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NOMA Marketing Suite

Planning Statement

Deloitte, April 2026

Contents

1.	Introduction	2
2.	Site Description and Context	4
3.	The Proposed Development	9
4.	Planning Policy Assessment	14
5.	Summary and Conclusions	25
Appendix A – Application Documentation		26

1. Introduction

Introduction

1.1. This Planning Statement (the "Statement") accompanies a full planning application for the retention of the NOMA Marketing Suite at Land North of Miller Street, NOMA, Manchester, M4 4PR ("the Site") for a further temporary period of five years. The Applicant is NOMA (GP) Ltd ("NOMA").

1.2. 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.

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

1.4. 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. The Proposed Development comprises the retention, in its existing form, of:

- The single-storey marketing suite building (Sui Generis use), comprising office and lounge space, a meeting room, WC and shower facilities, kitchen space and a PPE store, with a private external terrace and photovoltaic cells on the roof;
- The associated public realm, landscaping, planters, wildflower meadows, and tree nurseries surrounding the building, as approved under the 2021 Permission; and
- Five car parking spaces within the existing Angel Street Car Park, including one accessible space, and four secure cycle parking spaces.

1.5. No changes are proposed to the design, layout, siting, or materiality of the building, or to the landscaping and public realm surrounding it. The building and associated works are retained entirely as approved under the 2021 Permission.

Approach to Application Documentation

1.6. The approach to the application documentation has been agreed with MCC via email correspondence with James Bridgman and confirmed on 6 March 2026. The existing suite of technical reports submitted under the 2021 Permission, 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.

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

- In addition to this Statement, the documents submitted in support of the planning application, as agreed with MCC, are outlined in Appendix 1

Biodiversity Net Gain

1.8. The requirement for a minimum 10% Biodiversity Net Gain ("BNG") on qualifying development was introduced through the Environment Act 2021 and became mandatory for minor applications from 2 April 2024. MCC has confirmed in writing (email from James Bridgman, March 2026) that this application falls within the 'de minimis' exemption to the statutory BNG requirements. This is because the Marketing Suite building structure is retained as existing and is classified as developed land (sealed surface) with a biodiversity value of zero under the statutory biodiversity metric.

1.9. Furthermore, all public realm and landscaping surrounding the Marketing Suite will be retained as approved under the 2021 Permission, with no impact to any existing habitats on site. The development therefore impacts less than 25 square metres of on-site habitat and no priority habitat, satisfying the conditions for the de minimis exemption.

Structure of this Statement

1.10. The remainder of this Statement is structured as follows:

- Section 2 provides a site description and context;
- Section 3 outlines the Proposed Development; and
- Section 4 assesses the proposals against relevant planning policy and sets out the key site-specific planning considerations relevant to the determination of the application.
- Section 5 summarises the conclusions.

2. Site Description and Context

2.1. This Section provides a detailed description of the Site and its context as it currently stands, following construction of the Marketing Suite pursuant to the 2021 Permission.

Site Location

2.2. The Site is located to the northern edge of Manchester City Centre, immediately to the north of Manchester's Inner Ring Road, Miller Street, which joins Great Ancoats Street to become the main route around the north of the City Centre.

2.3. To the north of the Site is the existing Angel Street Car Park, together with the landscaping surrounding One Angel Square and the associated architecturally designed air vents. One Angel Square is the head office of the Co-operative Group.

2.4. Angel Street is located beyond the car park with a number of residential properties located north of this, including 25 Simpson Street, and the Linx Building.

2.5. To the east of the Site, beyond Angel Mews road, is Angel Gardens, which comprises a part-seven, part-35 storey development of 466 residential apartments with ground floor retail/leisure units that completed construction in 2020. These active uses complement the provision of retail and leisure within the wider area, including those at Sadler's Yard.

2.6. Construction has completed at NOMA; 4 Angel Square and the adjacent NOMA Primary Sub-station, which achieved planning permission in July 2019. 4 Angel Square, now occupied by BNYM, is an 11-storey, office-led development with ground floor retail and leisure units alongside the creation of a new public square and landscaping (Ref: 123437/FO/2019).

2.7. The area to the south of Miller Street also forms part of the NOMA Masterplan. This area contains several listed and unlisted commercial and warehousing buildings, including the 25-storey Grade II Listed CIS Tower, which fronts directly onto Miller Street. The CIS Tower received planning permission for refurbishment (Ref: 126118/FO/2020) and there is currently a live application for an updated scheme (Ref: 143314/LO/2025), which was submitted on 10 July 2025, and is currently being determined. The historic estate has been subject to ongoing regeneration for several years, resulting in the refurbishment of many of the listed buildings for office-led mixed use.

2.8. The Site is identified in the Site Location Plan submitted with this planning application, as extracted in Figure 1 below:

Figure 1: Site Location Plan (10341-Z1-A-B5D8-G100-XP-XX-002, Simpson Haugh, 2021)



Site Description

2.9. The Site comprises circa 0.2 hectares. The NOMA Marketing Suite building, as constructed pursuant to the 2021 Permission, occupies the Site along with its associated public realm and landscaping. The building is a single-storey structure providing approximately 210 sq. m GIA. It has been designed by Simpson Haugh with vertically arranged charred timber cladding, a glazed facade that allows views into the interior CLT and GluLam structure, and photovoltaic cells on the roof.

2.10. The building is surrounded by high-quality public realm delivered pursuant to the 2021 Permission, including tiered planters which negotiate the 1.5 metre level change across the Site, wildflower meadows, tree planting and nursery areas for trees to be used in future NOMA development phases. The public realm is accessible to all and provides an active, welcoming environment at a prominent location along Miller Street.

2.11. Five car parking spaces, including one accessible space for disabled people, have been provided within the existing Angel Street Car Park, together with a secure cycle store for four cycles, as required by the 2021 Permission.

2.12. The Site has a prominent frontage to Miller Street, and is bounded by Miller Street to the south, Angel Mews to the east, Plot M to the north and Angel Square to the west.

2.13. The Site comprises the southern section of Plot N of the NOMA Masterplan, which received planning permission in February 2020 for a new office building to be known as 3 Angel Square (Ref: 134307/FO/2022). The adjacent site, Plot M, also forms part of Planning Permission Ref: 124973/FO/2019 and will accommodate an office building to be known as 2 Angel Square. Planning Permission Ref: 134307/FO/2022is currently being implemented with the relevant conditions, relating to the current phase of construction, discharged.

2.14. Commencement of the permanent 3 Angel Square scheme remains subject to demand from office occupiers and market conditions. Due to continuing challenges in the commercial

office market, this is not anticipated in the near term. The retention of the Marketing Suite for a further five years will ensure the Site remains actively used and well-maintained in the interim.

2.15. Improvements to Angel Square public realm were approved under Planning Permission Ref: 135551/FO/2022 in January 2023. A Non-Material Amendment (Ref: 139033/NMC/2024) was approved in February 2024, relating to the approved public realm works (under Ref: 135551/FO/2022) to vary the wording of a number of the planning conditions. The discharge of Condition 8, of Planning Permission Ref: 135551/FO/2022, meant that all pre-commencement conditions had been discharged and that works constituting a material operation could commence. This ensured that Planning Permission Ref: 135551/FO/2022 had been both approved and implemented, with full scheme to be delivered.

NOMA Strategic Regeneration Framework

2.16. The NOMA estate covers approximately 20 acres and represents a key area for regeneration in the city centre. NOMA is located at the Northern Gateway to the City Centre, adjacent to Victoria Train Station and the Shudehill transport interchange.

2.17. In July 2009, MCC's Executive approved a Strategic Regeneration Framework ("SRF"), which set out a vision for NOMA as a commercially-led neighbourhood with a mixture of uses to be delivered over a 15–20 year timescale. The most recently endorsed SRF Update (November 2020) built on progress to date, placing a focus on delivering the remaining development plots and addressing key challenges around connectivity and integration of underutilised sites.

2.18. Significant progress has been made at NOMA. Over £150m construction investment has been made across completed schemes at One Angel Square, Hanover and Federation, and NOMA has established itself as an important commercial destination with a strong clustering of tech and digital businesses. To date, NOMA has delivered approximately 567,672 sq. ft. of office development. Amazon is an anchor tenant at the Hanover and E-Block buildings, having committed in 2019 and established 600 new jobs in Manchester. The overall quantum of new office floor space at NOMA is expected to rise to 1.6 million sq. ft.

2.19. As NOMA progresses into its next phase of development, it continues to respond to a changing context, including the economic growth of Manchester, demand for Grade A office space, the increasing focus on sustainability and climate change, and its role within the Northern Gateway, New Cross and Great Ducie Street regeneration agenda. The Proposed Development plays an important role in maintaining active use of the Site and communicating the quality and sustainability ambitions of NOMA to prospective occupiers in advance of permanent development coming forward.

Site Accessibility

2.20. The Site and the NOMA area as a whole have excellent accessibility to a range of sustainable transport modes. The area also benefits from a high level of pedestrian and vehicular accessibility.

2.21. Existing cycle infrastructure on Corporation Street and Dantzic Street allows cycle access into Manchester City Centre, with direct access to Manchester Victoria Station and the Printworks. There are two national cycle routes within proximity of the Site.

2.22. Shudehill Interchange, which provides access to Manchester's Metrolink network as well as local bus services, is approximately 4 minutes' walk from the Site. The Site is also within a 4-minute walk of Manchester Victoria Station, which is an important hub on the north-west railway network and serves destinations throughout Greater Manchester and the north of England.

2.23. Manchester Metrolink offers high-frequency services across Greater Manchester. Manchester Victoria provides regular services to the Altrincham-Bury, Bury-Piccadilly and

South Manchester-Rochdale Lines, and is one of the most highly accessible stops on the Metrolink network. Manchester Airport is within easy reach via road, Metrolink and rail.

Site Designations

Heritage and Archaeology

2.24. The Site does not include any designated areas afforded special protection. The Site is not located within a Conservation Area, nor are there listed buildings within the red line boundary. Shudehill and Smithfield Conservation Areas are the closest conservation areas, located approximately 80–120 metres from the Site; they are considered too distant from the Site for the Proposed Development to result in an impact on their setting.

2.25. The Site is located close to several listed buildings principally associated with the NOMA listed estate. These include the following buildings, located on the opposite side of Miller Street to the Site:

- CIS Tower, Grade II office building, 1959–62, by G.S. Hay, Chief Architect of the Cooperative Wholesale Society with Gordon Tait of Sir John Burnet, Tait and Partners. The CIS Tower is experienced at multiple points across the city and beyond and forms a key landmark feature of the Manchester skyline;
- New Century House and Hall, Grade II office building with attached conference hall, 1959–63, by G.S. Hay with Gordon Tait. It sits on a prominent site between Miller Street and Corporation Street; and
- Redfern Building, Grade II offices, 1937, by W.A. Johnson, Chief Architect to CWS. The first modern building within the NOMA Listed Estate, it has high group value as a fine example of modernist architecture.

2.26. The Site forms an element of the wider site comprising Plots M & N / 2 & 3 Angel Square within the NOMA Masterplan. This wider site (also including Angel Gardens, formerly Plot L) incorporates the footprint of the former Shudehill Mill, established by Richard Arkwright in 1780–3. Through the planning conditions attached to the 2021 Permission, a watching brief was undertaken by Salford Archaeology during the construction works, with results reported to and deposited with the Greater Manchester Historic Environment Record. The full archaeological mitigation and interpretation package will be delivered as part of the permanent development of 2 & 3 Angel Square.

Trees and Ecology

2.27. The Site does not contain any trees, but benefits from the areas of new planting and landscaping delivered pursuant to the 2021 Permission, including wildflower meadows and tree nurseries. These will be retained in their existing approved form.

Flood Risk

2.28. The Environment Agency has classified the Site as falling entirely within Flood Zone 1 (low probability), with a low risk of flooding from rivers and sea. As with the majority of Manchester City Centre and Fringe, the Site is located within the Conurbation Core Critical Drainage Area, where land is particularly sensitive to increases in surface water runoff.

Air Quality

2.29. As with the majority of Manchester City Centre, the Site is located within the Greater Manchester Air Quality Management Area (“AQMA”).

Planning History

2.30. Planning Permission was granted on 5 May 2021 for the NOMA Marketing Suite (Reference 129631/FO/2021), as set out in Section 1 of this Statement. A Non-Material Amendment was

subsequently approved under Reference 132555/NMC/2021. All conditions have been discharged.

2.31. Planning Permission for the permanent redevelopment of the wider site was granted in February 2020 for two office buildings at 2 & 3 Angel Square and associated landscaping (Ref: 134307/FO/2022 Planning application Ref: 141138/JO/2024, approved the variation of a number of planning Conditions attached to Planning Permission Ref: 134307/FO/2022, to make internal reconfigurations including alterations to cycle parking, alterations to plant and height of building, alteration to the level 12 roof terrace, elevational alterations and amendments to winter gardens screens. This variation was approved in December 2024. The commencement of this scheme remains subject to market conditions and occupier demand.

3. The Proposed Development

3.1. This section describes the Proposed Development and should be read in conjunction with the application drawings and Design and Access Statement prepared by SimpsonHaugh and Planit-ie.

Description of Development

3.2. 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.

Proposed Use and Quantum

3.3. The Proposed Development retains the existing building providing an on-site base enabling the marketing of existing and proposed buildings within the NOMA estate to prospective occupiers, as well as office accommodation for NOMA staff (Sui Generis Use). No changes are proposed to the use, quantum or layout of the building.

3.4. The provision of a dedicated Marketing Suite remains key to showcasing the quality and sustainability of the wider NOMA Estate to prospective occupiers, and will continue to help facilitate positive engagement, and attract and retain companies to NOMA as it enters its next phase of development.

3.5. The building comprises a total floorspace of 210 sq. m GIA. It offers the following functions:

- office and lounge space housing the NOMA building model, a meeting room, WC and shower facilities, kitchen space and a PPE store, with a private external terrace accessed only through the building; and
- four secure cycle parking spaces.

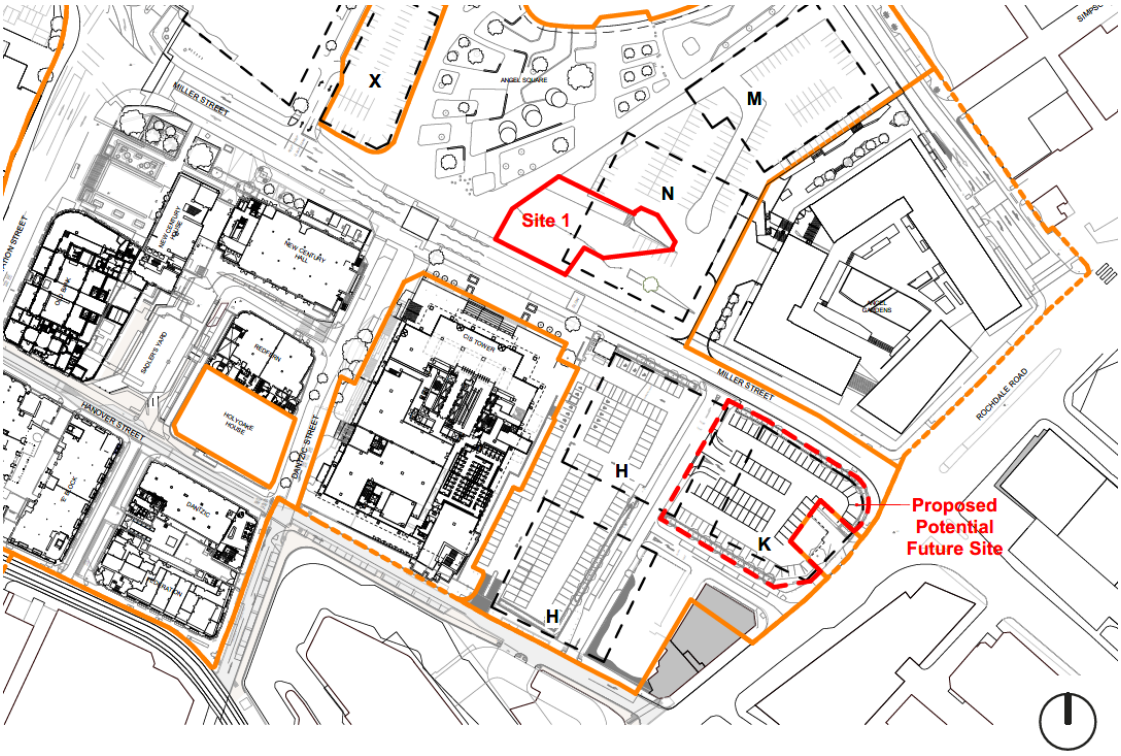
Temporary Period

3.6. The Proposed Development is proposed to be retained on the Site for a further temporary period of up to five years from the date of any new planning permission.

3.7. The building has been designed to be easily deconstructed, so that it can be relocated elsewhere in the NOMA Estate, to fit with the wider NOMA development programme. It is proposed that it will be relocated from the Site when development of 3 Angel Square commences, which remains subject to demand from office occupiers.

3.8. A potential second location for the building has been identified at Plot K of the NOMA masterplan, as shown in Figure 2 below. Any relocation of the building would be subject to a separate planning application at the relevant time.

Figure 2: Site Location and Proposed Relocation Site (Simpson Haugh, 2021)



Scale and Massing

3.9. The building comprises a one-storey structure. The massing has been designed as a simple rectilinear element, with an extending ground plane which fragments and contours to negotiate the level changes. The aspiration behind this is that when the building changes location, it remains as an object and the extended ground plane can adjust and adapt to the different sites. No changes are proposed to the scale or massing of the building.

Layout, Appearance and Materiality

3.10. The building was designed by Simpson Haugh to a high standard, reflective of the high-quality architecture within the wider NOMA masterplan area, including One Angel Square and Angel Gardens. The orientation of the building on an east/west axis ensures that it looks out to key views of the NOMA estate, including One Angel Square and the site of 4 Angel Square. The building is retained in its existing approved form with no changes to its layout, appearance or materiality.

3.11. The proposed materiality plays an important part in the architectural narrative, with the black/grey colours of the vertically arranged charred timber cladding reflecting the darker colours on the CIS Tower opposite the Site, south of Miller Street. The darker cladding also acts to highlight the proposed landscaping and planting around the building and One Angel Square.

3.12. The interior of the building, which is visible from the outside through the glazed elements, contrasts with the dark exterior, celebrating the exposed timber CLT and GluLam structure. Photovoltaics are located on the roof of the building and are not visible from street level.

3.13. A visual of the Proposed Development is shown in Figure 3 below.

Figure 3: Visuals of the Site implemented under Planning Permission Ref: 129631/FO/2021







Public Realm and Tree Planting

3.14. Key to ensuring the Proposed Development fits seamlessly into the Site and is cohesive with its surroundings is the approved landscaping, which includes tiered planters, wildflower meadows, tree planting and nurseries to grow trees to be used in future development phases at NOMA. This landscaping, delivered pursuant to the 2021 Permission, will be retained in its existing approved form. No amendments are proposed to the landscaping surrounding One Angel Square.

3.15. The tiered planters to the edge of the landscaping make effective use of the 1.5 metre level change across the Site and mirror the tiered landscaping to the south of Miller Street, around the CIS Tower. This creates a cohesive public realm within the NOMA estate and forms an active and inviting connection through the development to the wider community and neighbourhoods.

3.16. A regular maintenance regime is maintained to enhance the existing green infrastructure and to ensure its proper upkeep, in accordance with the Landscape and Habitat Management Plan prepared by ERAP.

Sustainability

3.17. The Marketing Suite achieved a BREEAM Outstanding rating post-construction, as confirmed pursuant to the discharge of Condition 18 of the 2021 Permission. This represents the highest possible BREEAM rating and was achieved with a credit score in excess of 85%.

3.18. The building has been designed to be highly energy efficient, with the servicing strategy achieving an energy performance ratio of 0.6. It includes Photovoltaic cells on the roof and SuDS measures to further improve its sustainability credentials. The overall energy performance achieves a 51.63% improvement over Part L.

3.19. The ability to dismantle and relocate the building around NOMA, together with the use of bio-based materials, ensures that the building continues to act as a showcase for sustainable construction. The project integrates principles of a circular economy into the design, designing out waste and materials and ensuring longevity through re-use.

Car Parking and Access

3.20. Five car parking spaces within the existing Angel Street Car Park, close to the new pedestrian routes across the landscaping from Miller Street, are allocated for use by visitors to and staff of the Marketing Suite. This includes one accessible car parking space for disabled users.

3.21. Access to the Proposed Development for pedestrians from Angel Street Car Park is via the existing stepped access or the sloped access set within the landscaping. The entrance can be accessed via a level pathway with a fall no greater than 1:20. All access routes are finished with an appropriate slip resistance and textured surfaces as required. The clear width of all access routes from pavement to the main entrance is at least 1,500mm wide.

Cycle Facilities

3.22. The Proposed Development promotes the use of sustainable modes of transport. Four cycle parking spaces are provided within a secure cycle store, visible from the building entrance and from Miller Street. The building also incorporates shower facilities.

Servicing, Deliveries and Waste

3.23. Details of the delivery, waste storage and collection arrangements for the Proposed Development are contained in the Design and Access Statement submitted in support of this planning application. Waste management is carried out in accordance with approved arrangements, with daily collections of internal bins transferred by NOMA management staff to the central waste storage area in the Redfern Building on the opposite side of Miller Street, and collected on a weekly basis from that location. Given the use of the Proposed Development, access for servicing and deliveries on a regular basis is not anticipated.

Operational Hours

3.24. The Proposed Development is operational in line with typical business hours, Monday to Saturday 07:00 to 22:00 and Sunday/Bank Holidays 07:00 to 17:00, as approved under Condition 11 of the 2021 Permission. The public realm is accessible at all times.

Signage

3.25. No new or amended signage is proposed as part of this application. Any future amendments to signage would be subject to a separate application for advertisement consent as appropriate.

4. Planning Policy Assessment

4.1. This section identifies the relevant planning policy and the key site-specific planning considerations relevant to the determination of the planning application. The policy context has been updated since the 2021 Permission was granted to reflect the adoption of the NPPF (December 2024) and PfE (March 2024). Where policy has not changed materially, the analysis from the 2021 Statement is confirmed as remaining applicable. Where policy has changed, an updated assessment is provided.

4.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (PCPA) states:

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

Planning Framework

4.3. The Development Plan and Material Considerations for the Site and Proposed Development are outlined in Table 1 overleaf.

Table 1 Planning Framework

DEVELOPMENT PLAN			
REGIONAL	GM Places for Everyone (2024)	GM Joint Waste Development Plan (2012)	GM Joint Minerals Plan (2013)
LOCAL	Manchester Core Strategy (2012)[1] and 2024 addendum	Manchester Proposals Map (2012)	Saved Unitary Development Plan Policies (1995)
RELEVANT MATERIAL CONSIDERATIONS			
NATIONAL	National Planning Policy Framework (2024)	National Planning Practice Guidance	
REGIONAL & LOCAL			
Supplementary Planning Guidance Documents	Guide to Development in Manchester (2007) Holcroft Moss Planning Obligations Join SPD (2025) Planning and Noise Technical Guidance (2022) GD04 Waste Storage and Collection Guidance (2023)	Design for Access 2 (2003) Air Quality & Planning Technical Guidance (2022) Manchester Climate Change Framework 2020-25 (2023)	
Strategic Vision Documents and Regeneration Frameworks	NOMA SRF (endorsed 2020)		

Principle of Temporary Use

Policy Framework

4.4. The Government is committed to ensuring planning actively supports economic growth. Paragraph 86 of the NPPF (Chapter 6, 'Building a Strong, Competitive Economy') requires that planning policies and decisions help create the conditions in which businesses can invest, expand and adapt, and states that significant weight should be placed on the need to support economic growth and productivity. Paragraph 87 requires that planning policies and decisions recognise and address the specific locational requirements of different sectors, including making provision for clusters or networks of knowledge and data-driven, creative or high technology industries.

4.5. At the local level, PfE Policy JP-E1 ('Economy') supports Greater Manchester's economic growth and competitiveness, seeking to ensure sufficient sites and premises are available to

[1] The Core Strategy was adopted on 12 July 2012, and was updated in March 2024, after the Places for Everyone joint development planwas adopted, as a number of Core Strategy policies have been partially replaced by Places for Everyone (PfE) policies. These are set out in the Addendum to the Manchester Core Strategy 2024.

meet the needs of business and support economic growth across the city-region. The plan targets delivery of over 2 million square metres of office floorspace in Manchester by 2039.

4.6. Core Strategy Policy SP1 ('Spatial Principles') identifies the Regional Centre as the primary focus for economic and commercial development and requires all development to have regard to the strategy for each regeneration area as set out in its Strategic Regeneration Framework. Policy CC1 ('Primary Economic Development Focus') identifies the City Centre as a strategic economic location and focus of employment growth. Policies EC1 ('Employment and Economic Growth'), EC3 ('Regional Centre') and EC4 ('North Manchester') collectively direct and support employment-generating uses within the Regional Centre and city centre fringe. Saved UDP Policy HC10 ('Economic Development') allocates the Site as part of the 'CIS' site at Rochdale Road/Miller Street for business or commercial development.

4.7. The NOMA SRF (2009, updated 2020) sets out a vision for the NOMA estate as a commercially-led neighbourhood to be delivered over a 15–20 year timescale. The most recently endorsed SRF Update (November 2020) focuses on delivering the remaining development plots and sets an overall ambition of more than 15,000 jobs from the estate. Critically, the 2020 SRF Update explicitly recognises the role that meanwhile uses play in activating NOMA, attracting visitors and businesses to the area, and creating the vibrant destination necessary to attract permanent commercial occupiers.

Assessment of the Proposed Development

4.8. The principle of commercial development on the Site has been firmly established through the extant planning permission for 2 & 3 Angel Square (Ref: 134307/FO/2022)and the 2021 Permission itself. Development of the permanent scheme at 2 & 3 Angel Square has not yet commenced. The Applicant seeks to retain the Marketing Suite for a further five years as an interim meanwhile use, pending the commencement of permanent development.

4.9. The Marketing Suite is the primary vehicle through which NOMA engages prospective commercial occupiers, including the tech, digital and creative businesses that are central to Manchester's economic growth strategy. It communicates the quality and sustainability credentials of the estate and facilitates positive engagement with those sectors identified in NPPF paragraph 87. Without the Marketing Suite, NOMA's ability to attract and retain occupiers during the period before permanent buildings can come forward would be materially diminished. Since the implementation of the marketing suite, NOMA has been able to attract significant occupiers such as BNY at 4 Angel Square, and Adanola in the Dantzic Building. As well the occupation of 4 Angel Square by BNY, this specific NOMA block has since been broight to market at £120m, with a net yield of 6.5%, further illustrating the success of the NOMA Pavillion. Significant weight should be given to this function in accordance with NPPF paragraph 86.

4.10. The Proposed Development is directly consistent with the 2020 SRF Update's explicit support for meanwhile uses in activating the estate and is in accordance with Core Strategy Policies SP1, CC1, EC1, EC3 and EC4, Saved UDP Policy HC10, and PfE Policy JP-E1. The Proposed Development is fully in accordance with all relevant policies relating to the principle of use and economic development.

Design, Layout and Public Realm

Policy Framework

4.11. Paragraph 135 of the NPPF (Chapter 12, 'Achieving Well-Designed Places') sets out that planning policies and decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate landscaping; are sympathetic to local character and history; establish a strong sense of place; and create places that are safe, inclusive and accessible. Paragraph 139 states that development that is not well-designed should be refused, especially where it fails to reflect local design policies and government guidance.

4.12. PfE Policy JP-P1 ('A Good Place to Live') requires all development to make a positive contribution to place, responding to local character, supporting health and wellbeing, and creating places that are safe, accessible and inclusive. Core Strategy Policy DM1 ('Development Management') requires all development to have regard to design quality, setting, layout and amenity. Core Strategy Policy CC9 ('Design and Heritage') requires development in Manchester City Centre to be of the highest design quality, responding to and respecting the character and setting of its surroundings. The Guide to Development in Manchester SPD sets out seven principles for creating a sense of place: character and context; continuity and enclosure; legibility; ease of movement; quality of the public realm; diversity; and adaptability.

Assessment of the Proposed Development

4.13. The Marketing Suite was designed to a high architectural standard by Simpson Haugh and was assessed as complying fully with national and local design policies when the 2021 Permission was granted. The building is retained in its existing approved form, with no changes proposed to its design, layout, materiality or siting.

4.14. The building is orientated on an east-west axis so that it looks out towards key views of the NOMA estate, including One Angel Square and the site of 4 Angel Square. Its black/grey vertically arranged charred timber cladding responds to the materiality of the wider NOMA estate and, in particular, to the darker tones of the Grade II Listed CIS Tower to the south of Miller Street. The interior of the building, visible through the glazed elements, celebrates the exposed CLT and GluLam structure. Photovoltaic cells are located on the roof and are not visible from street level.

4.15. The associated public realm, delivered pursuant to the 2021 Permission, includes tiered planters that respond to the 1.5 metre level change across the Site and mirror the tiered landscaping around the CIS Tower, wildflower meadows, tree planting and nurseries. This creates a cohesive, high-quality public realm within the NOMA estate that is accessible to all and provides an active, welcoming environment on a prominent City Centre frontage. Access routes from Miller Street achieve a fall no greater than 1:20 and maintain a minimum clear width of 1,500mm throughout, ensuring full accessibility for disabled users.

4.16. The Proposed Development continues to comply with the seven place-making principles of the SPD, makes a positive contribution to the character and quality of the Miller Street streetscene, and is fully consistent with NPPF paragraph 135, PfE Policy JP-P1, and Core Strategy Policies DM1 and CC9.

Heritage

Policy Framework

4.17. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest.

4.18. Chapter 16 of the NPPF ('Conserving and Enhancing the Historic Environment') sets out the national policy framework for heritage. Paragraph 202 requires local planning authorities to identify and assess the significance of heritage assets and take this into account when determining applications. Paragraph 209 requires that great weight be given to the conservation of designated heritage assets, with any harm to their significance or setting requiring clear and convincing justification. Paragraph 210 requires assessment of the effect of proposals on the significance of a heritage asset, including the contribution made by its setting.

4.19. Core Strategy Policy EN3 ('Heritage') requires new development to support the preservation or, where possible, enhancement of the character, setting and accessibility of buildings of

acknowledged importance. Policy CC9 ('Design and Heritage') requires development in Manchester City Centre to preserve or enhance heritage assets, including listed buildings and conservation areas. Policy DM1 requires all development to have regard to effects on the built heritage. Saved UDP Policy DC20 requires appropriate archaeological investigation and recording as part of the development process.

Assessment of the Proposed Development

4.20. The Site is not located within a conservation area and there are no listed buildings within the red line boundary. The nearest designated heritage assets are the Grade II listed CIS Tower, New Century House and Hall, and the Redfern Building, all located to the south of the Site on the opposite side of Miller Street. The Shudehill and Smithfield Conservation Areas lie approximately 80–120 metres from the Site and are sufficiently distant for the Proposed Development to have no material impact on their character or appearance.

4.21. The scale, design and materiality of the Marketing Suite was considered carefully in the context of the nearby heritage assets when the 2021 Permission was granted. The building is single-storey and does not affect short, medium or long-range views of any of the adjacent listed buildings, nor does it alter the ability to read and understand them as a group within the NOMA Listed Estate. Its charred timber cladding works in harmony with the darker palette of the CIS Tower to the south, and the tiered planters of the public realm echo those surrounding the CIS Tower, creating a cohesive relationship between the two sides of Miller Street.

4.22. The Site currently presents a high-quality, actively used public realm and marketing suite building, which represents a considerable enhancement to the previously underutilised area of hardstanding and overgrown shrubbery that occupied the Site prior to the 2021 Permission. Its retention in its existing approved form continues to enhance the contribution of the Site to the townscape and the setting of the nearby designated heritage assets.

4.23. With regard to archaeology, the Site forms part of the former Shudehill Mill (established by Richard Arkwright in 1780–3). Pursuant to Condition 13 of the 2021 Permission, a Watching Brief was carried out by Salford Archaeology during the construction of the Marketing Suite, in accordance with an approved Written Scheme of Investigation. The results have been formally reported and deposited with the Greater Manchester Historic Environment Record. As no ground-breaking works are proposed as part of this application for retention, no further archaeological engagement or works are required.

4.24. The Proposed Development results in a negligible beneficial impact on the setting of the nearby designated heritage assets. It is fully consistent with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF Chapter 16 (paragraphs 202–224), Core Strategy Policies EN3 and CC9, Policy DM1, and Saved UDP Policy DC20.

Sustainability, Carbon and Climate Change

Policy Framework

4.25. Paragraph 161 of the NPPF (Chapter 14, 'Meeting the Challenge of Climate Change, Flooding and Coastal Change') states that the planning system should support the transition to net zero by 2050, helping to reduce carbon emissions and taking full account of all climate impacts. Paragraph 163 requires planning applications to be assessed in light of the full range of potential climate change impacts. Paragraph 168 requires that significant weight be given to the benefits of renewable and low-carbon energy generation and to a proposal's contribution to a net zero future.

4.26. PfE Policy JP-S1 ('Sustainable Places') requires development to support the creation of sustainable places, integrating energy, water, biodiversity and transport considerations, and to demonstrate how proposals reduce resource consumption and carbon emissions. PfE Policy JP-S2 ('Carbon and Energy') requires development to minimise carbon emissions and contribute to Greater Manchester's commitment to achieve carbon neutrality no later than

2038. PfE Policy JP-S3 ('Heat and Energy Networks') requires development, where technically and financially feasible, to connect to or facilitate the development of low or zero carbon heat and energy networks.

4.27. Core Strategy Policy EN4 ('Reducing CO_2 Emissions') seeks to reduce carbon emissions through enabling low and zero carbon development. Policy EN6 sets carbon reduction targets for new developments, and Policy EN8 ('Adaptation to Climate Change') requires new development to be adaptable to climate change, including through minimisation of flood risk, reduction of urban heat island effects and the provision of linked and diverse green space. Manchester City Council has committed to achieving net zero carbon by 2038, as set out in the Manchester Climate Change Framework 2020–2025.

Assessment of the Proposed Development

4.28. The Marketing Suite was originally designed with sustainability at its core, acting as a statement of commitment to the future vision of NOMA in terms of sustainable construction. It achieved a BREEAM Outstanding rating post-construction, as confirmed pursuant to the discharge of Condition 18 of the 2021 Permission. This is the highest achievable BREEAM rating, with the building achieving a credit score far exceeding the 85% threshold required.

4.29. Key sustainability credentials of the Marketing Suite include:

- net zero carbon construction, using a glulam frame and cross-laminated timber ('CLT') facade system;
- photovoltaic cells on the roof, delivering a 51.63% improvement in energy performance over Part L;
- bio-based, sustainable construction materials throughout;
- design for disassembly, re-use and relocation, embedding circular economy principles and minimising embodied carbon across the building's lifecycle;
- SuDS drainage measures reducing the impermeable area of the Site to approximately 44% of its extent; and
- four secure cycle spaces and shower facilities to promote sustainable modes of travel.

4.30. The continued operation of the Marketing Suite in its existing approved form maintains all of these sustainability credentials. Its retained presence in NOMA demonstrates the sustainability standards and performance benchmarks that the Applicant intends to embed across current and future NOMA developments, consistent with the objectives of the 2020 SRF.

4.31. Significant weight should be given to the net zero credentials of the building in accordance with NPPF paragraph 168. The Proposed Development is fully consistent with NPPF Chapter 14 (paragraphs 161–168), PfE Policies JP-S1, JP-S2 and JP-S3, Core Strategy Policies EN4, EN6 and EN8, and MCC's net zero 2038 commitment.

Green Infrastructure, Ecology and Biodiversity Net Gain

Policy Framework

4.32. Paragraph 180 of the NPPF (Chapter 15, 'Conserving and Enhancing the Natural Environment') requires planning decisions to protect and enhance biodiversity and provide net gains where possible. Paragraph 187 requires that development incorporate features which support priority and threatened species and, where possible, provide measurable net gains in biodiversity. The Environment Act 2021 introduced a mandatory requirement for a minimum 10% Biodiversity Net Gain ('BNG') on qualifying development consents granted on or after 2 April 2024 for minor applications. BNG is cross-referenced in NPPF paragraph 187(d).

4.33. PfE Policy JP-G2 ('Green Infrastructure') expects development to protect and enhance the green infrastructure network across Greater Manchester, maintaining its multifunctional quality and, where opportunities arise, improving connectivity between areas of green infrastructure. Core Strategy Policy EN9 ('Green Infrastructure') requires new development to maintain existing green infrastructure in terms of quantity, quality and multiple function and, where opportunities arise, to enhance its quality and quantity.

Assessment of the Proposed Development

4.34. The landscaping delivered pursuant to the 2021 Permission, comprising wildflower meadows, tiered planters and a tree nursery growing trees for use in future NOMA development phases, makes a demonstrable contribution to the green infrastructure of Manchester City Centre. This landscaping is retained in its entirety as part of this application, with no changes proposed to any planting within the red line boundary. The approved Landscape and Habitat Management Plan, prepared by ERAP, continues to be implemented by the NOMA estate management team, ensuring that the health and quality of the landscaping is actively maintained.

4.35. With regard to Biodiversity Net Gain, MCC confirmed in writing (email from James Bridgman, March 2026) that this application falls within the 'de minimis' exemption to the statutory BNG requirement under the Environment Act 2021. The Marketing Suite building is classified as developed land (sealed surface), with a biodiversity value of zero under the statutory metric. All landscaping within the red line boundary is retained as existing, with no impact to any on-site habitats. The development therefore impacts less than 25 square metres of habitat and no priority habitat. No BNG assessment or metric is required.

4.36. The Proposed Development is fully consistent with NPPF Chapter 15 (paragraphs 180–187), PfE Policy JP-G2 and Core Strategy Policy EN9.

Transport and Access

Policy Framework

4.37. Chapter 9 of the NPPF ('Promoting Sustainable Transport', paragraphs 109–118) requires that developments are located and designed where practical to give priority to pedestrian and cycle movements, and to facilitate access to high quality public transport. Paragraph 115 states that development should only be refused on transport grounds where the residual cumulative impacts are severe.

4.38. Core Strategy Policy T1 ('Sustainable Transport') seeks to deliver a high-quality, integrated transport system encouraging modal shift away from private car use. Policy T2 ('Accessible Areas of Opportunity and Need') requires new development in the City Centre to provide a level of car parking that reflects its highly accessible location and promotes sustainable modes of transport.

Assessment of the Proposed Development

4.39. The Site is in an exceptionally accessible location within Manchester City Centre. Manchester Victoria Station is within a 4-minute walk, providing access to national rail services, Metrolink (including the Bury, Piccadilly and Rochdale Lines) and local bus services. Shudehill Interchange, providing further Metrolink and bus connectivity, is also approximately 4 minutes' walk from the Site. The Site benefits from good pedestrian and cycle infrastructure, with national cycle routes accessible via Dantzic Street and Corporation Street.

4.40. A Transport Technical Note and Framework Travel Plan, prepared by Curtins, were submitted and approved under the 2021 Permission and are resubmitted with this application. The Transport Technical Note concluded that the Site's highly accessible location means that the majority of staff and visitors would attend by sustainable modes of transport, with a potential creation of only up to five two-way vehicular trips in the AM and PM peak hours. The

development was found to represent a net reduction in traffic compared to the previous use of the Site. No adverse highway safety or capacity impacts were identified.

4.41. Five car parking spaces within the existing Angel Street Car Park, including one accessible space for disabled users, are retained for use by visitors and staff. Four secure cycle parking spaces and shower facilities encourage sustainable travel. The approved Framework Travel Plan, discharged under the 2021 Permission, sets out measures to promote walking, cycling and public transport use.

4.42. The conclusions of the Transport Technical Note remain applicable to the Proposed Development, as no changes are proposed to the building, its use or its quantum. The Proposed Development is fully consistent with NPPF Chapter 9 and Core Strategy Policies T1 and T2, and there are no grounds for refusal on transport or highway safety grounds.

Flood Risk and Drainage

Policy Framework

4.43. Chapter 14 of the NPPF requires that development is directed away from areas at highest risk of flooding and, where development is necessary in such areas, that it is made safe and resilient. Core Strategy Policy EN14 ('Flood Risk') requires development to avoid inappropriate flood risk locations and to manage surface water sustainably, with particular reference to the Conurbation Core Critical Drainage Area.

Assessment of the Proposed Development

4.44. The Environment Agency has classified the Site as Flood Zone 1 (low probability), indicating a low risk of flooding from rivers and sea. The Site is, however, located within the Conurbation Core Critical Drainage Area, where land is particularly sensitive to increases in surface water runoff. A Temporary Drainage Strategy was prepared by BuroHappold and approved under the 2021 Permission, demonstrating that the impermeable area of the Site is reduced to approximately 44% of the site area following implementation of the Proposed Development, equating to a betterment in surface water runoff rates and volumes. These drainage arrangements remain in place and unchanged. The Proposed Development is consistent with NPPF Chapter 14 and Core Strategy Policy EN14.

Air Quality

Policy Framework

4.45. Core Strategy Policy EN16 ('Air Quality') requires that the potential air quality impacts of development on sensitive locations be assessed and, where necessary, mitigated. The Site is located within the Greater Manchester Air Quality Management Area ("AQMA").

Assessment of the Proposed Development

4.46. The Proposed Development retains the Marketing Suite in its existing approved form. No changes are proposed to the building, its use or its quantum. The use generates very limited vehicular trips and actively promotes sustainable modes of transport through the approved Framework Travel Plan. The anticipated reduction in vehicle movements compared to alternative uses of the Site results in a net benefit in terms of air quality during the operation of the Proposed Development. In addition, the retained tree planting and green infrastructure contribute to improving the local air quality environment and encouraging pedestrian and cycle activity.

4.47. The Proposed Development is consistent with Core Strategy Policy EN16. No adverse air quality impacts are anticipated.

Noise

Policy Framework

4.48. Core Strategy Policy DM1 requires all development to have regard to effects on residential amenity, including from noise. Saved UDP Policy DC26 ('Development and Noise') seeks to reduce the impact of noise on people living, working and visiting the City, and requires assessment of noise from development at noise-sensitive receptors.

Assessment of the Proposed Development

4.49. A Noise Impact Assessment was prepared by BuroHappold (Ref: 0046912) and submitted under the 2021 Permission, utilising survey data collected in respect of a previous planning application for 2 & 3 Angel Square (Ref: 124973/FO/2019). The assessment concluded that plant equipment incorporated within the Marketing Suite would be 15 dB lower than the existing background noise level at the worst-affected noise-sensitive receptor, and therefore 10 dB below the target criterion set by MCC. No adverse noise impact was anticipated, and this assessment was accepted by MCC as part of the 2021 Permission, Planning Condition 12, of the 2021 marketing suite permission (Ref: 29631/FO/2021) required the submission of a verification report, confirming that the Marketing Suite conforms with the recommendations and requirements of the approved Noise Impact Assesment.

4.50. As no changes are proposed to the building, its plant or its equipment, the conclusions of the Noise Impact Assessment remain fully applicable to this application. Operating hours are maintained as approved under Condition 11 of the 2021 Permission (Monday to Saturday 07:00–22:00; Sundays and Bank Holidays 07:00–17:00). The Proposed Development is consistent with Core Strategy Policy DM1 and Saved UDP Policy DC26.

Ground Conditions

Policy Framework

4.51. Core Strategy Policy EN18 ('Contaminated Land') requires developers to assess and mitigate contamination risks before development is permitted. Paragraph 196 of the NPPF (Chapter 15) addresses ground conditions and pollution, requiring that development not take place unless adequate measures to manage contamination are in place.

Assessment of the Proposed Development

4.52. The ground conditions across the wider site were assessed by BuroHappold as part of the planning application for 2 & 3 Angel Square (Ref: 124973/FO/2019). This assessment covered the Site of the Proposed Development. A remediation strategy was agreed and implemented pursuant to Condition 8 of the 2021 Permission, which was subsequently discharged. No ground-breaking works are proposed as part of this application. The Proposed Development is consistent with Core Strategy Policy EN18 and NPPF paragraph 196.

Waste and Servicing

Policy Framework

4.53. Core Strategy Policy EN19 ('Waste') requires developers to demonstrate that new development is consistent with the principles of the Waste Hierarchy (prevention, reduction, re-use, recycling, energy recovery, final disposal). Policy DM1 requires all development to have regard to refuse storage and collection and impacts on amenity.

Assessment of the Proposed Development

4.54. Waste management arrangements were approved pursuant to Condition 10 of the 2021 Permission, in accordance with the Design and Access Statement submitted with that application. The Proposed Development generates minimal waste, consistent with the low-intensity nature of the Sui Generis marketing use. The NOMA management team carries out daily collections of internal bins, transferring waste to the central storage area in the Redfern

Building on the opposite side of Miller Street for weekly collection, with separation of general waste and recycling. These arrangements remain in place and are unchanged. The Proposed Development is consistent with Core Strategy Policies EN19 and DM1.

Safety and Security

Policy Framework

4.55. Core Strategy Policy DM1 requires all development to have regard to community safety and crime prevention, including by incorporating Secured by Design principles where appropriate. NPPF paragraph 135(f) requires that development create places that are safe, inclusive and accessible, and where crime and disorder do not undermine quality of life or community cohesion.

Assessment of the Proposed Development

4.56. The Marketing Suite occupies a prominent, active location on Miller Street with strong natural surveillance from existing buildings and local routes. The building has a fob access system and a clearly defined reception area with unobstructed views of the entrance. Cycle parking is provided within a secure store that is visible from the building entrance and from Miller Street. The wider NOMA estate is subject to regular management and patrols by a dedicated estate management team, and all landscaping is actively maintained to prevent it from becoming overgrown.

4.57. Greater Manchester Police Secure by Design were consulted as part of the original pre-application process for the 2021 Permission. The Proposed Development continues to comply with Core Strategy Policy DM1 and NPPF paragraph 135(f) in respect of community safety and crime prevention.

Overall Conclusion

4.58. The Proposed Development has been assessed against all relevant planning policies across each of the topic areas set out above. In every respect, the Proposed Development is consistent with the policies of the up-to-date Development Plan, comprising PfE, the extant policies of the Manchester Core Strategy and the Saved Policies of the UDP, and with the NPPF It is also directly supported by the NOMA SRF. There are no policies of the Development Plan, and no material considerations, that indicate the application should be refused or that the development plan should not be followed.

4.59. The presumption in favour of sustainable development in paragraph 11(c) of the NPPF therefore applies and the application should be approved without delay. The Proposed Development will deliver a range of demonstrable benefits, including:

- maintaining an active, high-quality meanwhile use on a prominent Site in the NOMA estate, directly consistent with the SRF's support for meanwhile uses in activating the estate ahead of permanent development, in accordance with Core Strategy Policies SP1, CC1, EC1, EC3 and EC4, Saved UDP Policy HC10, and PfE Policy JP-E1;
- directly facilitating the delivery of commercial office floorspace and economic growth in the Regional Centre, in accordance with NPPF paragraphs 86–87;
- retaining a BREEAM Outstanding building demonstrating net zero carbon construction, circular economy design and renewable energy generation, in accordance with NPPF paragraph 161, PfE Policies JP-S1 and JP-S2, Core Strategy Policies EN4, EN6 and EN8, and MCC's net zero 2038 commitment;
- retaining the approved public realm and green infrastructure, including wildflower meadows, tiered planters and a tree nursery, enhancing the quality of the City Centre environment, in accordance with PfE Policy JP-G2 and Core Strategy Policy EN9; and

- enhancing the contribution of the Site to the townscape and the setting of the nearby Grade II Listed Buildings through the retention of a sensitively designed building and public realm, in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF Chapter 16 (paragraphs 202–224), and Core Strategy Policies EN3 and CC9.

5. Summary and Conclusions

5.1. This Statement accompanies a full planning application for the retention of NOMA Marketing Suite at Land North of Miller Street, NOMA, Manchester, M4 4PR for a further temnporary period of five years.

5.2. The existing permission (ref. 129631/FO/2021) is due to expire on 5 May 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.

5.3. No changes are proposed to the design, layout, sitting, or materiality of the building, or to the landscaping and public realm approved and delivered under the 2021 Permission. The approach to this application has been agreed with MCC officers. The existing suite of technical documents is resubmitted alongside this updated Planning Statement, which reflects changes in the planning policy context since the 2021 Permission, principally:

- The adoption of the NPPF (December 2024, as amended February 2025), which replaces the February 2019 and July 2021 NPPF versions that informed the 2021 Permission; and
- The adoption of Places for Everyone (21 March 2024), which now forms part of the statutory development plan for Manchester.

5.4. MCC has confirmed that the development falls within the de minimis exception to the mandatory BNG requirements.

5.5. The Proposed Development will continue to deliver a series of benefits to NOMA and the City, contributing to strategic planning and economic objectives including:

- Maintaining an active, high-quality meanwhile use on a prominent site within the NOMA SRF area, ahead of the permanent commercial development of Plot N;
- Supporting the marketing of existing and future NOMA developments to prospective commercial occupiers, thereby advancing NOMA's ambition to deliver more than 15,000 jobs and reinforce its position as an emerging commercial, creative and digital hub;
- Demonstrating the sustainability standards and performance benchmarks for the NOMA estate, including through the BREEAM Outstanding rating and net-zero carbon construction; and
- Retaining the high-quality public realm, landscaping, and green infrastructure delivered under the 2021 Permission, enhancing the contribution of the Site to the townscape and setting of nearby listed buildings.

5.6. The Proposed Development is consistent with the presumption in favour of sustainable development, the NPPF, PfE, the Manchester Core Strategy, the Saved UDP Policies, and the NOMA SRF when taken as a whole. It is considered that planning permission should be granted accordingly.

Appendix A – Application Documentation

This Planning Statement should be read in conjunction with the following supporting 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

Document Title	Prepared by
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
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

Document Title	Prepared by
Noise Impact Assessment	BuroHappold
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

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

Deloitte.

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