

23 January 2026

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

FAO Jennifer Atkinson

Dear Jen,

Angel Square Public Realm, NOMA, Manchester – Application for Non-Material Amendments to Planning Permission Reference 135551/FO/2022, as amended by 139033/NMC/2024

On behalf of our client, NOMA (GP) Limited (the “Applicant”), we hereby submit an application under Section 96a of the Town and Country Planning Act 1990 (as amended) to make a Non-Material Amendment (“NMA”) to Planning Permission 135551/FO/2022 (this “Application”).

The proposals seek to make adjustments the wording of Conditions 2 (Approved Plans and Documents) and 6 (Surface Water Drainage).

The application site is circa 0.49 hectares and is located on the northern edge of Manchester City Centre and within the NOMA Regeneration Framework area. It is located north of Miller Street, south of the 1 Angel Square Co-operative Headquarters building, and east of 4 Angel Square. The site of the 2 and 3 Angel Square Planning Permission (Ref. 134307/FO/2022), borders Angel Square immediately to the east.

Planning History

The description of development as stated on the Decision Notice for Planning Permission Ref. 135551/FO/2022, issued on 26 January 2023, (the “Planning Permission”) is as follows:

“Improvements to Angel Square public realm, works to include: replacement of existing hard and soft landscaping; erection of structure for community use (Use Class F2); installation of new drainage scheme; installation of services, installation of lighting columns, wayfinding signage and other street furniture; provision of cycle parking; and, associated works.”

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A NMA was previously submitted to vary the wording of Conditions 2 (SPL), 5 (Trees Retained), 6 (Drainage), 12 (Landscaping), 14 (Lighting), 21 (Trees), and 22 (Structure), to reflect slight adjustments as a result of further detailed design developments. This was approved 14 February 2024 (Ref. 139033/NMC/2024).

Proposed Amendments

The Applicant is seeking to make an NMA to the Planning Permission to enable the scheme to be brought forward in accordance with their proposed construction programme. This will allow initial works to be carried out ahead of the main contract work coming forward and will support the full delivery of the consented scheme.

The initial works comprise construction of c.6.76m of surface water drainage; and provision of two manholes. These works would form part of the drainage scheme for the future development proposals and are therefore considered a positive measure towards delivery of the full scheme. The extent of works covered are set out in drawing Ref: AS-BHE-XX-XX-DR-C-3150 submitted as part of this application, titled '*Angel Square Public Realm General Arrangement Meaningful Start*'.

Buro Happold, who is the Drainage Consultant on the scheme, has prepared a scheme for the drainage of surface water for the Site, including detailed requirements set out in Condition 6 attached to Planning Permission, with the exception of formal agreement from United Utilities of proposed flows and/or new connection to the public sewer.

The surface water drainage installed as part of these initial works would be capped off for future connection, and therefore would not be connected to the public sewer at this stage.

It is therefore proposed that Condition 6 (Surface Water Drainage) be amended to allow this initial stage of works to commence. When a contractor is appointed for the main stage of works agreement in principle from United Utilities will be submitted.

Pre-application Consultation

The principle of construction of c.6.76m of surface water drainage; and provision of two manholes coming forward as an initial stage of works has been discussed and agreed in principle with the Local Authority. The application is submitted following pre-application consultation with the Local Planning Authority, including a meeting on 22 January 2026 and correspondence on 23 January 2026, where the amendments were agreed in principle and the Applicant was advised that these amendments could be progressed as an NMA.

Proposed Condition Wording Updates

Condition 2 attached to the Planning Permission states that the development shall be carried out in accordance with the approved plans listed. It is proposed to amend Condition 2 to update the list of approved documents to include the pack of information prepared by Buro Happold to address the requirements of Condition 6, as detailed above, in addition to the drawing detailing the initial scope of works.

It is therefore requested that the wording of Condition 2 be updated to account for the new drawing references detailed in Table 1.1 below.

Table 1.1 Plan and Document References

Drawing Name	Drawing Reference
Angel Square Public Realm General Arrangement Meaningful Start	Ref: AS-BHE-XX-XX-DR-C-3150
General Civil Engineering Notes	Ref: 0052681-BHE-XX-XX-DR-C-0100 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

Drawing Name	Drawing Reference
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
Proposed Pavement Plan	Ref: 0052681-BHE-XX-XX-DR-C-2700 P02
Utility Survey	Ref: A1 221130/001) prepared by Survey Operations

The proposed wording of Condition 6 (Surface Water Drainage) have been set out below, with suggested amended original wording shown in **green text**:

*Notwithstanding the Drainage Strategy (0052681-BHEXX-XX-RP-C-0001 P03) stamped as 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 221130/001) prepared by Survey Operations; and Topographical Survey

stamped as 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
- ~~—A finalised drainage layout showing all components, outfalls, levels and connectivity;~~
 - ~~—Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;~~
 - ~~—Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates, as the site is located within Conurbation Core Critical Drainage Area;~~
 - ~~—An existing and proposed impermeable areas drawing to accompany all discharge rate calculations;~~
 - ~~—Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;~~
 - ~~—Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change;~~
 - ~~—Assessment of overland flow routes for extreme events. Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.~~
 - ~~—Progression through the drainage hierarchy shall be evidence based and supported by site investigation. Results of ground investigation carried out under Building~~

~~Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required.~~

- ~~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~~

~~—Hydraulic calculation of the proposed drainage system;~~

~~—Construction details of flow control and SuDS elements~~

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

Planning Policy and Guidance

The Planning Policy Framework relevant to this Application has remained largely unchanged since the approval of the Planning Permission. The key Development Plan Documents remain the 2012 Manchester Core Strategy and Saved Policies of the 2006 Manchester Unitary Development Plan.

The National Planning Policy Framework (NPPF) forms a Material Consideration in the determination of this Application. The National Planning Policy Framework (NPPF) was updated in December 2024, but there have been no changes to the Framework which would affect consideration of this Application.

Full consideration of Angel Square Public Realm against the planning policy framework is considered within the original Planning Statement prepared by Deloitte, approved by Planning Permission Ref: 135551/FO/2022.

Summary

The proposed amendments to the Planning Permission will have no material effect on the Planning Permission 135551/FO/2022.

On the basis of the information submitted, we seek your agreement that the proposed amendments are acceptable and can be dealt with as a minor-material amendment. We therefore respectfully request that this Application be supported by the Local Planning Authority.

Application Submission

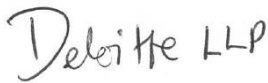
This Application comprises this Covering Letter and the following documentation:

- Application Form and Notices prepared by Deloitte;
- Application Drawings and Documents (detailed in Table 1.1).

Payment of the planning application fee in the sum of £298 + Service Charge has been paid online, under Planning Portal Reference PP-14646816.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact my colleagues Eithne FitzGerald (eithnefitzgerald@deloitte.co.uk / 0161 455 6963) or Katie Wray (kawray@deloitte.co.uk / 0161 455 6350).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP