



Planning

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Manchester M60 2LA

Mr Joseph Smith
Avison Young
11 York Street
Manchester
M2 2AW

Date: 9 April 2026

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 145459/NMC/2026

Description: Non-material amendment to planning permission 143415/JO/2025 for basement floor alterations.

Location: 4 Angel Square , Corporation Street, Manchester, M4 4FW

I refer to your application for a non-material amendment to planning permission reference 143415/JO/2025.

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

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.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 143415/JO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 143415/JO/2025 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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

Drawings

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

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

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

- o UDP-7938

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

- o 10257-SHP-Z1-XX-PL-A-B5D3-G100-001 Rev. 02
- o 10257-SHP-Z1-11-PL-A-B5D3-G200-001 Rev. 01
- o 10257-SHP-Z1-RF-PL-A-B5D3-G200-001 Rev. 01
- o 10257-SHP-Z1-AA-SE-A-B5D3-G200-001 Rev. 02
- o 10257-SHP-Z1-BB-SE-A-B5D3-G200-001 Rev. 02
- o 10257-SHP-Z1-CC-SE-A-B5D3-G200-001 Rev. 02
- o 10257-SHP-Z1-DD-SE-A-B5D3-G200-001 Rev. 01
- o 10257-SHP-Z0-EW-EL-A-B5D3-G000-001 Rev. 02
- o 10257-SHP-Z1-EE-EL-A-B5D3-G200-001 Rev. 02
- o 10257-SHP-Z0-EE-XE-A-B5D3-G100-001 Rev. 01
- o 10257-SHP-Z1-ES-EL-A-B5D3-G200-001 Rev. 02
- o 10257-SHP-Z0-ES-XE-A-B5D3-G100-001 Rev. 01
- o 10257-SHP-Z1-EW-EL-A-B5D3-G200-001 Rev. 02
- o 10257-SHP-Z0-EW-XE-A-B5D3-G100-001 Rev. 01
- o 10257-SHP-Z1-EN-EL-A-B5D3-G200-001 Rev. 02
- o 10257-SHP-Z0-EN-XE-A-B5D3-G100-001 Rev. 01
- o 10257-SHP-Z1-TY-DE-A-B5D3-G251-001 Rev. 01
- o 10257-SHP-Z1-TY-DE-A-B5D3-G251-002 Rev. 02
- o 10257-SHP-Z1-TY-DE-A-B5D3-G251-003 Rev. 02
- o 10257-SHP-Z1-TY-DE-A-B5D3-G251-004 Rev. 02
- o 10257-SHP-Z1-TY-DE-A-B5D3-G251-005 Rev. 01
- o 10257-SHP-Z1-TY-DE-A-B5D3-G251-006 Rev. 02
- o 10257-SHP-Z1-TY-DE-A-B5D3-G251-007 Rev. 01
- o 10257-SHP-Z1-XX-3D-A-B5D3-G200-001 Rev. 01
- o 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.

- o 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 -

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

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

- o NP4-SHP-21-ZZ-DR-A-6101
- o NP4-SHP-21-ZZ-DR-A-6102
- o NP4-SHP-21-ZZ-DR-A-6103
- o NP4-SHP-21-ZZ-DR-A-6104
- o NP4-SHP-21-ZZ-DR-A-6105
- o NP4-PLA-04-XX-DR-L-0002
- o NP4-PLA-04-XX-DR-L-1000
- o NP4-PLA-04-XX-DR-L-1001
- o NP4-PLA-04-XX-DR-L-2000
- o NP4-PLA-04-XX-DR-L-2001
- o NP4-PLA-04-XX-DR-L-2002
- o NP4-PLA-04-XX-DR-L-2004
- o NP4-PLA-04-XX-DR-L-2005
- o NP4-PLA-04-XX-DR-L-2006
- o NP4-PLA-04-XX-DR-L-2007
- o NP4-PLA-04-XX-DR-L-2009
- o NP4-PLA-04-XX-DR-L-3001
- o NP4-PLA-04-XX-DR-L-3002
- o NP4-PLA-04-XX-DR-L-3005
- o NP4-PLA-04-XX-DR-L-4000
- o NP4-PLA-04-XX-DR-L-4001
- o NP4-PLA-04-XX-DR-L-5000
- o NP4-PLA-04-XX-DR-L-5001
- o NP4-PLA-04-XX-DR-L-5004
- o NP4-PLA-04-XX-DR-L-5005
- o NP4-PLA-04-XX-DR-L-5007
- o NP4-PLA-04-XX-DR-L-5008
- o NP4-PLA-04-XX-DR-L-5009
- o NP4-PLA-04-XX-DR-L-5011
- o NP4-PLA-04-XX-DR-L-5012
- o NP4-PLA-04-XX-DR-L-5013
- o NP4-PLA-04-XX-DR-L-5014
- o NP4-PLA-04-XX-DR-L-5015
- o NP4-PLA-04-XX-DR-L-5016
- o NP4-PLA-04-XX-DR-L-5018
- o NP4-PLA-04-XX-DR-L-5019
- o NP4-PLA-04-XX-DR-L-5020
- o NP4-PLA-04-XX-DR-L-7000

- o NP4-PLA-04-XX-DR-L-7002
- o NP4-PLA-04-XX-DR-L-7004
- o NP4-PLA-04-XX-DR-L-7005
- o NP4-PLA-04-XX-DR-L-7006

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

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

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

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

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

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

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

Supporting information

- o Design and access statement,
- o BREEAM pre-assessment,
- o archaeological desk-based assessment,
- o crime impact statement,
- o planning statement,
- o ventilation statement,
- o wind microclimate,
- o air quality assessment,
- o energy statement,
- o environmental standards statement,
- o TV and radio impact assessment,
- o statement of community involvement,
- o acoustic and vibration report,
- o ecology report,
- o daylight and sunlight assessment,
- o flood risk assessment,
- o drainage strategy,
- o ground survey,
- o heritage statement,
- o waste management strategy,
- o transport assessment and interim travel plan

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

- o Tree Pit Detail stamped as received by the City Council, as Local Planning Authority, on the 17 June 2020
- o 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.
- o 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
- o The Land Reinstatement Strategy received by the City Council, as Local Planning Authority, on the 28 November 2019
- o The Local Labour Agreement prepared by Bowmer and Kirkland received by the City Council, as Local Planning Authority on the 14 August 2020
- o The Construction Management Plan received by the City Council, as Local Planning Authority on the 14 August 2020
- o The Materials programme received by the City Council, as Local Planning Authority, on the 14 August
- o 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
- o The Local benefit and Social Value report received by the City Council, as Local Planning Authority, on the 9 February 2023
- o 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
- o 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
- o Section 278 design pack prepared by Curtins received by the City Council, as Local Planning Authority, on the 9 February 2023
- o 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
- o 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
- o 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
- o 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
- o Covering Letter received by the City Council, as Local Planning Authority, on the 9 February 2023
- o Landscape design pack prepared by Planit_IE: NP4-MWD-04-EX-DR-Y-0017
- o 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

- o 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
- o Report prepared by Geo Environmental dated March 2023 received by the City Council, as Local Planning Authority, on the 28 March 2023
- o Revised Validation Report received by the City Council, as Local Planning Authority, on the 4 May 2023
- o Buro Happold construction records received by the City Council, as Local Planning Authority, on the 14 June 2023
- o SudS Strategy received by the City Council, as Local Planning Authority, on the 17 March 2023
- o Signage Framework received by the City Council, as Local Planning Authority, on the March 2023
- o Servicing Management Strategy received by the City Council, as Local Planning Authority, on the March 2023
- o Opening Hours document received by the City Council, as Local Planning Authority, on the March 2023
- o Report prepared by Geo Environmental dated March 2023 received by the City Council, as Local Planning Authority, on the 28 March 2023
- o Revised Validation Report received by the City Council, as Local Planning Authority, on the 4 May 2023
- o Secured by Design Accreditation received by the City Council, as Local Planning Authority, on the 22 June 2023
- o 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
- o EPC ratings received by the City Council, as Local Planning Authority, on the 23 June 2023
- o BREEAM certificate received by the City Council, as Local Planning Authority, on the 23 April 2024
- o 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:

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

Should you wish to discuss the matter further, please contact Sam Elliott using the details above.

Yours faithfully,



Julie Roscoe

