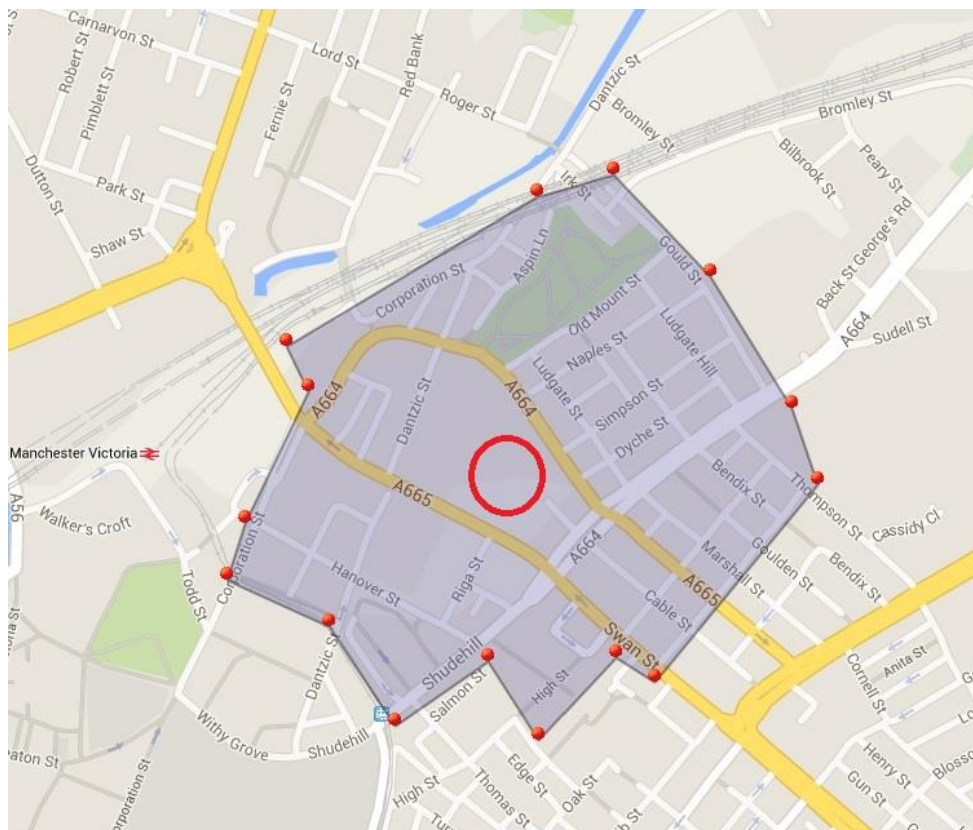
Council officers were made aware in advance of all communications with Members.

5.3 Local Residents and Businesses

There was a clear requirement to actively engage with residents and businesses in the immediate environs of the proposed site. A distribution area for consultation leaflets was therefore defined which included 1517 residential and business properties. The extent of this distribution area was chosen to be consistent with previous community engagement relating to the wider NOMA masterplan area. The leaflet distribution area is shown in Figure 1 overleaf. This was presented to planning officers and agreed as an appropriate catchment area.



Figure 1 - Leaflet Distribution Area (courtesy of Google Maps 2015)



5.4 Local Resident and Community Groups

In addition to engaging directly with local residents and businesses, local community groups can play an important role in representing community views. Friends of Angel Meadow (FOAM) has been active in discussing developments within the NOMA development area to date and were provided with information about the proposed development during the pre-application consultation.

5.5 Civic and Interest Groups

Due to the significant height of the proposed development, it was considered important to engage with groups with an interest in the civic, historical and architectural character of Manchester. The following groups were provided with information during the consultation:

- Manchester Civic Society
- Manchester Modernists
- Manchester Region Industrial Archaeology Society
- The Victorian Society Manchester Group
- The Georgian Group
- Greater Manchester Archaeology Federation



5.6 Local Media

Print and online media outlets serve an important role in keeping the wider community informed about developments in their area. The following media outlets were provided with information about the proposed development during the pre-application consultation:

- GM Business Week
- Manchester Evening News
- Manchester Confidential
- About Manchester
- Place North West



6. Pre-Application Consultation Process

6.1 Pre-Application Consultation Overview

The pre-application consultation ran for four weeks from Monday 11 May to Friday 5 June 2015. Throughout the consultation, a range of communication methods were used to raise awareness of the proposals among the local community. People were provided with a number of accessible and convenient means by which to provide feedback.

6.2 Distribution of Materials

6.2.1 Briefing Pack

Briefing packs were distributed on 8 May 2015 to the elected members identified in Section 5.2 above, as well as the community and interest groups identified in Sections 5.4 and 5.5. This briefing pack (provided as Appendix 3) provided information about the proposals for 2 & 3 Angel Square and also detailed the arrangements for pre-application consultation.

The briefing packs were distributed with covering letters which introduced the proposals. The letter also invited the elected member or stakeholder to the public exhibition on 21 May 2015. The accompanying letter is provided as Appendix 4.

6.2.2 Consultation Leaflet

Consultation leaflets were distributed on 8 May 2015 to 1517 residential and business properties within the distribution area (as shown in Figure 1 in Section 5.3). The consultation leaflet provided introductory information about the 2 & 3 Angel Square proposals and invited members of the public to provide their feedback. It also invited recipients to the public exhibition on 21 May 2015. The leaflet is provided as Appendix 5. It was distributed with a covering letter that is provided as Appendix 6.

6.2.3 Press Release and Media Coverage

A press release was issued on 18 May 2015 to the media outlets listed in Section 5.6. This press release introduced the proposals and publicised the public exhibition. A copy is provided as Appendix 8.

Articles about the proposals were subsequently published in:

- Manchester Confidential (20th May 2015)
- Place North West (19th May 2015)
- The Business Desk (20th May 2015)
- GM Business Week (20th May 2015)
- About Manchester (20th May 2015)



6.3 Finding Out More and Providing Feedback

6.3.1 Website and Email

The NOMA Engage website (www.engage.coop) was updated to include a new section about the proposals for 2 & 3 Angel Square. For those people who wanted to send a more detailed response, a specific email address was provided (info@engage.coop).

6.3.2 Telephone Information Line

A dedicated freephone telephone information line (0800 032 8546) is in operation to provide stakeholders and members of the public with a single point of contact for questions and feedback about the development plans within the wider NOMA masterplan area. This number was publicised on all consultation materials relating to 2 & 3 Angel Square. Every call received during the pre-application consultation was logged to record the date, issue raised and response.

6.4 Public Exhibition

A public exhibition was hosted during the pre-application consultation to provide members of the local community with the opportunity to view the proposals in more details and speak to members of the project team. The event was held on Thursday 21 May on from 3pm to 8pm, at the Centre for Chinese Contemporary Art on Thomas Street, Manchester. The event was publicised within the consultation leaflet, briefing pack, on the NOMA Engage website and within the press release.

Prior to the start of the public exhibition, a briefing session was held for local elected members. This session was attended by Cllr Ollie Manco (Ancoats and Clayton ward). Cllr Joan Davies (City Centre ward) visited the exhibition later in the day and discussed the proposals with the project team.

Six exhibition panels were displayed at the exhibition to provide introductory information about the proposals and the latest visual representations of the building designs and landscaping proposals. These panels are provided as Appendix 9. Members of the project team were on hand to discuss the proposals with visitors to the exhibition and answer questions.

A total of 24 people visited the public exhibition (including the two Councillors).

A feedback form was provided so that visitors could provide their comments. The feedback form is provided as Appendix 10 and the feedback received is described as part of Section 7.



Figure 2 - Photo of Public Exhibition



7. Pre-Application Consultation Feedback

7.1 Summary of Feedback Received

Throughout the pre-application consultation, several channels were made available for people to ask questions and provide feedback. To summarise, these were:

- The enquiries email address (info@engage.coop).
- The freephone telephone information line (0800 032 8546).
- In person at the public exhibition.

In total, 15 written responses to the pre-application consultation were received. These are broken down into the relevant channel below.

Table 1 - Number of Consultation Responses Received

Feedback method	Number of responses
Email	2
Exhibition feedback form	13
Total	15

7.2 Main Findings and Consideration of Issues

All of the responses received during the pre-application consultation period have been logged and every comment has been considered by the project team in the preparation of the Planning Application. The written responses to the consultation are provided in full as Appendix 11, but an extensive summary of the issues raised by members of the local community (in writing and in person at the exhibition) and how they have been considered and responded to is provided in Table 2 below.



Table 2 - Consultation Feedback

Issue Raised	Response and Consideration of Issue	Further Information Provided
DEVELOPMENT DESIGN AND CHOICE OF MATERIALS		
Positive comments regarding the design of 3 Angel Square.	Noted.	Design and Access Statement
Comment that the form and materials should reflect the industrial heritage of Angel Meadow.	The development of the form and materiality of the buildings takes reference from the wider site context. Manchester's historical background has made red brick a common material choice throughout the city, evidence of which can be seen from the site. For example the existing Lynx building fronting Angel Street is predominately red brick, with many of the buildings further north using red brick in one capacity or another. The existing warehouse building on the corner of Swan Street and Rochdale Road, to the East, also utilises red brick. Although red brick is the most used material within the wider site context, the views from the site suggest a more varied material palette. To the North West the upper floors of the green quarter can be seen containing a mixture of light and dark coloured metal and terracotta panels which form the back drop to the modern double skin façade with aluminium panels to 1 Angel Square, directly adjacent the site, with its sloping and undulating roof line. Looking West the light buff coloured stone of the CWS building on Corporation Street is visible, opposite which sits the new ETFE roof of Victoria Station; forming part of the new expansion works.	

	Across Miller Street to the South the CIS tower and New Century House have a highly reflective glass with horizontal banding, identify the floor zones at each level. The vertical nature of both buildings has been emphasised through the use of projecting metal caps to the glazing system. To the East both the Crowne Plaza, with its coloured glass façade, render and dark grey aluminium panels, and Skyline Central are both visible. With specific reference to Arkwrights Mill, the proposal will carefully integrate the interpretation of the mill and the depiction of history of the site in both a digital and physical form through the landscape proposal.	
Comments expressing concern for the materials used for 2 Angel Square, specifically concern as to whether they will age quickly and become dirty.	A detailed specification, cleaning and maintenance strategy will be submitted as part of the Planning Application which will consider durability, maintenance requirements, weather proofing and construction sequencing of the external materials for 2 Angel Square.	
Comments expressing dislike for the design of 2 Angel Square. - Specifically requesting the design of 2 Angel Square to have a curved front to mirror 1 Angel Square. - Concerns regarding the scale and architectural style being uninspiring.	The design of Plot 2 is such that is it portrayed as a heavier expression which counter balances that of both 1 and 3 Angel Square where a lighter weight approach is adopted. The buildings controlled façade reinforces the urban grain from the north and is to be seen as a contrast to the more fluid form of 1 Angel Square.	
DEVELOPMENT HEIGHT AND OVERSHADOWING		
Comment suggesting that the height of the proposals should reflect that of the residential building on other side of Angel Street.	The height of the proposal sits comfortably within emerging scale of the wider NOMA masterplan and specifically its relationship to 1 Angel Square and the recently consented Plot L development. The height of the proposals also relates well to the city centre context	Daylighting and Sunlight Impact Report



	of the site and will enable the delivery of high quality large open plan floor plates that are currently being sought by the targeted potential office occupiers. The impact of the height of the proposal against its context is reviewed in detail within the Daylighting and Sunlight Impact Report.	
Comment on the height of the buildings causing a reduction in light on Angel Street on the northern side and comment that afternoon/evening sun will be eliminated from residential buildings and balconies.	The applicant is sensitive to the fact that neighbouring residents will be interested in the potential changes to the daylight and sunlight levels within and outside of their properties as a result of the proposals. The sunlight and daylight modelling has identified that there will be a moderate adverse impact upon the lower level windows of one elevation of the adjacent residential receptor (the Linx Building); however, it should be noted that this receptor should be considered within the wider city centre context. The building being proposed in close proximity to the residential building is of a scale that is appropriate to the existing wider city centre context and the impact from the existing conditions to the proposed development condition is of a moderate impact. Given the narrow nature of urban streets, such as Angel Street, a level of shadowing would prevail from any development of the same height to the existing residential building and it is a function of the existing street plan, which is in the character of this area of the city that dictates the site constraints. The development has been designed to give maximum access to daylight where possible. The increased surface area of the elevations where there are cut through areas have been created to deliver natural light to the centre of the floor plates of the proposed office areas. This also improves access to daylight for the	Daylighting and Sunlight Impact Report

	residential building where these cut through areas occur. Further mitigation by way of massing changes would be limited and difficult to undertake within the constraints of the site.	
Comments that the location of the building will cause issues of overlooking and a loss of privacy for neighbouring properties on Angel Street e.g. the Lynx Building.	The distance between 2 Angel Square and the Lynx building is proposed to be over 19 meters which is considered an appropriate separation in a suburban context, whereas Angel Street is a urban location where overlooking distances are commonly far less than the proposed.	
MICROCLIMATE		
Request for the mitigation of a 'wind tunnel effect' through design of the buildings and public realm. Comments that this was an existing problem surrounding 1 Angel Square.	Extensive work has been undertaken to model potential wind impacts and ensure that these are addressed as the design develops, taking into consideration building form, street planning, use of materials and landscaping features. The wind modelling has undergone several iterations to identify the most appropriate locations for planting and other measures, such as screens. The results of the wind report identify that there will be a considerable beneficial impact to the existing conditions around 1 Angel Square and the site of the Proposed Development as a result of the proposals.	Wind Report
LANDSCAPING PROPOSALS		
Positive comments about the landscaping proposals.	Noted.	Public Realm Strategy
Comments that plenty of greenery, squares and public spaces should be included.	All of the spaces around the buildings will be available to the public including the central space, grand staircase and public walkways and will be made up of a good balance of hard landscaping and green areas.	
Requests for trees to be planted in the ground rather than in stainless steel planters that rust quickly and are inappropriately used as litterbins.	Miller Street footpaths will accommodate a wide service trench which will make tree planting within the ground impossible. Where possible, other trees within the development, including those on Angel Street, will be	



	planted into the ground. A comprehensive maintenance strategy will be adopted.	
Comments regarding the continued maintenance of the landscaping once construction has finished.	The landscaping will be subject to a 12 month maintenance regime by the main contractor following completion of the works. Following that the landscaping will be subject to a scheduled maintenance programme that will be carried out by the developer's management team.	
Request for more litterbins to be installed in the public realm areas.	Litter bins will certainly be provided as part of the public realm street furniture.	
USE CLASSES		
The use of the ground floor to incorporate local amenities (e.g. dentists, doctors, businesses such as shops, delicatessens, dry cleaners, chemists, restaurants, coffee shops).	The ground floor units provide the opportunity to bring life and vibrancy to the area. It is envisaged these units would support local amenities such as shops, cafes and restaurants. Other amenities may be included within the adjacent Plot L scheme, as appropriate to a residential development.	DAS and Planning Statement
Requests for more low density apartments rather than office buildings.	The provision of residential accommodation is a key component of the wider employment-focussed NOMA Masterplan. Construction on the Angel Gardens residential development (Plot L of the NOMA site) will begin later in 2015 with further proposals for residential development at NOMA to follow. The adopted Masterplan has always provided for high quality new office accommodation on those plots, in line with the Manchester Core Strategy.	Planning Statement
CONSTRUCTION		
Requests that contractors work within the permitted guidelines specified by the Council.	Construction would be carefully managed to minimise any temporary disruptions to local people. Before the start of works, a Construction and Environmental Management Plan would be developed and agreed with Manchester City Council to address construction issues such as site access and hours of work.	Construction Methodology (Environmental Statement)
PARKING		
Concern about parking congestion already in the area and that these proposals will exacerbate the problem.	The city centre location provides excellent public transport links. The proposals will directly encourage sustainable transport choices by improving the	Transport and Travel Plan

	environment around Miller Street and Angel Street for pedestrians and cyclists. A framework Travel Plan has been prepared which sets out a range of measures designed to influence people's choice of public transport over private car. These include measures to encourage walking, cycling, public transport and car sharing. Cycle lockers and shared facilities will be provided on site. The Transport Assessment concludes that the additional traffic for the proposed development would not have a significant impact on the surrounding highway network. In terms of parking provision, the proposed development is not considered to have a significant impact. The proposed development would roughly be replacing like for like (approximately 156 existing spaces and 145 proposed).	
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8. Influence of Consultation Feedback on the Proposals

Feedback from the pre-application consultation was considered by the project team on an ongoing basis to ensure that the issues raised could be addressed during the development of the proposals. This section outlines how consultation comments have influenced the main issues raised by respondents about the development of the scheme.

Of the feedback received during the consultation, positive comments were made about the overall scheme design and the indicative landscaping proposals put forward. A number of respondents took the opportunity to make comments on the design of 2 Angel Square. Although the design of 2 Angel Square was indicative at the time of the consultation, the team have chosen such an approach as the 'heavier' architectural features which are part of the design are included to provide contrast to 1 and 3 Angel Square. This was deemed to be an important specificity of the design to counter the fluid form of 1 Angel Square.

Another key question raised during the pre-application consultation was whether the team were looking into the issue of the 'wind tunnel effect' which local residents noted was an issue around 1 Angel Square. This is an issue that has been considered in detail during the development of these proposals. The use of landscaping and other mitigation measures have been carefully considered and will be implemented in a way that results in an enhanced environment around 1 Angel Square and the site of the Proposed Development.

Finally, considerable interest was expressed about the anticipated ground floor usage and support was expressed for inclusion of local amenities such as restaurants, cafes and shops.

The Applicant is grateful to members of the local community for contributing their views during the pre-application consultation and looks forward to further constructive dialogue throughout the development process.



Appendices



Appendices

Appendix 1 – Historic England Consultation Response

Appendix 2 – Places Matter! Consultation Response

Appendix 3 – Briefing Pack

Appendix 4 – Briefing Pack Covering Letter (Elected Members)

Appendix 5 – Briefing Pack Covering Letter (General Stakeholders)

Appendix 6 – Consultation Leaflet

Appendix 7 – Consultation Leaflet Covering Letter

Appendix 8 – Press Release

Appendix 9 – Exhibition Display Panels

Appendix 10 – Exhibition Feedback Form

Appendix 11 – Written Consultation Responses in Full



Appendix 3: 2019 Statement of Community Involvement

NOMA's Updated Designs for 2 & 3 Angel Square

Pre-Application Consultation Statement of Community Involvement

September 2019

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Executive Summary

This Statement of Community Involvement (SCI) has been prepared by Counter Context Ltd on behalf of the Applicant, NOMA (GP) Ltd. It reports on the pre-application public consultation undertaken with local communities and businesses on the updated proposals for 2 & 3 Angel Square (also known as Plot M & N).

The pre-application public consultation strategy that was undertaken was designed to reflect guidance within Manchester City Council's adopted Statement of Community Involvement (2018) and the National Planning Policy Framework (NPPF) (2019).

The pre-application public consultation ran from Wednesday 28 August 2019 until Wednesday 11 September 2019. During the pre-application public consultation, a range of communication methods were used to provide information about the updated proposals and ensure that people had the opportunity to provide their feedback. These methods included:

- A consultation postcard sent to 3,123 nearby commercial and residential properties.
- A dedicated project email address for people to ask questions and provide feedback.
- A dedicated Freephone information line for people to ask questions and provide feedback.
- Information on the 'Have your say' webpage on the project website, where people could find out more and provide feedback through an online feedback form.
- A press release that was submitted to local media outlets.

In total, 14 written consultation responses were submitted via email and through the online feedback form.

The feedback received raised a wide variety of topics in relation to the updated proposals. The main areas of interest included:

- | | |
|-------------------|----------------|
| • Building design | • Transport |
| • Building use | • Microclimate |
| • Materials | • Public realm |

All feedback received during the consultation has been considered by the Applicant's team throughout the development of the updated proposals. [Section 5.3](#) of this SCI explains how issues raised by respondents have been comprehensively addressed.

1. Introduction

1.1 Development Overview

The proposed development involves the redevelopment of Plots M and N of the adopted NOMA Masterplan (to be known as 2 & 3 Angel Square) to deliver office-led development (Use Class B1a), with ground floor retail and commercial units, external terraces at upper levels, car parking and cycle facilities.

The proposed development will comprise two buildings, one of lower and upper ground plus 10 storeys (2 Angel Square) and one of lower and upper ground plus 11 storeys (3 Angel Square).

The proposed development will include a comprehensive public realm scheme with hard and soft landscaping, access and highways, and other associated works.

1.2 Purpose of this Statement of Community Involvement

This Statement of Community Involvement (SCI) has been prepared by Counter Context Ltd on behalf of the Applicant to provide a comprehensive record of the pre-application public consultation undertaken on the updated proposals for 2 & 3 Angel Square.

Pre-Application Consultation on 2 & 3 Angel Square: 2015 and 2019

Stakeholders and residents may already be aware that a pre-application consultation took place for the proposals for 2 & 3 Angel Square back in 2015. The Statement of Community Involvement for the 2015 pre-application consultation is appended to this document; please see [Appendix 3](#).

Due to changes in demands of office occupiers, the NOMA team has altered the proposals to bring them up to date.

The latest pre-application consultation, which took place for two weeks in 2019 and is detailed here in this Statement of Community Involvement, is for a new planning application for the updated designs for the two buildings.

Although a new application is being submitted, the new designs are very similar to those that were granted planning approval at Planning Committee in 2015.

Conducting an early and transparent pre-application consultation is consistent with the guidance within the National Planning Policy Framework (NPPF) (2019).

Paragraph 39 of the NPPF states that:

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

The NPPF goes on to state that:

¹ Secretary of State for Ministry of Housing, Communities and Local Government, National Planning Policy Framework, February 2019, paragraph 39.

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

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

Manchester City Council's adopted Statement of Community Involvement (SCI) (2018) sets out 'how developers can ensure that there is an effective opportunity for people to comment and steer development'³. In providing guidance to developers on how they should carry out pre-application public consultation, Manchester City Council's SCI provides recommendations on the types of methods that developers can adopt as part of their pre-application public consultation strategy. As part of this process, and as recommended in the SCI, the Applicant's team met with Manchester City Council and discussed the consultation strategy for the proposed development ahead of the commencement of the consultation programme.

Consistent with advice in Manchester City Council's SCI, this document fulfils the requirement for a consultation supporting statement that summarises the methods used, the representations received, and the changes made to the updated proposals as a result of feedback submitted. This document provides:

- An account of the pre-application public consultation undertaken with the local community about the updated proposals.
- A summary of the feedback received from these consultees.
- Evidence that this feedback has been considered in the development of the updated proposals.

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

This SCI reports on the pre-application public consultation undertaken with local communities as well as business, civic and local interest organisations. There has been extensive and detailed engagement with a range of statutory and other organisations relating to technical issues during the development of the scheme. This engagement is described within the relevant planning application documents and not in this SCI.

² Secretary of State for Ministry of Housing, Communities and Local Government, National Planning Policy Framework, February 2019, paragraph 39.

³ Manchester City Council's Planning and Development Statement of Community Involvement, June 2018, page 33.

2. Approach to Pre-application Public Consultation

The approach to community consultation as presented in this SCI reflects Manchester City Council's policy and approach to involving communities. Throughout the pre-application public consultation, the Applicant has ensured that the identified communities and stakeholders:

- Have appropriate access to relevant information.
- Have opportunities to actively participate by putting forward their own ideas and are reassured that there is a transparent process through which their feedback will be considered and will influence the proposals.
- Can obtain feedback, be kept informed of the progress of the proposals and be updated on the outcomes of consultation.

The Applicant is committed to consulting openly with key stakeholders, local residents, local businesses and local community groups. Throughout the consultation, engagement activities have been guided by the following key principles:

- Being open and honest with stakeholders and members of the local community when presenting all information about the proposals.
- Ensuring that all public engagement materials can be easily accessed by local stakeholders and the wider general public.
- Being clear and 'plain speaking', avoiding the use of jargon or technical terms where possible.
- Identifying different audiences and developing appropriate communication techniques that effectively engage with each one.
- Ensuring all communication materials are presented in formats easily accessible to the local community.
- Responding quickly and effectively to enquiries received from stakeholders and members of the general public.

3. Community and Stakeholder Mapping

3.1 Introduction

This section details the key local audiences who were engaged with during the pre-application public consultation. Prior to the start of the consultation, a community and stakeholder mapping process was undertaken to identify different individuals and groups who were likely to have an interest in the updated proposals. The different audience groups identified were:

- Elected political representatives (see [Section 3.2](#))
- Community and interest groups (see [Section 3.3](#))
- Local businesses and residents (see [Section 3.4](#))

3.2 Elected Political Representatives

It is important to ensure that political representatives are aware that their constituents are being actively engaged with as part of a consultation programme. Relevant ward councillors were provided with a copy of a consultation postcard, as described in [Section 4.2.1](#). An invitation was also extended for a meeting to discuss the scheme with the host ward councillors (Piccadilly Ward Councillors). The following ward councillors were contacted in order to make them aware of the updated proposals and the public consultation:

Piccadilly Ward Councillors (Host Ward)

- Councillor Sam Wheeler, Labour
- Councillor Adele Douglas, Labour
- Councillor Jon-Connor Lyons, Labour

Ancoats and Beswick Councillors (Neighbouring Ward)

- Councillor Rosa Battle, Labour
- Councillor Majid Dar, Labour
- Councillor Emma Taylor, Labour

Cheetham Councillors (Neighbouring Ward)

- Councillor Shaukat Ali
- Councillor Shazia Butt
- Councillor Naeem Hassan

Deansgate Ward Councillors (Neighbouring Ward)

- Councillor Joan Davies, Labour
- Councillor William Jeavons, Labour
- Councillor Marcus Johns, Labour

3.3 Community and Civic Groups

The Applicant engaged with the organisations below as they have an interest in the updated proposals. The community and civic groups were engaged with via email or letter. The groups engaged with were:

- Friends of Angel Meadow (FOAM)
- Northern Quarter Forum
- Manchester Shield
- The Victorian Society
- Manchester Civic Society
- Greater Manchester Pedestrians Society
- Peak and Northern Footpath Society
- Ramblers Association (Manchester Area)
- The Open Spaces Society

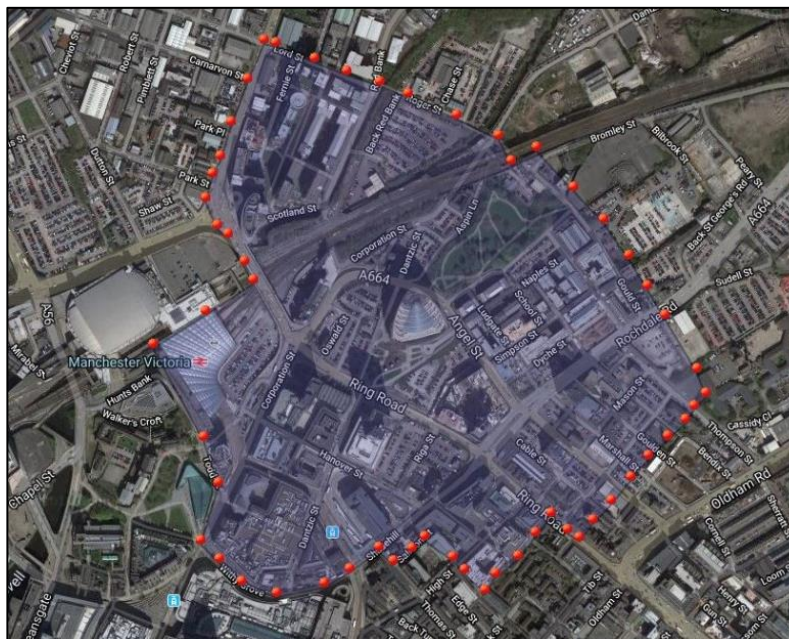
3.4 Local Residents and Businesses

A key priority of the pre-application public consultation was to actively engage with residents, businesses and institutions close to the site.

A distribution area for the consultation postcard was defined, so that nearby properties would directly receive information about the updated proposals and the consultation process.

The identified distribution area for the consultation postcard included 3,123 addresses. The distribution area is shown in Figure 1.

Figure 1: Consultation postcard distribution area (Courtesy of Google). The points indicate the outer limit of the distribution area.



4. Pre-application Public Consultation Process

The pre-application public consultation period ran for two weeks, between Wednesday 28 August 2019 and Wednesday 11 September 2019.

Throughout the consultation, a range of communication methods were used to raise awareness of the updated proposals among stakeholders and the local community, who were provided with accessible and convenient means by which to provide feedback.

4.1 Pre-application Public Consultation Overview

This section of the SCI details the comprehensive pre-application public consultation. The pre-application public consultation programme focussed on:

- Directly distributing information and consultation materials.
- Proactively providing information to stakeholders.
- Making information convenient and accessible for all interested parties.

4.2 Publicising the Consultation

4.2.1 Consultation Postcard

Consultation postcards landed with residents on Tuesday 27 August 2019 to all residential and business properties located within the agreed distribution area, as set out in [Section 3.4](#) and shown in [Figure 1](#).

The consultation postcards included information about the proposed development and methods to get in touch, find out more information and provide feedback. This included the Freephone information line, the website and online feedback form, and the dedicated project email address.

A copy of the consultation postcard is provided as [Appendix 1](#).

4.2.2 Press Release

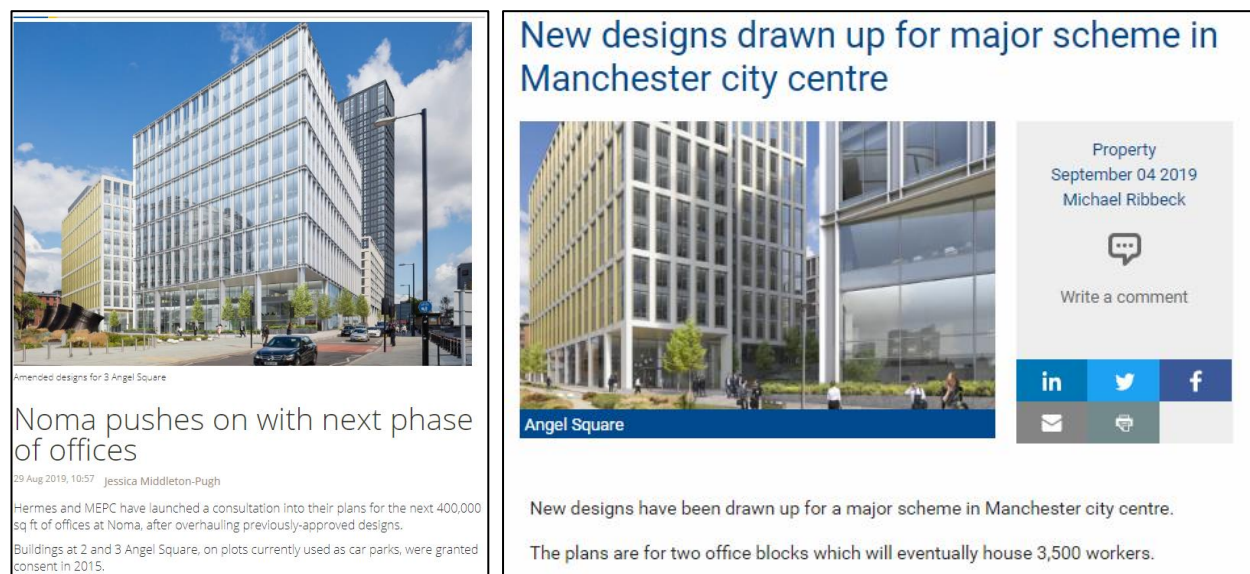
A press release was issued during the consultation to local media outlets. The press release provided information about the updated proposals for 2 & 3 Angel Square, as well as details of the consultation period.

A copy of the press release is provided in [Appendix 2](#).

Information about the updated proposals was published on some online platforms following the release of consultation materials. This included:

- Place North West – Thursday 29 August 2019 – ‘NOMA pushes on with next phase of offices’ (online)
- Business Live – Wednesday 4 September 2019 – ‘NOMA seeks permission for updated Angel Square plans after occupier needs ‘evolve’ (online)
- Business Desk – Wednesday 4 September 2019 – ‘New designs drawn up for major scheme in Manchester city centre’ (online)

Figure 2: A screenshot of the article published on Place North West's and Business Desk's websites.

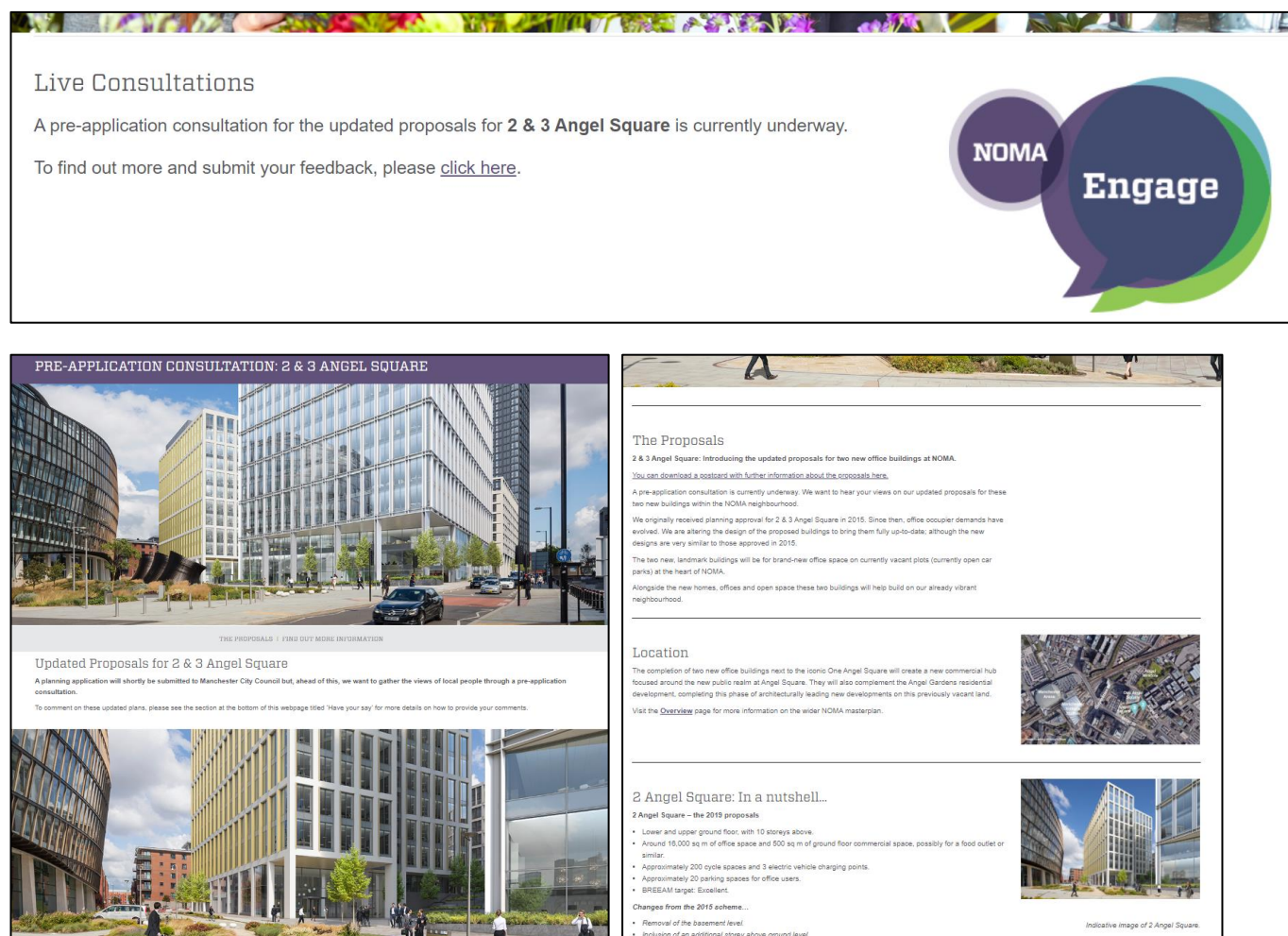


4.2.3 Consultation Website Page

As NOMA is an ongoing project, there is a dedicated website for community engagement activity, called "NOMA Engage". At the start of the consultation, the 'Have your say' page of the website was updated to include information about the consultation.

During the consultation, the website page gave details of the proposed development, an opportunity to fill in the online feedback form and information about the public drop-in session. There was also the opportunity to download the consultation postcard.

Figure 3: Screenshots of the 'Have your say' webpage, as well as the dedicated webpage to the consultation for 2 & 3 Angel Square.



4.3 Methods for Receiving Feedback

4.3.1 Freephone Information Line

A dedicated information line (0800 032 8546) was utilised for this consultation. This line was in operation between 9am and 5pm (Monday to Friday) with an answer phone facility to take calls outside these hours. Members of the consultation team managing the information line were on hand to answer any questions that were received about the updated proposals and the consultation process. The Freephone information line number was on the consultation materials including the website, consultation postcard and email footers.

4.3.2 Email Address

The project email address (info@noma-engage.com) was publicised on all consultation materials, including the website and the consultation postcard, so people could submit feedback and ask any questions to the consultation team.

4.4 Consultation with Manchester City Council

The updated proposals have been worked up in close consultation with Manchester City Council officers in order to ensure they meet the requirements of planning policy and address the site specific / area specific planning issues. Formal pre-application discussions have been held with Manchester City Council Planning Officers on the evolving scheme.

The Applicant and design team have engaged with officers from the Local Planning Authority throughout the pre-application period. This includes:

- A meeting on Tuesday 7 May 2019 to discuss the proposed layout, initial massing, indicative materiality and public realm concept.
- Completion of an Environmental Impact Assessment (EIA) Scoping exercise, with issue of a formal EIA Scoping Request to the Local Planning Authority on Thursday 1 August 2019 and issue of an EIA Scoping Opinion in September 2019.
- On Thursday 12 September 2019, the latest visuals were issued to the Local Planning Authority case officer.

Feedback from Manchester City Council's officers has been helpful and informed the evolution of a proposal that is supported by Manchester City Council. The Applicant will continue to work positively and pro-actively with officers during the determination of the application, responding to any issues that are raised during the formal consultation process.

5. Pre-application Public Consultation Feedback

5.1 Summary of Feedback Received

Throughout the pre-application public consultation, channels were made available for people to ask questions and provide feedback. To summarise, these were:

- The Freephone information line (0800 032 8546).
- The enquiries email address (info@noma-engage.com).
- An electronic copy of the feedback form available through the project website's 'Have your say' page (<https://www.noma-engage.com/further-information/>).

In total, 14 responses to the pre-application public consultation were received. These are categorised below depending on the channels through which the feedback was given.

Table 1: Number of consultation responses received.

Consultation response received	Total
Online feedback form	10
Email feedback	4
Phone	0
Total	14

All the responses received during the pre-application public consultation period have been logged and every comment has been considered by the Project Team ahead of the submission of the planning application.

5.2 Analysis of Feedback Forms

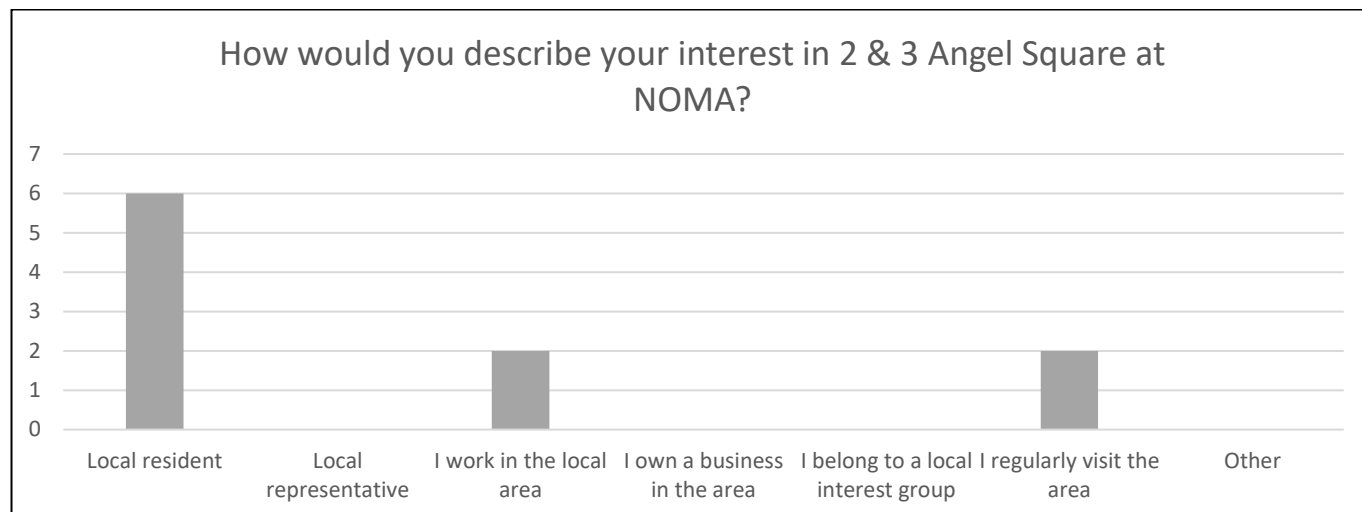
The feedback forms included multiple-choice questions and open questions about the updated proposals. Here follows a summary of the answers received through the multiple-choice questions that were asked as part of the online feedback forms.

Comments received through open questions in the online feedback forms and by email are summarised and addressed in Table 2 in [Section 5.3](#).

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

From the 10 people who submitted online feedback forms, the majority of people who responded stated they were a local resident.

Figure 4: A graph depicting how respondents described their interest in relation to 2 & 3 Angel Square.



As the team develop proposals for 2 & 3 Angel Square, what are the topics that you think are important for us to consider? (E.g. building design, access, public realm.)

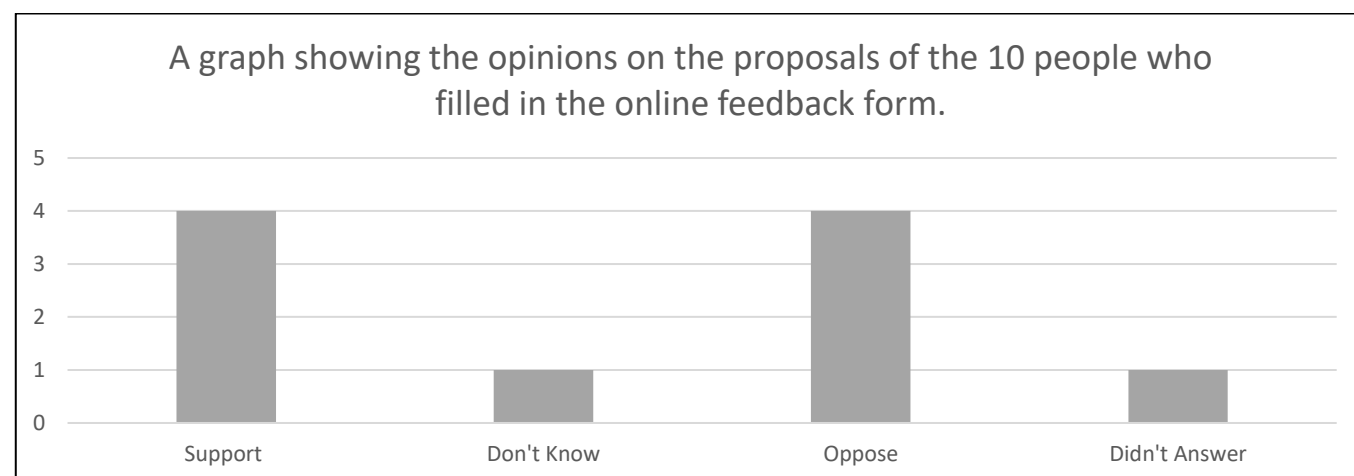
Respondents were asked to fill in answers to this open question on the online feedback form. The comments received are summarised in [Section 5.3](#).

On the basis of what you have seen and read about the scheme, how would you describe your opinion of the proposals for 2 & 3 Angel Square?

Respondents who filled in the online feedback form were given the opportunity to answer this question.

Out of the 10 completed online feedback forms, 9 people responded to this question. An equal number of people said they were in support of the scheme as those who said they opposed the scheme.

Figure 5: A graph showing how respondents described their opinion of the proposals for 2 & 3 Angel Square.



5.3 Main Findings and Consideration of Issues

An extensive summary of the issues raised by respondents (through all feedback methods) and how they have been considered and responded to is provided in the following table.

Table 2: A table summarising issues raised by respondents to the consultation (through all feedback methods).

Topics Raised	Response from the Project Team
General Comments	
Support was raised by one respondent with regard to the development of the area.	Noted.
A comment was raised with regard to the design which wasn't building specific. The comment stated that the building design was too harsh.	Noted. Please see responses below.
Building Design	
Building design was raised by four respondents as a topic that should be considered further by the team. Two of these respondents stated that there should be a landmark building in this location. Another stated that the building design was bland and that it should be improved.	There are two landmark buildings proposed with high quality public realm spaces between. Both buildings are a response to the site context. They possess a complimentary palette of high-quality materials and architectural language consistent with the wider NOMA estate. 2 Angel Square has a high-quality concrete frame, coloured to resemble Portland Stone, giving solidity to the façade in comparison to lighter weight 3 Angel Square and One Angel Square expressions. The framed high-quality concrete façade is similar to the arrangements being utilised on Angel Gardens. The façade concept for 3 Angel Square is derived from seeking to create a more visually glazed and light weight façade in comparison to 2 Angel Square and akin to the CIS Tower and One Angel Square.
Energy efficiency was raised by one respondent as a topic that should be considered further by the team.	The proposals will incorporate a range of sustainability measures, including energy efficiency and environmental design. This includes a commitment to achieving a minimum of BREEAM Very Good, with a route map to Excellent clearly set out within the application documents. There will be a focus on reducing the environmental and social impact of material used in the project, including using the Green Guide to Specification to compare the life cycle impacts of different façade options and undertaking material efficiency appraisal to design out waste through the life of building. Through adopting the "mean-lean-green" approach, the proposals have the potential to deliver a carbon emissions reduction of 21.75% against current building regulations for the main office spaces. Provision of photovoltaic panels on the roof will also be included in the design.
Glazing and building finish was raised by one respondent as a topic that should be considered further by the team.	Noted.
One respondent stated that they considered that the team were thinking of building too close to One Angel Square.	The development footprints are generally as per the 2015 Planning Permission and in line with the endorsed NOMA Masterplan and Strategic Regeneration Framework. Public realm is provided between the buildings; the introduction of the new

	development will help to strengthen this route as a key pedestrian connection from the city centre to neighborhoods in the north of the city. The 3 Angel Square façade line has been pulled back and realigned as part of the floorplate efficiency drive and also served to open up the ground level vista to the CIS Tower from the new public realm at Angel Square. The buildings have been positioned to respond to the established boundaries and building edges of Angel Square and Angel Gardens.
Building Uses	
Building use was a topic that one respondent thought should be considered further by the team.	Noted.
A question was asked about whether small local businesses will be incorporated into the development.	There have not yet been any confirmed occupants for the restaurant and retail elements of the building but the strategy is to encourage smaller, independent retailers in line with the provision elsewhere at NOMA, as well as convenience operators. Keep an eye on the NOMA news feeds (www.noma-manchester.com / www.noma-engage.com) for announcements.
A mixed-use ground floor space was raised by two respondents as a topic that should be considered further by the team.	
2 Angel Square	
General Comments	
Two comments were raised in support of the designs.	Noted.
Materials	
Support was raised with regard to the materials.	Noted.
Scale and Massing	
A comment was raised stating that the extra storey was unacceptable.	As part of the review of the 2015 Planning Permission, it was identified that there was an opportunity to slightly increase the height of 2 Angel Square in order to ensure that the contribution of the proposals to help fulfill the city's planning and regeneration objectives is maximised in terms of delivery of new commercial floorspace and associated jobs through a high quality design. It is considered that the scale of the proposal is still appropriate in the context of the wider development, which includes a range of building heights including CIS Tower at 25 storeys and Angel Gardens at 36 storeys. The scale of both 2 and 3 Angel Square sit complementary to the height of the site context. The scale of 2 Angel Square sits above the lower point of One Angel Square but respectfully remains well below the overall height, stepping down in overall height to the podium level of Angel Gardens. The impact of the additional storey has been tested through the revised planning documents. In terms of heritage and visual impact, it is concluded that the proposals will have a negligible effect on nearby heritage assets within six of the key views and a negligible beneficial impact in the seventh view. The exceptional quality and design of the proposals, and the contribution to the surrounding townscape, will sustain the heritage values. In terms of sunlight and daylight impact, both the 2015 and 2019 proposals will give rise to some moderate adverse impact on nearby homes; however, these are limited in extent and are

	considered to be acceptable within the urban city context of the site.
3 Angel Square	
General Comments	
One comment was raised in support of the designs.	Noted.
Designs	
A comment was raised with regard to the design of 3 Angel Square where one respondent stated that it has "been value engineered down". The respondent went on to state the original, curved designs, complemented One Angel Square (one of the best designs in Manchester).	The 3 Angel Square façade line has been pulled back and realigned to open up the ground level vista to the CIS Tower from the new public realm at Angel Square.
An objection was raised for 3 Angel Square due to the respondent considering that a better design and higher quality materials were needed.	The building's façades are a direct response to the site context. It possesses a complimentary palette of high-quality materials and architectural language consistent with notable predecessors on the wider NOMA estate and is derived from seeking to create a more visually glazed and light weight façade in comparison to 2 Angel Square and akin to its prominent neighbours.
A respondent said that due to the close proximity to One Angel Square, the designs should be high quality.	
Concern was raised by one respondent that the updated design for 3 Angel Square was of lesser quality than the one approved in 2015.	
Landscaping	
General Comments	
Support was raised for more green space.	Noted.
Green space was raised by one respondent as a topic that should be considered further by the team.	Noted.
Making the area 'more green' was raised by one respondent as a topic that should be considered further by the team.	The landscaping proposals for 2 & 3 Angel Square are being designed to complement the existing public realm in Angel Square and also to tie in with the public realm that will surround the Angel Gardens development. The area between 2 & 3 Angel Square, will be the heart of the public realm scheme and will create a strong relationship between One Angel Square and the two new builds, 2 & 3 Angel Square.
A comment was raised by one respondent who stated that the landscaping was too harsh.	
Increasing the size of the public realm was raised by one respondent as a topic that should be considered further by the team.	
Public realm was raised by four respondents as a topic that should be considered further by the team.	
	<i>Materials</i> High quality paving materials will be used in new areas of public realm with areas of clay and Yorkstone paving to make sure there is consistency with the existing public realm in Angel Square and the proposals for Angel Gardens. This will be complemented by granite and timber seating edges. <i>Public Use</i> All of the spaces around the buildings will be available to the public including the central space, grand staircase and public walkways and will be made up of a good balance of hard landscaping and green areas. Although the public space will be owned and fully maintained by NOMA, the spaces will be available for members of the public to use in the same way as Sadler's Yard is open to the public.
A question was asked about the future of the 'free to pick' area.	As the landscaping plans stand at the moment, the 'free to pick' area will not remain where it is, but instead will be relocated. The team will replant these when development kicks off as part of the adaptable garden programme, Patch. NOMA is currently running

	a series of events which includes building planters and growing fruit and vegetables which will form the basis of our kitchen garden and a cooking programme next year.
Building Frontages	
Street interaction / active street frontages was raised by two respondents as a topic that should be considered further by the team.	Noted.
Transport	
Sustainable travel was raised by one respondent as a topic that should be considered further by the team.	The NOMA area as a whole has excellent accessibility to a range of modes of transport. The area benefits from a high level of pedestrian and vehicular accessibility and offers exceptional linkages to a variety of multi-modal public transport connections. A Transport Statement and Interim Travel Plan prepared by Curtins has been submitted as part of the planning application. The Travel Plan sets out initiatives to encourage workers and visitors to the development to make sustainable transport choices. The number of car parking spaces proposed within the scheme had reduced significantly from 145 spaces in the 2015 Planning Permission to 50 spaces in the 2019 proposals. The number of cycle parking spaces (and the associated shower, locker and changing facilities) has been enhanced, with a total of 488 secure spaces now proposed. This represents the commitment of the Applicant to encouraging use of sustainable transport.
Microclimate	
One respondent asked for "full details of all the light surveys you have done" as well as stating that "500 apartments ... will be impacted by this scheme and further evidence is required". They stated that "an extra storey in this location will be detrimental to existing residential properties and will sit uncomfortably with both the Linx Building and Angel Gardens." They objected to the proposals on that basis.	Information that was submitted with the previously approved scheme (2015) stated that the height of the proposal sits comfortably within the emerging scale of the wider NOMA masterplan and, specifically, its relationship to One Angel Square and the Angel Gardens development. The team feel that the height of the proposals also relates well to the city centre context of the site and will enable the delivery of high quality large open plan floor plates that are currently being sought by the targeted potential office occupiers. The impact of the height of the proposal against its context and on identified sensitive receptors, including Angel Square public realm, the Linx Building and Angel Gardens, will be reviewed in detail within the Daylighting and Sunlight Impact Report that will be submitted with this planning application as part of an Environmental Impact Assessment. The document for the consented 2 & 3 Angel Square application from 2015 can be viewed on the Manchester City Council's planning pages using application ref. 109865/FO/2015/N1. The same technical consultants, Buro Happold, are currently undertaking assessments for the updated proposals. The results of this will again be available to view on the council's planning pages once the application is live. The team is sensitive to the fact that neighbouring residents will be interested in the potential changes to

	the daylight and sunlight levels within and outside of their properties as a result of the proposals. The 2015 sunlight and daylight modelling identified that there will be a moderate adverse impact upon the lower level windows of one elevation of the adjacent residential receptor (the Linx Building) and similar impacts are anticipated for the 2019 proposals albeit that an additional storey height is proposed to 2 Angel Square. The impact should be considered within the wider city centre context; the building being proposed is of a scale that is appropriate to the existing wider city centre context and in full accordance with the NOMA Masterplan. The existing site condition is of an open area with no buildings, providing a baseline that is distorted within the city centre context and this is relevant when looking at the overall impacts. Given the narrow nature of urban streets, such as Angel Street, a level of shadowing would prevail from any development of the same height to the existing residential building and it is a function of the existing street plan, which is in the character of this area of the city that dictates the site constraints. The development has been designed to give maximum access to daylight where possible. The resulting high transparency of the Proposed Development helps to preserve daylight access for the opposite buildings. Further mitigation by way of massing changes would be limited and difficult to undertake within the constraints of the site and project brief, which is in accordance with the adopted NOMA Masterplan. Sunlight availability has been reviewed for public realm amenity spaces comprising the existing Angel Square and the proposed Angel Mews at the interface with Angel Gardens. Good sunlight availability is maintained within Angel Square, which provides the main seating and activity area within the Proposed Development.
Construction	
One respondent raised concern about the working hours during construction stating that “this area has been blighted by building sites not keeping to their working hours”. They wanted reassurance that “no Saturday/Sunday workings and hours of 0830-1800 on weekdays.” They went on to state that “Over the past 33 months, residents have been subject to building sites breaching their working hours which has resulted in a COPA Notice being issued to every site round the Linx Building (save for the DOMIS conversion of 23 New Mount Street which has only recently started). This means they have all been recognised as a statutory nuisance and have all been extensively monitored and reported by local residents....I would recommend this so you are compliant with MCC documentation on 'Controlling Pollution From Construction Sites'.”	If development receives planning consent, construction hours will take place in accordance with Manchester City Council's guidelines. Work should normally only take place: - Monday to Friday: 7.30am to 6pm - Saturday: 8.30am to 2pm No work should usually be done on Sundays or bank holidays without the prior written approval of Manchester City Council. An Outline Construction Management Plan will be submitted with the planning application, which sets out the measures that will be incorporated to minimise potential impact to local residents. This will include

	proposals for regular community engagement during the course of construction.
Questions/Comments Raised About NOMA Not Specific to This Application	
Affordable Homes	
A question was asked about affordable homes within the NOMA neighbourhood. The respondent was concerned that the type of homes being built would be 'completely unaffordable to most in Manchester'. The respondent went on to ask why the homes in Angel Gardens were only for rent and not for sale.	The proposals do not include any residential use, but if there were future proposals for new housing within NOMA then proper consideration would be given to the policy of Manchester City Council, which is to consider an affordable housing contribution of up to 20% for any residential development of more than 15 dwellings or on sites of more than 0.3 hectares. The means of determining how much and what type of affordable housing should be provided is based on a detailed analysis of the viability of the scheme at the planning application stage.
Heritage	
Heritage was raised by two respondents as a topic that should be considered further by the team.	This application does not involve the demolition of any existing buildings. However, in the neighbourhood NOMA is breathing new life into more historic listed buildings than any other single regeneration scheme in the UK. NOMA has invested heavily in bringing heritage buildings back into active use. In total, ten buildings within the NOMA estate are being carefully restored and brought back to life, including the recent £34 million refurbishment of Hanover, shortly to become the Manchester home of Amazon.
Another comment related to old buildings. The respondent expressed sadness that old buildings and industrial heritage were being 'destroyed' and, instead, putting up 'glass and concrete'.	
Another comment requested that buildings should stop being demolished.	
Angel Meadow Park	
One respondent commented that the development around Angel Meadow Park was 'unsympathetic' to the heritage, particularly in relation to building heights.	This is not within the scope of this development.
Community Benefit	
One respondent stated that benefit to the local community should be a topic that is considered further by the scheme.	In terms of community benefit, a key aspect of life at NOMA is creating and contributing to the community. You may not be aware that NOMA has spent £1.28 million on community and educational projects between 2015-2019, £600,000 has been spent by NOMA on building The Pilcrow and encouraged over 500 volunteers from the locale to get involved. £50,000 of funding has also been given to local grassroots groups in 2018-2019 through the NOMA Community Fund all within 5km of NOMA. In addition, it's worth mentioning that NOMA run many community events at The Old Bank Residency. Their website (https://www.oldbanknoma.com/) will give you a great idea of the community events on offer. All of this is just a flavour of the activities, events and financial contributions made by the NOMA neighbourhood in enhancing and growing its community. Further information can be found at the www.NOMA-Manchester.com website, as well as the community page of the www.NOMA-engage.com website.
One respondent raised a concern that there was 'no benefit whatsoever to local people'.	
One respondent thought that more money should be given to the community.	
4 Angel Square	
Support for the designs of 4 Angel Square.	Noted.
Misc.	
Placemaking was raised by one respondent as a topic that should be considered further by the team.	NOMA is a mixed-use Quarter within Manchester city centre, with a strong vision for its future. Balancing heritage, community and commercial interests, it is

	delivering a vibrant and authentic destination for working, living and enjoying. International by vision, but grounded in Manchester's unique identity, NOMA will deliver a destination unlike any other. See www.NOMA-Manchester.com for more details.
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6. Influence of Consultation on the Updated Proposals

Feedback from the pre-application public consultation has been considered by the Applicant's team on an ongoing basis to ensure that the issues raised could be addressed during the development of the proposals.

The feedback received during the 2015 application has also been taken into account as the updated proposals have been progressed. The team's responses to the issues raised are available in [Section 5.3](#) of this report.

Since the 2015 application was approved, changes to the scheme include the increase in the provision of cycle facilities, the inclusion of further sustainable drainage methods such as rain gardens and permeable paving, as well as an increase in the area of public realm provided as part of the scheme.

The Applicant is grateful to members of the local community and other attendees for contributing their views during the pre-application public consultation and looks forward to further constructive dialogue throughout the development process.

7. Appendices

Appendix 1 – Consultation Postcard



NOMA IS UPDATING DESIGNS FOR ITS OFFICE DEVELOPMENT AT 2 & 3 ANGEL SQUARE.

We received planning approval for 2 & 3 Angel Square in 2015 but, since then, office occupier demands have evolved. We are altering the proposed buildings' design to bring them up to date; although the new designs are similar to those approved in 2015.

Before submitting a new planning application, we want to gather local people's feedback.

In a nutshell, the updated designs include:

- An extra storey planned for **2 Angel Square** to give it more prominence in the area.
- Alterations to **3 Angel Square**'s front entrance, opening up the adjacent public realm at Angel Square.
- Improved amenities for office users such as single height roof terraces and cycle facilities.
- Additional areas of public realm to provide better walking routes, as well as enhanced areas of open space around Angel Square.

We believe that development will enhance the area as it will replace the open car park currently on the site.

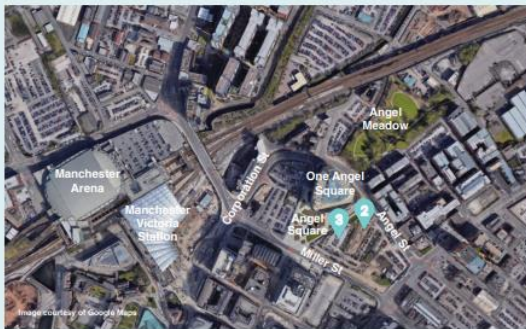


Indicative image of 2 Angel Square (left) and 3 Angel Square (right).

HAVE YOUR SAY

BEFORE WE SUBMIT A PLANNING APPLICATION FOR THE DEVELOPMENT, WE WOULD LIKE TO HEAR THE VIEWS OF RESIDENTS AND BUSINESSES IN THE LOCAL AREA.

You can find more information about our proposals on our project website, where you can also provide your feedback. Please visit www.noma-engage.com



You can also email us at info@noma-engage.com or call us on 0800 032 8546.

The deadline for feedback is **Wednesday 11 September 2019.**

Return address if undelivered:
5th Floor, St. James House, Vicar Lane, Sheffield, S1 2EX

Appendix 2 – Press Release

NOMA seeking community feedback for updated designs for 2 & 3 Angel Square

NOMA, a 20-acre mixed-use neighbourhood in central Manchester, is holding a public consultation to gather feedback from local residents on updated designs for 2 & 3 Angel Square.

The two new-build office schemes originally secured planning permission from Manchester City Council in 2015. Since then, office occupier demands have evolved.

To bring the designs for the buildings up to date, the team is developing revised proposals and will be submitting a new planning application in early Autumn 2019 – although the plans are very similar to the proposals that were approved by Manchester City Council's Planning Committee four years ago.

Collectively, 2 & 3 Angel Square will provide over 39,000 sq m of premium office space – enough to house approximately 3,250 full-time workers – and 1,300 sq m of ground floor leisure and retail, and almost 500 cycle spaces.

Local residents can find out more on the NOMA Engage website (www.noma-engage.com), where they can also fill in an online feedback form. Residents can also let the team know of their comments, as well as ask any questions, by emailing info@noma-engage.com or phoning 0800 032 8546. The deadline for feedback is Wednesday 11 September 2019.

4 Angel Square, which will sit by 2 & 3 Angel Square, recently secured planning permission. The scheme will be developed speculatively, with start on-site expected Spring next year.

Paul Pavia, head of development at MEPC said: "We're updating our designs for 2 & 3 Angel Square to help better meet the needs of modern corporate occupiers, including a reduction in car parking and increase in cycling facilities alongside other great amenities such as roof terraces.

"We will also be improving the surrounding public realm at Angel Square, by including more walkways and open spaces for people to enjoy. An additional storey will be added to 2 Angel Square as well, giving the building greater prominence.

"There is huge pent-up demand for high quality office space in Manchester thanks to the city's growing economy and together 2 & 3 Angel Square, along with 4 Angel Square which recently secured planning permission, will add much needed supply."

-ENDS-

Appendix 3 – Statement of Community Involvement 2015

NOMA, 2 & 3 Angel Square

Statement of Community Involvement

August 2015



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1. Executive Summary

This Statement of Community Involvement (SCI) has been prepared by Counter Context Ltd on behalf of the Applicant, NOMA (GP) Limited, to report on the pre-application consultation undertaken with local communities concerning the proposals for 2 & 3 Angel Square, an office-led development at NOMA. It also provides summary information about engagement with key stakeholders and statutory groups during the pre-application period.

The pre-application consultation strategy was designed to reflect guidance within Manchester City Council's Statement of Community Involvement and the National Planning Policy Framework (NPPF). The approach taken was consistent with previous community consultation undertaken in relation to other developments coming forward within the NOMA masterplan area, which had placed importance on proactively sharing information about proposals and encouraging members of the local community to contribute their views.

The pre-application consultation ran for 4 weeks from 11 May to 5 June 2015. During the pre-application consultation, a range of communication methods were used to provide information about the proposals and ensure that people had the opportunity to provide their feedback. These methods included:

- A briefing pack sent to elected ward members and key stakeholders.
- A consultation leaflet sent to approximately 1500 nearby residential and business properties.
- A new section on the NOMA Engage website that provided up to date information about the proposals.
- The NOMA Engage telephone information line and email address made available for people to ask questions and provide their feedback.
- A public exhibition to give people the opportunity to view the plans and discuss the proposals with members of the project team.

22 members of the public and two councillors attended the public exhibition 21 May 2015 and 15 written consultation responses were received. Considerable support was expressed for the proposals, with positive comments about the project in general, landscaping and public realm proposals. The most raised topics were the design of 2 Angel Square, the incorporation of local amenities and questions about how any potential 'wind tunnel effect' would be minimised.

All feedback received during the consultation has been considered by the project team during the development of the proposals. Section 7 of this SCI explains how all issues raised by consultation respondents have been comprehensively addressed and where more detailed information about each of these issues can be seen within the planning application documentation.



2. Introduction

2.1 Development Overview

Site Description

The site is a strategic regeneration priority and point of entry into Manchester City Centre, located to the north of Manchester City Centre and forms Plots M and N of the 20 acre adopted NOMA Masterplan. The site is bounded by the forthcoming Angel Gardens residential scheme to the east (this previously was known as 'Plot L' of the NOMA masterplan' and secured Planning Permission in March 2015), Miller Street to the south, the Co-operative Group's Headquarter Building – 1 Angel Square – to the west and Angel Street to the north. The application site extends to approximately 0.83 ha.

The site currently forms part of a large area of commercial surface car parking, a use which detracts significantly from the quality of the environment in this area that will be further enhanced through the delivery of the NOMA Masterplan. Due to the current condition of the site, there is no relationship with surrounding uses, and the expansive site provides little in the way of boundaries and does not contribute to the streetscape along the major aerial routes it lies adjacent to.

There is a substantial change in levels across the site, with the land falling away from Angel Street down to Miller Street, with this gradient change ranging from approximately 4.5m to 6m and an approximate 7 to 8m fall between the Rochdale Road and the Miller Street.

Summary of Proposals:

The proposed development comprises two new Grade A Office buildings, to be known as 2&3 Angel Square, and will accommodate the following principle elements:

- Approximately 390,000 sq.ft. (net) of Grade A Office accommodation across the two buildings, broken down as follows:
 - 2 Angel Square – circa 140,000 sq.ft. (NIA).
 - 3 Angel Square – circa 250,000 sq.ft. (NIA).
- Approximately 1,591 sq. m (net) of retail accommodation across the development, broken down as follows:
 - 2 Angel Square – 651 sq. m (NIA)
 - 3 Angel Square – 940 sq. m (NIA)
- Both buildings will be targeting a BREEAM Level of 'Excellent' with storey heights ranging from 9 to 11 storeys (above lower and upper ground) arranged around a central core.
- Commercial / retail floorspace at ground and upper ground floor of both buildings.



- The scheme will include appropriate landscaping that features a central public area in between Blocks 2 and 3.
- Basement car parking and refuse storage, including circa 145 car parking spaces and circa 150 cycle parking spaces with associated showering and locker facilities.

A new public realm corridor to be known as 'Angel Mews' will be incorporated at the interface with Angel Gardens to the east, which will be designed to effectively integrate the two development sites, as well as to deliver a visual link between Angel Street to the north and Miller Street to the south.

2.2 Purpose of this SCI

This Statement of Community Involvement (SCI) has been prepared by Counter Context Ltd on behalf of NOMA (GP) Limited (hereafter referred to as 'the Applicant'). It provides:

- An account of the pre-application consultation undertaken with the local community and statutory bodies about the proposals.
- A summary of the feedback received from these consultees.
- Evidence that this feedback has been considered in the development of the proposals.

Extensive community engagement has been an important part of development activity within the NOMA masterplan area to date. Each new major proposal has been accompanied by a programme of pre-application consultation with the local community. Local people can make a valuable contribution to scheme proposals by offering their local knowledge and can raise issues that may not have been considered.

This SCI also fulfils a formal recommendation of Manchester City Council to provide evidence that appropriate community consultation has been undertaken during the development of the proposals. Manchester City Council's *Statement of Community Involvement* (adopted in January 2007) states that:

Pre-application consultation is beneficial to both the community and the developer as it allows the developer to design a proposal which takes on board the opinions of the community.¹

Conducting an early and transparent pre-application consultation is also consistent with the guidance within the National Planning Policy Framework (NPPF) which encourages applicants to engage with the local community before submitting an application.²

¹ Manchester City Council, *Statement of Community Involvement*, (adopted January 2007).

² Department for Communities and Local Government, *National Planning Policy Framework*, March 2012, paragraph 189.



3. Approach to Pre-Application Consultation

The approach to community consultation as presented in this SCI reflects Manchester City Council's policy and approach to involving communities. Throughout the pre-application consultation, the Applicant has ensured that the identified communities and stakeholders:

- Have appropriate access to relevant information.
- Are given opportunities to actively participate by putting forward their own ideas and are reassured that there is a transparent process through which their feedback will be considered and will influence the proposals.
- Can obtain feedback, be kept informed of the progress of the scheme and be updated on the outcomes of consultation.

This consultation strategy has been designed to be consistent with the approach to consultation and stakeholder engagement which is a key component of the wider NOMA project. This includes ensuring that the consultation adheres to the following key principles:

- Being open and honest with stakeholders and members of the local community when presenting all information about the proposed scheme.
- Being clear and 'plain speaking', avoiding the use of jargon or technical terms.
- Identifying different audiences and developing appropriate communication techniques that effectively engage with each one.
- Ensuring all communication materials are presented in formats easily accessible to the local community.
- Responding quickly and effectively to enquiries received from stakeholders and members of the general public.



4. Engagement with Statutory and Professional Bodies

This SCI primarily focuses on the pre-application consultation with members of the local community surrounding the site of the proposed development. However, engagement has taken place with the following statutory and professional bodies during the pre-planning process.

4.1 Local Planning Authority

Engagement has been ongoing with the local planning authority, Manchester City Council, during the development of the proposals. The key meetings took place on 24 April and 18 June 2015.

These meetings included discussions with senior officers about the principle of the proposals and design development, as well as a briefing with the case officer. Discussions with the Local Planning Authority have been positive and there is support for the proposals, subject to detailed consideration of the planning application.

In addition to engagement with the Council Planning Department, specific and on-going consultation has been undertaken with Council personnel in the following departments during the preparation of the Planning Application:

- Highways
- Transport for Greater Manchester
- Environmental Health
- Greater Manchester Archaeological Advisory Service

4.2 Historic England

Consultation was undertaken with Historic England in relation to the impact of the scheme on the archaeological and historical features of the local area. A meeting was held on 13 May 2015.

During the meeting, discussions focussed on the visual impact of the proposals on the adjacent conservation areas, as well as the physical impact upon buried archaeology, including the carrying out of a phased programme of research and archaeological evaluation.

Historic England's pre-application response stated that the potential for harmful impacts upon the nearby historic assets to be low. This pre-application response from Historic England is provided in full as Appendix 1.



4.3 Greater Manchester Police Secure by Design Team

A meeting was held with Greater Manchester Police (GMP) Secure by Design Team on 14 April 2015. Discussions focussed on:

- The entrances of retail units and preventing customers from accessing offices.
- The servicing of the buildings and maintaining control of who accesses different parts of the buildings.
- The manning of reception areas.
- The security of cyclist facilities.
- Ensuring the floorplates of the buildings providing limited opportunity for people to hide or conceal themselves.
- The implications of the barrier arrangement for the ramp to basement car park at 2 Angel Square.
- The security of the refuse storage areas.
- How the design encourages natural surveillance.

Further details about security considerations can be seen in the Crime Impact Statement, which is submitted in support of the planning application. Overall, Greater Manchester Police were supportive of the proposals subject to incorporation of the recommended measures within the detailed design of the scheme.

4.4 Places Matter! Design Review

The project team presented the proposed scheme to the Places Matter! Design Review on 29 April 2015, when the scheme was at the early stage of design.

Much of the discussion focussed around the public realm and how this can provide clarity to the area, specifically the difficulty presented by the two urban grains meeting, that of the historic estate, and that of the new buildings, with the tone set by 1 Angel Square. Overall the Panel's response was positive to the proposals.

The formal response from Places Matter! is provided in Appendix 2.

The design team has fully considered the comments from Places Matter! and incorporated a number of further design changes to the proposals in response to these. In summary these include:

- Changes to the location of the lift, which previously sat in the centre of the mews, to improve the access to Plot L.
- The small retail unit between buildings has been omitted to create a much more dynamic and interesting place for sitting and gathering and creates a canvas for the interpretation of Arkwright's Mill.
- Clutter has been removed so that the space is better integrated with the adjacent staircase and existing Angel Square public realm.



- 3 Angel Square has been extended to the West with its façade aligning more directly to 2 Angel Square. This is to help stitch the differing urban grains coming from Angel Street and Miller Street.
- The façade of 3 Angel Square has been aligned to create a strong edge fronting Miller Street siting the building more successfully within the existing context and the NOMA masterplan.

The design team has prepared a formal response to Places Matter! setting out the design development that has taken place (see Appendix 2).



5. Community and Stakeholder Mapping

5.1 Introduction

This section details the key local audiences who were engaged with during the pre-application consultation. Prior to the start of the consultation, an extensive community and stakeholder mapping process was undertaken to identify different individuals and groups who were likely to have an interest in the proposals. The different audience groups identified were:

- Locally elected political representatives
- The local residents and businesses around the site of the proposed development
- Local resident and community groups
- Civic and interest groups
- Local media

5.2 Political Representation

The site of the proposed development falls within the Ancoats and Clayton ward of the Manchester City Council authority area, but is adjacent to the boundaries of the City Centre ward. It has been important to ensure that political representatives are aware that their constituents are being actively engaged with and involved in the development of the proposals. The political representatives within Manchester who were engaged with during the pre-application consultation are as follows:

Manchester City Council – Ward Councillors (as of 8 May 2015)

- Councillor Donna Ludford (Ancoats and Clayton, Labour)
- Councillor Mick Loughman (Ancoats and Clayton, Labour)
- Councillor Ollie Manco (Ancoats and Clayton, Labour)
- Councillor Beth Knowles (City Centre, Labour)
- Councillor Joan Davies (City Centre, Labour)
- Councillor Kevin Peel (City Centre, Labour)

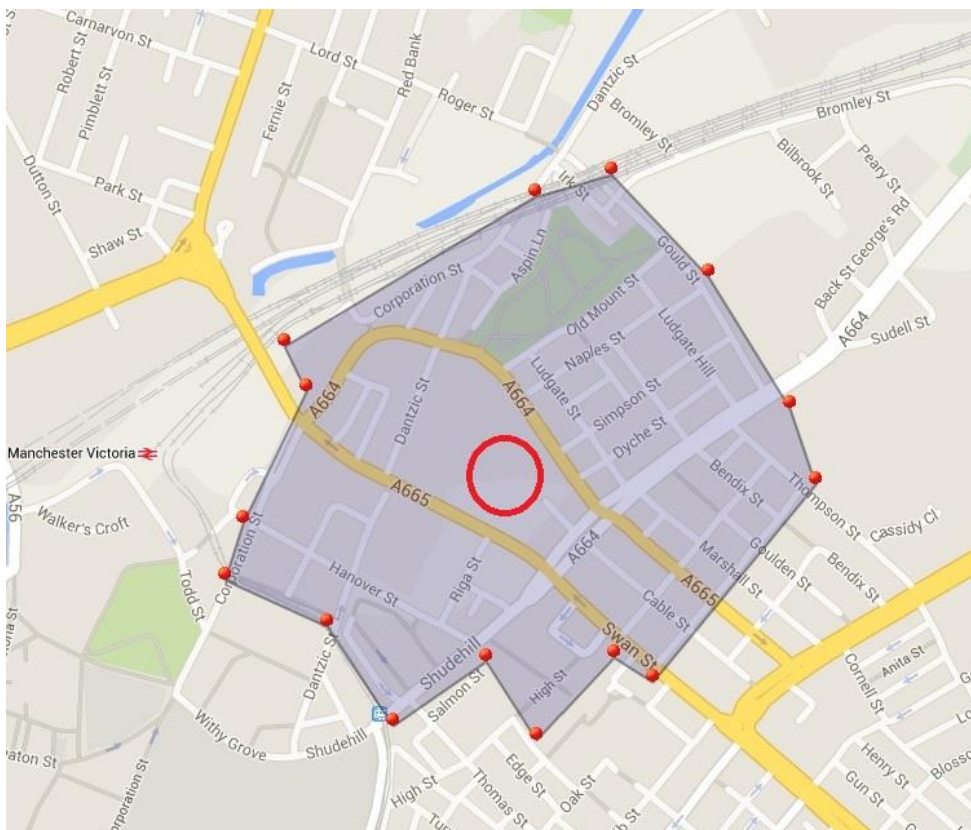
Council officers were made aware in advance of all communications with Members.

5.3 Local Residents and Businesses

There was a clear requirement to actively engage with residents and businesses in the immediate environs of the proposed site. A distribution area for consultation leaflets was therefore defined which included 1517 residential and business properties. The extent of this distribution area was chosen to be consistent with previous community engagement relating to the wider NOMA masterplan area. The leaflet distribution area is shown in Figure 1 overleaf. This was presented to planning officers and agreed as an appropriate catchment area.



Figure 1 - Leaflet Distribution Area (courtesy of Google Maps 2015)



5.4 Local Resident and Community Groups

In addition to engaging directly with local residents and businesses, local community groups can play an important role in representing community views. Friends of Angel Meadow (FOAM) has been active in discussing developments within the NOMA development area to date and were provided with information about the proposed development during the pre-application consultation.

5.5 Civic and Interest Groups

Due to the significant height of the proposed development, it was considered important to engage with groups with an interest in the civic, historical and architectural character of Manchester. The following groups were provided with information during the consultation:

- Manchester Civic Society
- Manchester Modernists
- Manchester Region Industrial Archaeology Society
- The Victorian Society Manchester Group
- The Georgian Group
- Greater Manchester Archaeology Federation



5.6 Local Media

Print and online media outlets serve an important role in keeping the wider community informed about developments in their area. The following media outlets were provided with information about the proposed development during the pre-application consultation:

- GM Business Week
- Manchester Evening News
- Manchester Confidential
- About Manchester
- Place North West



6. Pre-Application Consultation Process

6.1 Pre-Application Consultation Overview

The pre-application consultation ran for four weeks from Monday 11 May to Friday 5 June 2015. Throughout the consultation, a range of communication methods were used to raise awareness of the proposals among the local community. People were provided with a number of accessible and convenient means by which to provide feedback.

6.2 Distribution of Materials

6.2.1 Briefing Pack

Briefing packs were distributed on 8 May 2015 to the elected members identified in Section 5.2 above, as well as the community and interest groups identified in Sections 5.4 and 5.5. This briefing pack (provided as Appendix 3) provided information about the proposals for 2 & 3 Angel Square and also detailed the arrangements for pre-application consultation.

The briefing packs were distributed with covering letters which introduced the proposals. The letter also invited the elected member or stakeholder to the public exhibition on 21 May 2015. The accompanying letter is provided as Appendix 4.

6.2.2 Consultation Leaflet

Consultation leaflets were distributed on 8 May 2015 to 1517 residential and business properties within the distribution area (as shown in Figure 1 in Section 5.3). The consultation leaflet provided introductory information about the 2 & 3 Angel Square proposals and invited members of the public to provide their feedback. It also invited recipients to the public exhibition on 21 May 2015. The leaflet is provided as Appendix 5. It was distributed with a covering letter that is provided as Appendix 6.

6.2.3 Press Release and Media Coverage

A press release was issued on 18 May 2015 to the media outlets listed in Section 5.6. This press release introduced the proposals and publicised the public exhibition. A copy is provided as Appendix 8.

Articles about the proposals were subsequently published in:

- Manchester Confidential (20th May 2015)
- Place North West (19th May 2015)
- The Business Desk (20th May 2015)
- GM Business Week (20th May 2015)
- About Manchester (20th May 2015)



6.3 Finding Out More and Providing Feedback

6.3.1 Website and Email

The NOMA Engage website (www.engage.coop) was updated to include a new section about the proposals for 2 & 3 Angel Square. For those people who wanted to send a more detailed response, a specific email address was provided (info@engage.coop).

6.3.2 Telephone Information Line

A dedicated freephone telephone information line (0800 032 8546) is in operation to provide stakeholders and members of the public with a single point of contact for questions and feedback about the development plans within the wider NOMA masterplan area. This number was publicised on all consultation materials relating to 2 & 3 Angel Square. Every call received during the pre-application consultation was logged to record the date, issue raised and response.

6.4 Public Exhibition

A public exhibition was hosted during the pre-application consultation to provide members of the local community with the opportunity to view the proposals in more details and speak to members of the project team. The event was held on Thursday 21 May on from 3pm to 8pm, at the Centre for Chinese Contemporary Art on Thomas Street, Manchester. The event was publicised within the consultation leaflet, briefing pack, on the NOMA Engage website and within the press release.

Prior to the start of the public exhibition, a briefing session was held for local elected members. This session was attended by Cllr Ollie Manco (Ancoats and Clayton ward). Cllr Joan Davies (City Centre ward) visited the exhibition later in the day and discussed the proposals with the project team.

Six exhibition panels were displayed at the exhibition to provide introductory information about the proposals and the latest visual representations of the building designs and landscaping proposals. These panels are provided as Appendix 9. Members of the project team were on hand to discuss the proposals with visitors to the exhibition and answer questions.

A total of 24 people visited the public exhibition (including the two Councillors).

A feedback form was provided so that visitors could provide their comments. The feedback form is provided as Appendix 10 and the feedback received is described as part of Section 7.



Figure 2 - Photo of Public Exhibition



7. Pre-Application Consultation Feedback

7.1 Summary of Feedback Received

Throughout the pre-application consultation, several channels were made available for people to ask questions and provide feedback. To summarise, these were:

- The enquiries email address (info@engage.coop).
- The freephone telephone information line (0800 032 8546).
- In person at the public exhibition.

In total, 15 written responses to the pre-application consultation were received. These are broken down into the relevant channel below.

Table 1 - Number of Consultation Responses Received

Feedback method	Number of responses
Email	2
Exhibition feedback form	13
Total	15

7.2 Main Findings and Consideration of Issues

All of the responses received during the pre-application consultation period have been logged and every comment has been considered by the project team in the preparation of the Planning Application. The written responses to the consultation are provided in full as Appendix 11, but an extensive summary of the issues raised by members of the local community (in writing and in person at the exhibition) and how they have been considered and responded to is provided in Table 2 below.



Table 2 - Consultation Feedback

Issue Raised	Response and Consideration of Issue	Further Information Provided
DEVELOPMENT DESIGN AND CHOICE OF MATERIALS		
Positive comments regarding the design of 3 Angel Square.	Noted.	Design and Access Statement
Comment that the form and materials should reflect the industrial heritage of Angel Meadow.	The development of the form and materiality of the buildings takes reference from the wider site context. Manchester's historical background has made red brick a common material choice throughout the city, evidence of which can be seen from the site. For example the existing Lynx building fronting Angel Street is predominately red brick, with many of the buildings further north using red brick in one capacity or another. The existing warehouse building on the corner of Swan Street and Rochdale Road, to the East, also utilises red brick. Although red brick is the most used material within the wider site context, the views from the site suggest a more varied material palette. To the North West the upper floors of the green quarter can be seen containing a mixture of light and dark coloured metal and terracotta panels which form the back drop to the modern double skin façade with aluminium panels to 1 Angel Square, directly adjacent the site, with its sloping and undulating roof line. Looking West the light buff coloured stone of the CWS building on Corporation Street is visible, opposite which sits the new ETFE roof of Victoria Station; forming part of the new expansion works.	

	Across Miller Street to the South the CIS tower and New Century House have a highly reflective glass with horizontal banding, identify the floor zones at each level. The vertical nature of both buildings has been emphasised through the use of projecting metal caps to the glazing system. To the East both the Crowne Plaza, with its coloured glass façade, render and dark grey aluminium panels, and Skyline Central are both visible. With specific reference to Arkwrights Mill, the proposal will carefully integrate the interpretation of the mill and the depiction of history of the site in both a digital and physical form through the landscape proposal.	
Comments expressing concern for the materials used for 2 Angel Square, specifically concern as to whether they will age quickly and become dirty.	A detailed specification, cleaning and maintenance strategy will be submitted as part of the Planning Application which will consider durability, maintenance requirements, weather proofing and construction sequencing of the external materials for 2 Angel Square.	
Comments expressing dislike for the design of 2 Angel Square. - Specifically requesting the design of 2 Angel Square to have a curved front to mirror 1 Angel Square. - Concerns regarding the scale and architectural style being uninspiring.	The design of Plot 2 is such that is it portrayed as a heavier expression which counter balances that of both 1 and 3 Angel Square where a lighter weight approach is adopted. The buildings controlled façade reinforces the urban grain from the north and is to be seen as a contrast to the more fluid form of 1 Angel Square.	
DEVELOPMENT HEIGHT AND OVERSHADOWING		
Comment suggesting that the height of the proposals should reflect that of the residential building on other side of Angel Street.	The height of the proposal sits comfortably within emerging scale of the wider NOMA masterplan and specifically its relationship to 1 Angel Square and the recently consented Plot L development. The height of the proposals also relates well to the city centre context	Daylighting and Sunlight Impact Report



	of the site and will enable the delivery of high quality large open plan floor plates that are currently being sought by the targeted potential office occupiers. The impact of the height of the proposal against its context is reviewed in detail within the Daylighting and Sunlight Impact Report.	
Comment on the height of the buildings causing a reduction in light on Angel Street on the northern side and comment that afternoon/evening sun will be eliminated from residential buildings and balconies.	The applicant is sensitive to the fact that neighbouring residents will be interested in the potential changes to the daylight and sunlight levels within and outside of their properties as a result of the proposals. The sunlight and daylight modelling has identified that there will be a moderate adverse impact upon the lower level windows of one elevation of the adjacent residential receptor (the Linx Building); however, it should be noted that this receptor should be considered within the wider city centre context. The building being proposed in close proximity to the residential building is of a scale that is appropriate to the existing wider city centre context and the impact from the existing conditions to the proposed development condition is of a moderate impact. Given the narrow nature of urban streets, such as Angel Street, a level of shadowing would prevail from any development of the same height to the existing residential building and it is a function of the existing street plan, which is in the character of this area of the city that dictates the site constraints. The development has been designed to give maximum access to daylight where possible. The increased surface area of the elevations where there are cut through areas have been created to deliver natural light to the centre of the floor plates of the proposed office areas. This also improves access to daylight for the	Daylighting and Sunlight Impact Report

	residential building where these cut through areas occur. Further mitigation by way of massing changes would be limited and difficult to undertake within the constraints of the site.	
Comments that the location of the building will cause issues of overlooking and a loss of privacy for neighbouring properties on Angel Street e.g. the Lynx Building.	The distance between 2 Angel Square and the Lynx building is proposed to be over 19 meters which is considered an appropriate separation in a suburban context, whereas Angel Street is a urban location where overlooking distances are commonly far less than the proposed.	
MICROCLIMATE		
Request for the mitigation of a 'wind tunnel effect' through design of the buildings and public realm. Comments that this was an existing problem surrounding 1 Angel Square.	Extensive work has been undertaken to model potential wind impacts and ensure that these are addressed as the design develops, taking into consideration building form, street planning, use of materials and landscaping features. The wind modelling has undergone several iterations to identify the most appropriate locations for planting and other measures, such as screens. The results of the wind report identify that there will be a considerable beneficial impact to the existing conditions around 1 Angel Square and the site of the Proposed Development as a result of the proposals.	Wind Report
LANDSCAPING PROPOSALS		
Positive comments about the landscaping proposals.	Noted.	Public Realm Strategy
Comments that plenty of greenery, squares and public spaces should be included.	All of the spaces around the buildings will be available to the public including the central space, grand staircase and public walkways and will be made up of a good balance of hard landscaping and green areas.	
Requests for trees to be planted in the ground rather than in stainless steel planters that rust quickly and are inappropriately used as litterbins.	Miller Street footpaths will accommodate a wide service trench which will make tree planting within the ground impossible. Where possible, other trees within the development, including those on Angel Street, will be	



	planted into the ground. A comprehensive maintenance strategy will be adopted.	
Comments regarding the continued maintenance of the landscaping once construction has finished.	The landscaping will be subject to a 12 month maintenance regime by the main contractor following completion of the works. Following that the landscaping will be subject to a scheduled maintenance programme that will be carried out by the developer's management team.	
Request for more litterbins to be installed in the public realm areas.	Litter bins will certainly be provided as part of the public realm street furniture.	
USE CLASSES		
The use of the ground floor to incorporate local amenities (e.g. dentists, doctors, businesses such as shops, delicatessens, dry cleaners, chemists, restaurants, coffee shops).	The ground floor units provide the opportunity to bring life and vibrancy to the area. It is envisaged these units would support local amenities such as shops, cafes and restaurants. Other amenities may be included within the adjacent Plot L scheme, as appropriate to a residential development.	DAS and Planning Statement
Requests for more low density apartments rather than office buildings.	The provision of residential accommodation is a key component of the wider employment-focussed NOMA Masterplan. Construction on the Angel Gardens residential development (Plot L of the NOMA site) will begin later in 2015 with further proposals for residential development at NOMA to follow. The adopted Masterplan has always provided for high quality new office accommodation on those plots, in line with the Manchester Core Strategy.	Planning Statement
CONSTRUCTION		
Requests that contractors work within the permitted guidelines specified by the Council.	Construction would be carefully managed to minimise any temporary disruptions to local people. Before the start of works, a Construction and Environmental Management Plan would be developed and agreed with Manchester City Council to address construction issues such as site access and hours of work.	Construction Methodology (Environmental Statement)
PARKING		
Concern about parking congestion already in the area and that these proposals will exacerbate the problem.	The city centre location provides excellent public transport links. The proposals will directly encourage sustainable transport choices by improving the	Transport and Travel Plan

	environment around Miller Street and Angel Street for pedestrians and cyclists. A framework Travel Plan has been prepared which sets out a range of measures designed to influence people's choice of public transport over private car. These include measures to encourage walking, cycling, public transport and car sharing. Cycle lockers and shared facilities will be provided on site. The Transport Assessment concludes that the additional traffic for the proposed development would not have a significant impact on the surrounding highway network. In terms of parking provision, the proposed development is not considered to have a significant impact. The proposed development would roughly be replacing like for like (approximately 156 existing spaces and 145 proposed).	
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8. Influence of Consultation Feedback on the Proposals

Feedback from the pre-application consultation was considered by the project team on an ongoing basis to ensure that the issues raised could be addressed during the development of the proposals. This section outlines how consultation comments have influenced the main issues raised by respondents about the development of the scheme.

Of the feedback received during the consultation, positive comments were made about the overall scheme design and the indicative landscaping proposals put forward. A number of respondents took the opportunity to make comments on the design of 2 Angel Square. Although the design of 2 Angel Square was indicative at the time of the consultation, the team have chosen such an approach as the 'heavier' architectural features which are part of the design are included to provide contrast to 1 and 3 Angel Square. This was deemed to be an important specificity of the design to counter the fluid form of 1 Angel Square.

Another key question raised during the pre-application consultation was whether the team were looking into the issue of the 'wind tunnel effect' which local residents noted was an issue around 1 Angel Square. This is an issue that has been considered in detail during the development of these proposals. The use of landscaping and other mitigation measures have been carefully considered and will be implemented in a way that results in an enhanced environment around 1 Angel Square and the site of the Proposed Development.

Finally, considerable interest was expressed about the anticipated ground floor usage and support was expressed for inclusion of local amenities such as restaurants, cafes and shops.

The Applicant is grateful to members of the local community for contributing their views during the pre-application consultation and looks forward to further constructive dialogue throughout the development process.



Appendices



Appendices

Appendix 1 – Historic England Consultation Response

Appendix 2 – Places Matter! Consultation Response

Appendix 3 – Briefing Pack

Appendix 4 – Briefing Pack Covering Letter (Elected Members)

Appendix 5 – Briefing Pack Covering Letter (General Stakeholders)

Appendix 6 – Consultation Leaflet

Appendix 7 – Consultation Leaflet Covering Letter

Appendix 8 – Press Release

Appendix 9 – Exhibition Display Panels

Appendix 10 – Exhibition Feedback Form

Appendix 11 – Written Consultation Responses in Full





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