

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145031/NMC/2026

Date registered valid: 26 January 2026

Proposal: 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).

Address: Angel Square Public Realm, North Of Miller Street

Ward(s): Piccadilly Ward

Applicant: C/o Agent

Agent (if any): Ms Eithne FitzGerald Deloitte LLP

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 January 2026

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

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 Site is circa 0.49 hectares and is located on the northern edge of Manchester City Centre and within the NOMA 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, which is currently under construction. The Site of the 2 and 3 Angel Square Planning Permission (Ref. 134307/FO/2022), borders Angel Square immediately to the east.

The Site currently comprises an area of public realm. It comprises areas of hard and soft landscaping, including a network of pedestrian pathways, seating areas and three large architectural ventilation shafts connected to 1 Angel Square.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

NOMA comprises of large areas of cleared sites; the historic estate of office buildings and former warehouses, six of which are Grade II listed; in addition to further completed and under construction office developments and public realm.

The 2009 SRF and subsequent updates set out a commitment to create a commercially led, mixed use destination underpinned by core development objectives of job creation, placemaking and supporting communities. It forms a material consideration in the determination of planning applications within the area.

The existing public realm works at NOMA have largely been funded through a European Regional Development Fund (ERDF) grant. The first phase of this was delivered alongside the development of 1 Angel Square, which was granted Planning Permission in September 2009 (Ref. 090606/FO/2009/N1).

The intention of the public realm at NOMA is to draw the established green spaces of Angel Meadows and the Irk Valley deeper in the Northern Gateway into NOMA and the city centre.

The Applicant is proposing a revised landscaping scheme for Angel Square to deliver an improved public realm environment. The purpose of the new public realm is to create a public realm, which supports the Applicant's sustainability ambitions, delivering biodiversity enhancements and more tree planting. It is also proposed to provide better connections across the space and further improving how the space is used by the local community and existing and future visitors to NOMA. It aims to tie in seamlessly to the public realm proposed as part of the Planning Permission for 2 and 3 Angel Square (Ref. 134307/FO/2022).

Description of development

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).

Consultations & Notification Responses

Not required

Issues

The change to the application 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.

A scheme for the drainage of surface water for the site, including detailed requirements set out in Condition 6 attached to Planning Permission, is agreed 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.

The applicant is therefore seeking 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.

The changes is considered to be acceptable. Condition 6 should be amended accordingly. The change is considered to be non material in nature and will not affect the final scheme being suitable.

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

Article 35 Declaration

Condition(s) to be attached to decision for approval

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

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 221130/001) 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.

2) 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.

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 221130/001) 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).

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

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

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CENTRAL