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22 April 2026

FAO Angela Leckie
Manchester City Council
Planning Department
Town Hall
Albert Square
Manchester
M60 2LA

Dear Angela,

Planning Application: Retention of NOMA Marketing Suite for a further temporary period of five years – Land North of Miller Street, NOMA, Manchester, M4 4PR

We write on behalf of NOMA (GP) Ltd ("NOMA" or "the Applicant") to submit a full planning application for the retention of the NOMA Marketing Suite on a temporary basis for a further five-year period at Land North of Miller Street, NOMA, Manchester, M4 4PR ("the Site").

Background

Planning permission was granted by Manchester City Council ("MCC") on 5 May 2021 under reference 129631/FO/2021, approving the following description of development:

Erection of a single-storey marketing suite building (Sui Generis), including photovoltaics and related access, landscaping, bicycle parking, plant and servicing and associated works for a temporary period of up to 5 years.

A Non-Material Amendment was subsequently agreed under reference 132555/NMC/2021, approving changes to the external elevations.

The 2021 Permission for the Marketing Suite is due to expire on 5 May 2026. As discussed with officers in pre-application correspondence during February and March 2026, the Applicant seeks a new temporary planning permission to retain the Marketing Suite for a further five-year period. This strategic extension, while acknowledging current market conditions, is crucial for maintaining active use of the Site and enabling NOMA to continue proactively promoting the neighbourhood and its significant development pipeline to prospective commercial occupiers, thereby ensuring a strong foundation for the future redevelopment of 2 & 3 Angel Square. Officers confirmed their agreement to the following approach for this application in email correspondence from James Bridgman on 6 March 2026:

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- The existing suite of technical documents submitted under the 2021 Permission (reference 129631/FO/2021), and documentation submitted pursuant to subsequent condition discharge applications (references CDN/21/0958 and CDN/22/0830), are to be resubmitted in support of this application and are considered sufficient to support the proposals;

- An updated Planning Statement has been prepared to reflect changes in planning policy and local context since approval of the 2021 Permission, including the adoption of the National Planning Policy Framework (December 2024, as amended February 2025) ("NPPF") and the Places for Everyone Joint Development Plan Document ("PfE"), adopted on 21 March 2024;

- The submission should clearly state the temporary period timescales for the proposed five-year period;

- The landscaping approved under and associated with the Marketing Suite under the 2021 Permission is to be retained as existing within the red line boundary, with no changes to existing planting; and

- MCC have confirmed in writing that this development falls within the 'de minimis' exemption under the Biodiversity Net Gain ("BNG") requirements, as the development does not impact on any on-site priority habitat and impacts less than 25 square metres of on-site habitat.

Description of Development

The description of development as stated on the Application Form is as follows:

"Retention of a temporary single-storey marketing suite building (Sui Generis), including photovoltaics and related access, landscaping, bicycle parking, plant and servicing and associated works, for a further temporary period of five years."

The design, layout, and materiality of the Marketing Suite will remain as per the drawings approved under the 2021 Permission and the associated Conditions. No amendments are proposed to the building use, structure, its siting, or the landscaping surrounding the Marketing Suite.

Application Documentation

As previously outlined, the approach to the application documentation has been agreed with MCC. The submission comprises the following documents.

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Table 1: Planning Application Documents

Document Title	Prepared by
Application Fee, Forms and Certificates	Deloitte LLP
Application Covering Letter	Deloitte LLP
Planning Statement	Deloitte LLP
Information Previously Submitted under Planning Permission Ref. 129631/FO/2021	
Application Site Boundary and Location Plan Ref: 10341-Z1-A-B5D8-G100-XP-XX-002 Rev P02	Simpson Haugh
Existing Location Plan Ref: 10341-Z1-A-B5D8-G100-XP-XX-001	Simpson Haugh
Ground Floor Plan Ref: 10341-Z1-A-B5D8-G200-PL-00-001 Rev P03	Simpson Haugh
Roof Level Plan Ref: 10341-Z1-A-B5D8-G200-PL-RF-001 Rev P02	Simpson Haugh
Design and Access Statement ref.10341-SHP-RP-DAS01	Simpson Haugh
Planning Application - Section AA & BB Ref: 10341-Z1-A-B5D8-G200-SE-XX-001	Simpson Haugh
Landscape General Arrangements Ref: 2629-PLA-XX-XX-DR-L-0001	Planit-ie
Levels Ref: 2629-PLA-XX-XX-DR-L-3000 Rev P01	Planit-ie
Proposed Site Context Plan Ref: 10341-Z1-A-B5D8-G100-PL-XX-001 Rev P05	Simpson Haugh
Landscape and Habitat Management Plan	ERAP
2&3 Angel Square Ecology Report	ERAP
Landscape Masterplan (Ecological Annex) (2629-PLA-XX-XX-DR-L-0002)	ERAP
BREEAM CEEQUAL HQM Change in Ecological Value Calculator v3.0 and associated form	ERAP

Document Title	Prepared by
Transport Statement Ref: 77714-CUR-00-XX-RP-TP-001	Curtins
Framework Travel Plan	Curtins
Flood Risk Assessment — NOMA 2 & 3 Angel Square, September 2019	BuroHappold
Temporary Drainage Strategy 17 February 2021	BuroHappold
Factual Report on Ground Investigation at 2 & 3 Angel Square Manchester Ref: 763315	BuroHappold
Ground Engineering Desk Study Report, September 2019, with Cover Note	BuroHappold
Construction Environmental Management Plan 18 February 2021	Bowmer & Kirkland
Written Scheme of Investigation for an Archaeological Watching Brief	Salford Archaeology
Documents Approved under Non-Material Amendment 132555/NMC/2021	
East Elevation Rev P03 Ref: 10341-Z1-A-B5D8-G200-EL-EE-001 P03	Simpson Haugh
South Elevation Rev P03 Ref: 10341-Z1-A-B5D8-G200-EL-ES-001 P03	Simpson Haugh
North Elevation Rev P03 Ref: 10341-Z1-A-B5D8-G200-EL-EN-001 P03	Simpson Haugh
West Elevation Rev P03 Ref: 10341-Z1-A-B5D8-G200-EL-EW-001 P03	Simpson Haugh
West Elevation – Trees Not Shown Rev P03 Ref: 10341-Z1-A-B5D8-G200-EL-EW-002 P03	Simpson Haugh
Wall to Roof Interface 01 Rev P03 Ref: 0341-Z1-A-B5D8-G251-DE-XX-001 P03	Simpson Haugh
Wall to Roof Interface 02 Rev P03 Ref: 10341-Z1-A-B5D8-G251-DE-XX-002 P03	Simpson Haugh
Wall to Roof Interface 03 Rev P03 Ref: 10341-Z1-A-B5D8-G251-DE-XX-003 P03	Simpson Haugh
Noise Impact Assessment	BuroHappold

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Document Title	Prepared by
NOMA Marketing Suite Planning vs NMA Drawing Comparison November 2021 Ref: 10341-SHP-RP-PP02	Simpson Haugh
Documents Submitted under application ref. CDN/21/0958 - Discharge of Conditions 6, 7, 8a, 9a and 13	
Detailed Construction Management Plan	Bowmer & Kirkland
Swept Path Analysis	Bowmer & Kirkland
Surface Water Drainage Strategy, including: • Civil Engineering Specifications Ref: NMS-BHE-XX-XX-SP-C-0001 • Drainage Details Sheet 1 Ref: NMS-BHE-XX-XX-DR-C-3700 • Drainage Details Sheet 2 Ref: NMS-BHE-XX-XX-DR-C-3701 • Drainage Details Sheet 3 Ref: NMS-BHE-XX-XX-DR-C-3702 • Drainage Details Sheet 4 Ref: NMS-BHE-XX-XX-DR-C-3703 • General Arrangements and Manhole Schedules Ref: NMS-BHE-XX-XX-DR-C-3100 • Overland Flow Routes for Extreme Events Ref: NMS-BHE-XX-XX-DR-C-3101 • Pavement Plan and Joints Layout Ref: NMS-BHE-XX-XX-DR-C-2100 • United Utilities Correspondance	BuroHappold
Site Specific Ground Investigation Report Ref: 763315	Structural Soils
Ground Engineering Summary Report (including Risk Assessment and Remediation Strategy) Ref: 043434-BH-XX-XX-RP-GE-0001 R3	BuroHappold
Gas Calibration Certificates	QED Environmental Systems Ltd
Programme for Materials Samples	Deloitte LLP / Simpson Haugh

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Document Title	Prepared by
Archaeological Excavation Report	Salford Archaeology
Documents Submitted under application ref. CDN/22/0830 - Discharge of Conditions 8b and 12b	
Site Completion Report (Ground Conditions)	LK Consult
Acoustic Verification Condition Discharge Report	Hann Tucker Associates

The planning application fee in the appropriate sum has been paid to Manchester City Council via the Planning Portal.

Summary

The Proposed Development comprises less than 1,000 sq.m gross floorspace and constitutes a minor application for the purposes of the statutory fee regulations. The applicable fee has been calculated accordingly and paid via the Planning Portal.

We trust that you will find this application in order and look forward to receiving written confirmation of its registration. The statutory determination period for a minor application is 8 weeks from the date of validation.

Please contact Tom Farrington (0330 138 7012 / tfarrington@deloitte.co.uk), should you have any queries or require any further information.

Yours sincerely

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