

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145459/NMC/2026	
Date registered valid:	17 March 2026	
Proposal:	Non-material amendment to planning permission 143415/JO/2025 for basement floor alterations.	
Address:	4 Angel Square , Corporation Street, Manchester, M4 4FW	
Ward(s):	Piccadilly	Ward
Applicant:	Bank of New York Mellon Corporation	
Agent (if any):	Mr Joseph Smith Avison Young	
Case officer:	Sam Tel: 0161 219 Email: sam.elliott@manchester.gov.uk	Elliott 2856
Recommendation:	Approve	
Date of recommendation:	07/04/2026	

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: 08/10/2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The building subject of this application is located at 4 Angel Square. It is a recently constructed 11-story building providing 200,000 sq. ft of Grade A office space located in the NOMA neighbourhood of Manchester. It has a rich, deep green concrete facade with imposing two storey facade modules, deep window reveals and large ground floor glazed areas. It is a building with striking architectural design.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is bounded by Miller Street, Corporation Street and Dantzic Street/Angel Square. It is located within the Angel Meadows area of the Angel Square area of the City Centre. Angel Meadows is an important gateway connecting the City Centre to NOMA, the wider northern gateway area and existing communities such as Collyhurst and the Lower Irk Valley. Miller Street is part of the ring road, which also includes Great Ancoats Street, Trinity Way and the Mancunian Way.

Angel Meadow is an attractive green space which has some historical significance. Its topography varies with lower levels in the northwest and higher levels in the southeast. The park is a former burial ground for St Michael's Church which occupied the southern end of the park. The Church was demolished in 1935 following which the site and the burial ground were formed into the Angel Meadows Park. The park was upgraded and regenerated during the 1990's and is an important resource for local residents.

This area is within the area covered by the NOMA Strategic Development Framework within which many improvements and new buildings have already been seen. The NOMA neighbourhood has outstanding connectivity, includes rich heritage and keeps people and community firmly central to the proposals for the area. It is a 20-acre piece of the City Centre that aims to create new homes, offices, hotels, shops, restaurants and bars around vibrant urban spaces and public realm. The Co-operative Group Headquarters building is a major development at the centre of the NOMA regeneration area. The arena at Victoria Station is also nearby.

Surrounding buildings include Listed Buildings, modern buildings and non-designated heritage assets. Nearby listed buildings include the Grade II Listed Victoria Station and CIS Tower, the Cooperative Press and Sharp Street Ragged School. There are three Conservation Areas within 500 metres of the site. The Ragged Schools are an important part of the local heritage of the area. The schools provided accommodation and work to a large proportion of poor and destitute people who lived in the area during the industrial revolution.

There are a number of residential properties in the surrounding area. The majority of these are apartments including those within the Tobacco Factory.

The site has access to a wide range of public transport. It is within a short walk of Victoria Train Station where there is access to rail, tram and bus services. Shudehill Interchange and Piccadilly Gardens are also within walking distance. Piccadilly Station is 1.2 km to the southeast of the site and provides regional rail connections as well as regular routes to the south of the UK including London Euston.

It is located between Manchester Victoria railway station, the city centre's main shopping and leisure destinations, and major transport hubs.

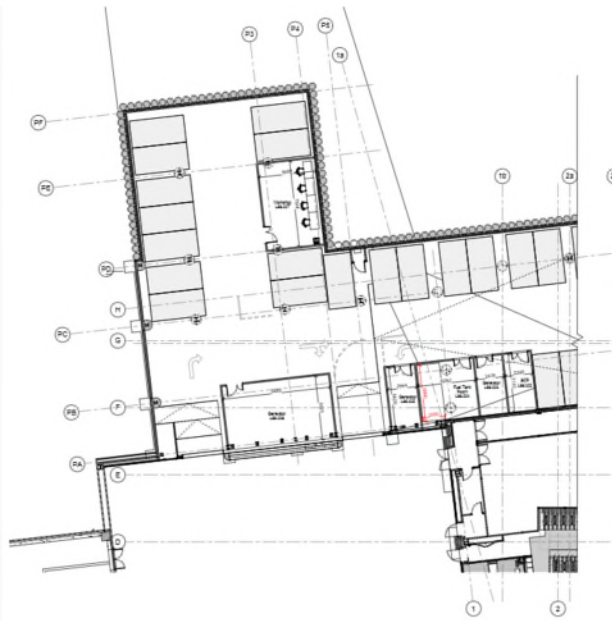
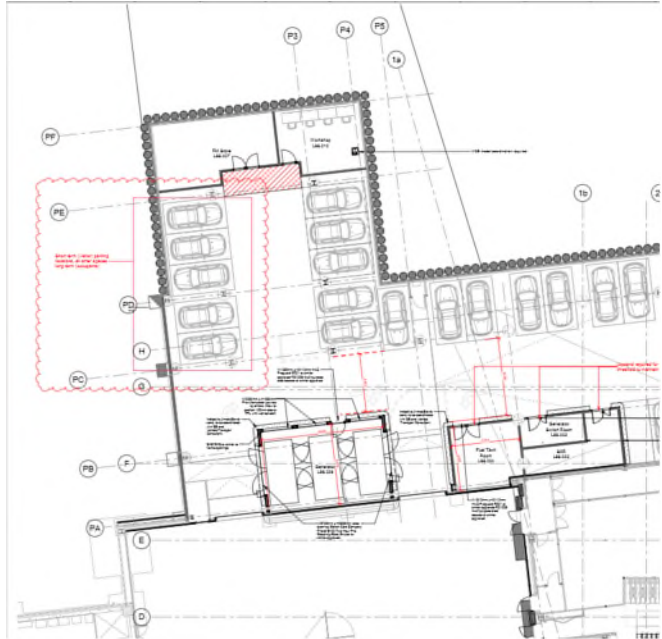
Background

Application 123437/FO/2019 sought the demolition of existing buildings to facilitate construction of an 11 storey building with external terrace to form a mixed use development comprising office use (Use Class B1) and ground floor commercial units (Use Classes A1, A2, A3, A4, B1 and D2); creation of a new public square and associated landscaping, undercroft car and cycle parking, provision of plant and servicing and related access and highways' works and associated works. This was approved 26/07/2019.

Application 143415/JO/2025 sought to vary conditions 2 (Specified Drawings) 5 (CMP Demolition), 7 (Local Labour), 8 (Drainage), 13 (Bat and Bird Boxes), 17 (Waste), 18 (Fumes), 19 (Lighting), 23 (Cycle), 24 (Car parking), 25 (Off Site Highway Works), 26 (Electric Car), 27 (TV), 28 (Signage) , 30 (Commercial (Use), 31 (No subdivision), 34 (Opening Hours), 35 (Office Opening Hours), 37 (Roller Shutters), 39 (A3), 40 (Noise Insulation) and 42 (Wind) of planning permission 123437/FO/2019 to allow for internal reconfiguration including modification to parking and cycle storage area, commercial layout, together with associated elevational alterations. This was approved 08/10/2025.

Description of development

This application seeks a non-material amendment to application 14315/JO/2025 to further amend the lower ground floor basement plans and reposition the facilities manager store and workshop, as well as reconfigure the generator, fuel tank and SCR.



The proposed amendments would not affect the external appearance of the building. They would result in the loss of 1no non-EV parking space, seeing the total provision decrease from 43no. spaces to 42no. spaces. The 26 EV charging bays, the 3no. disabled parking bays, cycle storage and shower/changing room provisions would be unaffected.

Consultations & Notification Responses

Not applicable.

Issues

Drawings 'Basement Zone 1 General Arrangement Plan BNYM-TPB-ZZ-B1-DR-ID-201001-S3-P01' and 'Basement Zone 2 General Arrangement Plan BNYM-TPB-ZZ-B1-DR-ID-201002-S3-P01' were omitted in error from Condition 2 (SPL) attached to application 14315/JO/2025, but but formed part of this consent. As the 'Basement Zone 1 General Arrangement Plan BNYM-TPB-ZZ-B1-DR-ID-201001-A4-C08' and 'Basement Zone 2 General Arrangement Plan BNYM-TPB-ZZ-B1-DR-ID-201002-A4-C11' drawings submitted as part of this application are submitted to supersede the drawings omitted in error, in the event of any approval it is recommended in the event of an approval that they are attached to the amended Condition 2.

Otherwise, the proposed basement reconfigurations would be sited entirely internally with no visual impact on the street scene.

The loss of the non-EV parking space is not considered to have an unacceptable impact on parking provision at the building.

No alterations are therefore considered to have a material impact on residential amenity.

On this basis of the above, the proposed changes are considered to be acceptable and non-material in nature. The application is therefore recommended for approval.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation:

Approve

Condition(s) to be attached to decision for approval

1) The proposed seeks to amend condition 2 (Plans and Documents) of planning permission 143415/JO/2025 in order to facilitate basement floor alterations.

2) New Plans

The development hereby approved shall be carried out in accordance with the following drawings and documents

Drawings

- 10257-SHP-Z0-XX-XP-A-B5D3-G000-001 Rev. 00
- 10257-SHP-Z0-XX-XP-A-B5D3-B500-001 Rev. 00
- 10257-SHP-Z1-01-PL-A-B5D3-G200-001 Rev. 00
- 10257-SHP-Z1-07-PL-A-B5D3-G200-001 Rev. 00
- 10257-SHP-Z1-10-PL-A-B5D3-G200-001 Rev. 00

received by the City Council, as Local Planning Authority, on the 1 May 2019

- 4AS-BHE-ZZ-XX-SP-C-1000 Rev 03
- 4AS-BHE-ZZ-LG-DR-C-3100 Rev P01
- 4AS-BHE-ZZ-LG-DR-C-3200 Rev P01
- 4AS-BHE-ZZ-00-DR-C-3200 Rev P01
- 4AS-BHE-ZZ-00-DR-C-3100 Rev P04
- 4AS-BHE-ZZ-00-DR-C-3100 Rev P04
- 4AS-BHE-ZZ-XX-DR-C-3300 Rev P04
- 4AS-BHE-ZZ-XX-DR-C-3300 Rev P04
- 4AS-BHE-ZZ-XX-DR-C-3311 Rev P04
- 4AS-BHE-ZZ-XX-DR-C-3312 Rev P04
- 4AS-BHE-ZZ-XX-DR-C-3313 Rev P04
- 4AS-BHE-ZZ-XX-DR-C-3314 Rev P04
- 4AS-BHE-ZZ-00-DR-C-6000 Rev P03
- 4AS-BHE-ZZ-XX-DR-C-6010 Rev P03
- 4AS-BHE-ZZ-XX-DR-C-6020 Rev P03

All received by the City Council, as Local Planning Authority, on the 6 April 2020

- UDP-7938

received by the City Council, as Local Planning Authority, on the 5 October 2020

- 10257-SHP-Z1-XX-PL-A-B5D3-G100-001 Rev. 02
- 10257-SHP-Z1-11-PL-A-B5D3-G200-001 Rev. 01
- 10257-SHP-Z1-RF-PL-A-B5D3-G200-001 Rev. 01
- 10257-SHP-Z1-AA-SE-A-B5D3-G200-001 Rev. 02
- 10257-SHP-Z1-BB-SE-A-B5D3-G200-001 Rev. 02
- 10257-SHP-Z1-CC-SE-A-B5D3-G200-001 Rev. 02
- 10257-SHP-Z1-DD-SE-A-B5D3-G200-001 Rev. 01
- 10257-SHP-Z0-EW-EL-A-B5D3-G000-001 Rev. 02
- 10257-SHP-Z1-EE-EL-A-B5D3-G200-001 Rev. 02
- 10257-SHP-Z0-EE-XE-A-B5D3-G100-001 Rev. 01
- 10257-SHP-Z1-ES-EL-A-B5D3-G200-001 Rev. 02
- 10257-SHP-Z0-ES-XE-A-B5D3-G100-001 Rev. 01
- 10257-SHP-Z1-EW-EL-A-B5D3-G200-001 Rev. 02
- 10257-SHP-Z0-EW-XE-A-B5D3-G100-001 Rev. 01
- 10257-SHP-Z1-EN-EL-A-B5D3-G200-001 Rev. 02
- 10257-SHP-Z0-EN-XE-A-B5D3-G100-001 Rev. 01
- 10257-SHP-Z1-TY-DE-A-B5D3-G251-001 Rev. 01
- 10257-SHP-Z1-TY-DE-A-B5D3-G251-002 Rev. 02
- 10257-SHP-Z1-TY-DE-A-B5D3-G251-003 Rev. 02
- 10257-SHP-Z1-TY-DE-A-B5D3-G251-004 Rev. 02
- 10257-SHP-Z1-TY-DE-A-B5D3-G251-005 Rev. 01

- 10257-SHP-Z1-TY-DE-A-B5D3-G251-006 Rev. 02
- 10257-SHP-Z1-TY-DE-A-B5D3-G251-007 Rev. 01
- 10257-SHP-Z1-XX-3D-A-B5D3-G200-001 Rev. 01
- 10257-SHP-Z1-XX-3D-A-B5D3-G200-002 Rev. 01

received by the City Council, as Local Planning Authority, on the 21 April 2022.

- 10257-SHP-Z1-RF-PL-A-B5D3-G200-001

received by the City Council, as Local Planning Authority, on the 9 February 2023

- revised S278 drawings -

- 073521-CUR-00-XX-CA-C-92008
- 073521-CUR-00-XX-CA-C-92009
- 073521-CUR-00-XX-DR-C-95001
- 073521-CUR-00-XX-DR-C-95002
- 073521-CUR-00-XX-DR-C-95003
- 073521-CUR-00-XX-DR-C-95004
- 073521-CUR-00-XX-DR-C-95005
- 073521-CUR-00-XX-DR-C-95006
- 073521-CUR-00-XX-DR-C-95007
- 073521-CUR-00-XX-DR-C-95008

received by the City Council, as Local Planning Authority, on the 9 February 2023

- NP4-SHP-21-ZZ-DR-A-6101
- NP4-SHP-21-ZZ-DR-A-6102
- NP4-SHP-21-ZZ-DR-A-6103
- NP4-SHP-21-ZZ-DR-A-6104
- NP4-SHP-21-ZZ-DR-A-6105
- NP4-PLA-04-XX-DR-L-0002
- NP4-PLA-04-XX-DR-L-1000
- NP4-PLA-04-XX-DR-L-1001
- NP4-PLA-04-XX-DR-L-2000
- NP4-PLA-04-XX-DR-L-2001
- NP4-PLA-04-XX-DR-L-2002
- NP4-PLA-04-XX-DR-L-2004
- NP4-PLA-04-XX-DR-L-2005
- NP4-PLA-04-XX-DR-L-2006
- NP4-PLA-04-XX-DR-L-2007
- NP4-PLA-04-XX-DR-L-2009
- NP4-PLA-04-XX-DR-L-3001
- NP4-PLA-04-XX-DR-L-3002
- NP4-PLA-04-XX-DR-L-3005
- NP4-PLA-04-XX-DR-L-4000
- NP4-PLA-04-XX-DR-L-4001
- NP4-PLA-04-XX-DR-L-5000
- NP4-PLA-04-XX-DR-L-5001
- NP4-PLA-04-XX-DR-L-5004
- NP4-PLA-04-XX-DR-L-5005
- NP4-PLA-04-XX-DR-L-5007

- NP4-PLA-04-XX-DR-L-5008
- NP4-PLA-04-XX-DR-L-5009
- NP4-PLA-04-XX-DR-L-5011
- NP4-PLA-04-XX-DR-L-5012
- NP4-PLA-04-XX-DR-L-5013
- NP4-PLA-04-XX-DR-L-5014
- NP4-PLA-04-XX-DR-L-5015
- NP4-PLA-04-XX-DR-L-5016
- NP4-PLA-04-XX-DR-L-5018
- NP4-PLA-04-XX-DR-L-5019
- NP4-PLA-04-XX-DR-L-5020
- NP4-PLA-04-XX-DR-L-7000
- NP4-PLA-04-XX-DR-L-7002
- NP4-PLA-04-XX-DR-L-7004
- NP4-PLA-04-XX-DR-L-7005
- NP4-PLA-04-XX-DR-L-7006

received by the City Council, as Local Planning Authority, on the 9 February 2023

- U8881 D 0 098 Rev T1
- U8881 D 0 200 Rev T1
- U8881 D 0 300 Rev T1
- U8881 D 0 301 Rev T1
- U8881 D 0 303 Rev T1
- U8881 D 1 098 Rev T1

received by the City Council, as Local Planning Authority, on the 9 July 2025

- BAC-13328C1 Rev A
- BAC-13328C2 Rev A
- BAC-13328C3 Rev A
- BNYM-CWC-XX-06-DR-ME-570001
- BNYM-CWC-XX-XX-SH-ME-000004
- BNYM-CWC-XX-XX-SH-ME-000009

received by the City Council, as Local Planning Authority, on the 11 September 2025

- U8881 D 0 250 REV T1
- U8881 D 0 251 REV T1

received by the City Council, as Local Planning Authority, on the 12 September 2025

Supporting information

- Design and access statement,
- BREEAM pre-assessment,
- archaeological desk-based assessment,
- crime impact statement,
- planning statement,
- ventilation statement,
- wind microclimate,
- air quality assessment,

- energy statement,
- environmental standards statement,
- TV and radio impact assessment,
- statement of community involvement,
- acoustic and vibration report,
- ecology report,
- daylight and sunlight assessment,
- flood risk assessment,
- drainage strategy,
- ground survey,
- heritage statement,
- waste management strategy,
- transport assessment and interim travel plan

All stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019

- Tree Pit Detail stamped as received by the City Council, as Local Planning Authority, on the 17 June 2020
- NOMA, 4 Angel Square and NOMA Primary Substation Drainage Strategy Report dated 1 May 2019 - this report and its appendices include the hydraulic calculations for the proposed surface water drainage scheme.
- The Demolition Phase Health and Safety and Environmental Plan prepared by Forshaw Demolition stamped as received by the City Council, as Local Planning Authority, on the 30 October 2019
- The Land Reinstatement Strategy received by the City Council, as Local Planning Authority, on the 28 November 2019
- The Local Labour Agreement prepared by Bowmer and Kirkland received by the City Council, as Local Planning Authority on the 14 August 2020
- The Construction Management Plan received by the City Council, as Local Planning Authority on the 14 August 2020
- The Materials programme received by the City Council, as Local Planning Authority, on the 14 August
- The No 4 Angel Square, Manchester, Ground Engineering Summary Report, 042512, 16th December 2019, Rev 00, the Project Noma Plot P Factual Report on Ground Investigation Report No A9023-19, Feb 2020, Issue Nr 2 and the Noma 4 Angel Square + NOMA Primary Submission, Remediation Strategy 047214-BHE-XX-XX-RP-GE-0002 received by the City Council, as Local Planning Authority, on the 1 September 2020 and the Gas calibration certificates (CARCROFT GA5000 - G505388 31-10-19 and DEESIDE GA5000 - G504647 30-7-19) received by the City Council, as Local Planning Authority, on the 9 November 2020
- The Local benefit and Social Value report received by the City Council, as Local Planning Authority, on the 9 February 2023
- the Planning Report - Acoustic and Vibration R2, Burohappold received by the City Council, as Local Planning Authority, on the 9 February 2023 and the email dated 10 May from Peter Mickleburgh
- The Lighting Strategy Plan referenced NP4-PLA-04-XX-DR-L-4001 and the Subcontractor external lux plots received by the City Council, as Local Planning Authority, on the 9 February 2025
- Section 278 design pack prepared by Curtins received by the City Council, as Local Planning Authority, on the 9 February 2023
- Television Signal Reception Impact Assessment Survey undertaken by GTech Surveys Limited dated February 2023 received by the City Council, as Local Planning Authority, on the 9 February 2023

- Façade Sample Review Meetings document, Brief record of the sample reviews held on site in 2021 received by the City Council, as Local Planning Authority, on the 9 February 2023
- Concrete mix correspondence, Correspondence between Simpson Haugh and MCC regarding aggregate supply issues and the subsequent approved change to the concrete mix received by the City Council, as Local Planning Authority, on the 9 February 2023
- Building material sample sheets prepared by Simpson Haugh detailing the final external materials across the scheme received by the City Council, as Local Planning Authority, on the 9 February 2023
- Covering Letter received by the City Council, as Local Planning Authority, on the 9 February 2023
- Landscape design pack prepared by Planit_IE: NP4-MWD-04-EX-DR-Y-0017
- Detail of granite seat unit to match existing elsewhere on the NOMA estate (labelled as 'PS' on Planit_IE drawing 4000): ST-4818-ASC-101
- Detail of 3no. feature lighting totems on podium (labelled as 'LC' on Planit_IE drawing 4000) received by the City Council, as Local Planning Authority, on the 9 February 2023
- Report prepared by Geo Environmental dated March 2023 received by the City Council, as Local Planning Authority, on the 28 March 2023
- Revised Validation Report received by the City Council, as Local Planning Authority, on the 4 May 2023
- Buro Happold construction records received by the City Council, as Local Planning Authority, on the 14 June 2023
- SudS Strategy received by the City Council, as Local Planning Authority, on the 17 March 2023
- Signage Framework received by the City Council, as Local Planning Authority, on the March 2023
- Servicing Management Strategy received by the City Council, as Local Planning Authority, on the March 2023
- Opening Hours document received by the City Council, as Local Planning Authority, on the March 2023
- Report prepared by Geo Environmental dated March 2023 received by the City Council, as Local Planning Authority, on the 28 March 2023
- Revised Validation Report received by the City Council, as Local Planning Authority, on the 4 May 2023
- Secured by Design Accreditation received by the City Council, as Local Planning Authority, on the 22 June 2023
- External Plant Noise Assessment Report prepared by SRL dated 19th May 2023 received by the City Council, as Local Planning Authority, on the 26 May 2023
- EPC ratings received by the City Council, as Local Planning Authority, on the 23 June 2023
- BREEAM certificate received by the City Council, as Local Planning Authority, on the 23 April 2024
- The emails from Avison Young dated 11th September 2025 and 12th September 2025

Drawings and documents submitted as part of application 145459/NMC/2026

The development hereby approved shall be carried out in accordance with the following drawings and documents received 17/03/2026:

- Covering Letter referenced: 04C500209
- BNYM-TPB-ZZ-B1-DR-ID-201001-A4-C08
- BNYM-TPB-ZZ-B1-DR-ID-201002-A4-C11

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL