

4 July 2022

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

Dear Jennifer,

2 and 3 Angel Square (Plots M and N of NOMA Framework area), Manchester Application for Full Planning Permission

Please find enclosed an application for Full Planning Permission for an office-led development at 2 and 3 Angel Square, formerly known as Plots M and N, of the NOMA Strategic Regeneration Framework (SRF) area. The applicant is NOMA (GP) Ltd.

The development of 2 and 3 Angel Square will provide high quality Grade A office accommodation (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 including:
 - 176 sq. m (NIA) ancillary gym;
 - 1,129 sq. m (NIA) of flexible office (Use Class Egi) and/or restaurant (Use Class Eb) space at Level 12;
 - 592 sq. m (NIA) of flexible office and /or Sui Generis Use Class (t) Cinema space; and
- 1,663 sq. m (NIA) of flexible commercial retail floorspace across four units at lower and upper ground floor levels.

The Proposed Development has evolved following a review of the 2015 and 2020 schemes by the Applicant and design team. It has been revised to provide a more sustainable development that meets the Applicant's ambitious sustainability targets to create a building that is best-in-class in terms of sustainability and the approach to net zero carbon.

The principle of office use at the above site has been established through the 2015 and 2020 Planning Permissions for the Site and by the adopted NOMA SRF (most recently updated in 2020).

The site covers 0.83 hectares of previously developed land and is bounded by 1 Angel Square (the Cooperative Group headquarters), Miller Street, Angel Gardens, and Angel Street.

The description of development as stated on the application form for full planning permission is as follows:

"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."

Application Documents

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

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

- Application Form – prepared by Deloitte LLP;
- Site Location Plan, Existing Site Plans and Proposed Plans – prepared by Cartwright Pickard;
- DAS– prepared by Cartwright Pickard;
- Landscape DAS (Contained in DAS) – prepared by Planit-IE;
- Planning and Tall Building Statement, including Blue and Green Infrastructure Statement – prepared by Deloitte LLP;
- Statement of Consultation – prepared by Deloitte and Counter Context;
- Heritage and Visual Impact Assessment – prepared by Stephen Levrant Heritage Architecture;
- Environmental Standards Statement – prepared by Mainer with support from Buro Happold;
- Energy Statement – prepared by Buro Happold;
- BREEAM Pre-Assessment – prepared by Mainer Associates;
- Noise and Vibration Assessment – prepared by Buro Happold;
- Ground Engineering Desk Study Report (May 2022) – prepared by Buro Happold;
- 2 & 3 Angel Square and NOMA Marketing Suite Report on Ground Investigation – prepared by Structural Soils;
- Archaeological Desk Based Assessment (August 2019) – prepared by Salford Archaeology;
- Archaeological Excavation Report (October 2021) – prepared by Salford Archaeology;
- Aviation Safety Assessment – prepared by Pager Power;
- Underground Utilities Map – prepared by Charter Oaks Limited;
- Television Baseline Survey – prepared by Pager Power;
- Ecological Survey and Assessment – prepared by ERAP;
- Arboricultural Impact Assessment – prepared by Bowland Tree Consultancy Limited;
- Local Labour Agreement – prepared by NOMA (GP) Ltd;
- Crime Impact Statement – prepared by Greater Manchester Police;
- Ventilation Strategy – prepared by Buro Happold;
- Servicing and Waste Management Strategy – prepared by Curtins;
- Flood Risk Assessment – prepared by Buro Happold;
- Drainage Strategy – prepared by Buro Happold;
- Operational Management Strategy – prepared by Workman;
- Transport Statement – prepared by Curtins;
- Framework Travel Plan – prepared by Curtins;
- Air Quality Assessment – prepared by Buro Happold;
- Outline Construction Management Plan – prepared by Gardiner and Theobald;
- Environmental Statement, including the following chapters:
 - Introduction – prepared by Deloitte LLP;

- Methodology and Significance Criteria – prepared by Deloitte LLP;
- Site, Surroundings and Description of Proposals – prepared by Deloitte LLP;
- Consideration of Alternatives – prepared by Deloitte LLP;
- Construction Methodology and Phasing – prepared by Gardiner and Theobald and Deloitte LLP;
- Sunlight and Daylight Assessment – prepared by Buro Happold;
- Wind Microclimate Assessment – prepared by Buro Happold;
- Type 1 Cumulative Effects – prepared by Deloitte LLP;
- Summary of Residual Effects – prepared Deloitte LLP; and
- Non-Technical Summary – prepared by Deloitte LLP and Buro Happold.

The application has been submitted on the Planning Portal with reference PP-11344939. The fee of £125,117 plus an administrative fee from the Planning Portal will be paid via a bank transfer.

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

Yours sincerely



John Cooper
Deloitte LLP