



Planning

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Ms Eithne FitzGerald
Deloitte LLP
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Manchester
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Date: 30 January 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: 145031/NMC/2026

Description: Non material amendment to planning permission 135551/FO/2022 to amend the wording of conditions 2 (Approved Plans and Documents) and 6 (Surface Water Drainage).

Location: Angel Square Public Realm, North Of Miller Street

I refer to your application for a non-material amendment to planning permission reference 135551/FO/2022.

The proposed seeks to amend the wording of conditions 2 (Approved Plans and Documents) and 6 (Surface Water Drainage).

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and 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 135551/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 135551/FO/2022 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 additional drawings and documents:

General Civil Engineering Notes (Ref: 0052681-BHE-XX-XX-DR-C-0100 P02); Proposed Pavement Plan (Ref: 0052681-BHE-XX-XX-DR-C-2700 P02); Proposed Pavement Build Ups (Ref: 0052681-BHE-XX-XX-DR-C-2701 P02); Proposed Vehicle Tracking (Ref: 0052681-BHE-XX-XX-DR-C-2750 P02); Proposed Jointing Plan (Ref: 0052681-BHE XX-XX-DR-C-2800 P02); Proposed Jointing Details (Ref: 0052681-BHE-XX-XX-DR-C-2801

P02); Proposed Drainage General Arrangement (Ref: 0052681-BHE-XX-XX-DR-C-3100 P02); Proposed Drainage Details Sheet 1 (Ref: 0052681-BHE-XX-XX-DR-C-3700 P02); Proposed Drainage Details Sheet 2 (Ref: 0052681-BHE-XX-XX-DR-C-3701 P02); Proposed Drainage Details Sheet 3 (Ref: 0052681-BHE-XX-XX-DR-C-3702 P02); Proposed Drainage Details Sheet 4 (Ref: 0052681-BHE-XX-XX-DR-C-3703 P02); Proposed Drainage Details Sheet 5 (Ref: 0052681-BHE-XX-XX-DR-C-3704 P02); Proposed Drainage Details Sheet 6 (Ref: 0052681-BHE-XX-XX-DR-C-3705 P02); Proposed Drainage Details Sheet 7 (Ref: 0052681-BHE-XX-XX-DR-C-3706 P02); Proposed Drainage Details Sheet 8 (Ref: 0052681-BHE-XX-XX-DR-C-3707 P02); Proposed Drainage Manhole Schedule (Ref: 0052681-BHE-XX-XX-DR-C-3800 P02); Proposed LV and Comms Layout (Ref: 0052681-BHE-XX-XX-DR-C-6100 P01); Proposed LV and Comms Details (Ref: 0052681-BHE-XX-XX-DR-C-6700 P01); Utility Survey (Ref: A1 22I130/001) prepared by Survey Operations; and Topographical Survey

received by the City Council, as Local Planning Authority, on the 17 November 2025;

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.

6) Notwithstanding the Drainage Strategy (0052681-BHEXX-XX-RP-C-0001 P03) received by the City Council, as Local Planning Authority, on the 17 January 2024; and General Civil Engineering Notes (Ref: 0052681-BHE-XX-XX-DR-C-0100 P02); Proposed Pavement Plan (Ref: 0052681-BHE-XX-XX-DR-C-2700 P02); Proposed Pavement Build Ups (Ref: 0052681-BHE-XX-XX-DR-C-2701 P02); Proposed Vehicle Tracking (Ref: 0052681-BHE-XX-XX-DR-C-2750 P02); Proposed Jointing Plan (Ref: 0052681-BHE-XX-XX-DR-C-2800 P02); Proposed Jointing Details (Ref: 0052681-BHE-XX-XX-DR-C-2801 P02); Proposed Drainage General Arrangement (Ref: 0052681-BHE-XX-XX-DR-C-3100 P02); Proposed Drainage Details Sheet 1 (Ref: 0052681-BHE-XX-XX-DR-C-3700 P02); Proposed Drainage Details Sheet 2 (Ref: 0052681-BHE-XX-XX-DR-C-3701 P02); Proposed Drainage Details Sheet 3 (Ref: 0052681-BHE-XX-XX-DR-C-3702 P02); Proposed Drainage Details Sheet 4 (Ref: 0052681-BHE-XX-XX-DR-C-3703 P02); Proposed Drainage Details Sheet 5 (Ref: 0052681-BHE-XX-XX-DR-C-3704 P02); Proposed Drainage Details Sheet 6 (Ref: 0052681-BHE-XX-XX-DR-C-3705 P02); Proposed Drainage Details Sheet 7 (Ref: 0052681-BHE-XX-XX-DR-C-3706 P02); Proposed Drainage Details Sheet 8 (Ref: 0052681-BHE-XX-XX-DR-C-3707 P02); Proposed Drainage Manhole Schedule (Ref: 0052681-BHE-XX-XX-DR-C-3800 P02); Proposed LV and Comms Layout (Ref: 0052681-BHE-XX-XX-DR-C-6100 P01); Proposed LV and Comms Details (Ref: 0052681-BHE-XX-XX-DR-C-6700 P01); Utility Survey (Ref: A1 22I130/001) prepared by Survey Operations; and Topographical Survey

received by the City Council, as Local Planning Authority, on the 17 November 2025;

a) other than the early works identified in drawing Ref: AS-BHE-XX-XX-DR-C-3150 C01, development shall not commence until final details of a scheme for the drainage of surface water from that phase of the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority.

This shall include:

- agreement in principle from United Utilities, where surface water is connected to the public sewer, that there is adequate spare capacity in the existing system taking future

development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice

b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing