MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development, and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Part 1 – Particulars of the application/development

Proposal:

Retention of existing single-storey marketing suite building (Sui Generis) for a further temporary period of 5 years, including retention photovoltaics and related access, landscaping, bicycle parking, plant and servicing.

Location:

Land North of Miller Street NOMA Manchester M4 4PR

Application reference:

PLA-2026-000192

Applicant:

NOMA (GP) Ltd

Date of application:

06 May 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) attached to this decision

1) The temporary marketing suite hereby granted is for a limited period of 5 years only, expiring on 1 July 2031.

   Reason - The use hereby granted is for a temporary period only to help with the marketing strategy for the new development within the NOMA estate pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

2) The marketing suite hereby permitted shall be discontinued no later than the 1 July 2031 and the works and use comprising the development are required to be removed no later than one month from the use ceasing.

Reason - The use is required to cease and be removed from site within a specified timescale in order to allow reinstatement of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) Prior to the expiration of the temporary period (1 July 2031), a scheme to restore the land (including temporary restoration of the land pending future redevelopment should this be necessary) shall be submitted for approved in writing by the City Council, as Local Planning Authority.

The scheme shall be implemented within one month of the use ceasing and thereafter retained and maintained in accordance with this scheme.

Reason - To ensure that the land is reinstated to an appropriate standard in the interest of visual amenity pursuant to policies SP1, EN9, and DM1 of the Manchester Core Strategy (2012).

4) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- Existing Location Plan Ref: 10341-Z1-A-B5D8 G100-XP-XX-001
- Ground Floor Plan Ref: 10341-Z1-A-B5D8 G200-PL-00-001 Rev P03
- Roof Level Plan Ref: 10341-Z1-A-B5D8-G200 PL-RF-001 Rev P02
- Design and Access Statement ref.10341-SHP RP-DAS01
- Landscape General Arrangements Ref: 2629 PLA-XX-XX-DR-L-0001
- Levels Ref: 2629-PLA-XX-XX-DR-L-3000 Rev P01
- Proposed Site Context Plan Ref: 10341-Z1-A B5D8-G100-PL-XX-001 Rev P05
- Landscape and Habitat Management Plan
- 2&3 Angel Square Ecology Report
- Landscape Masterplan (Ecological Annex) (2629-PLA-XX-XX-DR-L-0002)
- BREEAM CEEQUAL HQM Change in Ecological Value Calculator v3.0 and associated form
- Transport Statement Ref: 77714-CUR-00-XX RP-TP-001
- Framework Travel Plan
- East Elevation Rev P03 Ref: 10341-Z1-A B5D8-G200-EL-EE-001 P03

- South Elevation Rev P03 Ref: 10341-Z1-A B5D8-G200-EL-ES-001 P03

- North Elevation Rev P03 Ref: 10341-Z1-A B5D8-G200-EL-EN-001 P03

- West Elevation Rev P03 Ref: 10341-Z1-A B5D8-G200-EL-EW-001 P03

- West Elevation – Trees Not Shown Rev P03 Ref: 10341-Z1-A-B5D8-G200-EL-EW-002 P03

- Wall to Roof Interface 01 Rev P03 Ref: 0341 Z1-A-B5D8-G251-DE-XX-001 P03

- Wall to Roof Interface 02 Rev P03 Ref: 10341 Z1-A-B5D8-G251-DE-XX-002 P03

- Wall to Roof Interface 03 Rev P03 Ref: 10341 Z1-A-B5D8-G251-DE-XX-003 P03

- Detailed Construction Management Plan

- Swept Path Analysis

- Civil Engineering Specifications Ref: NMS-BHE-XX-XX-SP-C-0001

All received by the City Council as Local Planning Authority on 5 May 2026

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.

5) The drainage for the development shall be carried out in accordance with Drainage Strategy information ((as approved under CDN/21/0958):

- 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

All received by the City Council as Local Planning Authority on 5 May 2026.

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).

6) The temporary marketing suite shall be retained as built in accordance with the materials matrix ref 10341-SHP-Z1-A-B5D8-G251-EL-XX-001 P02 Details received by the City Council, as Local Planning Authority, on the 5 May 2026 (as approved under CDN/21/0958).

Reason - To ensure the retention of the appearance of the development, in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

7) The waste management arrangements shall be carried out in accordance with the details contained within the Design and Access Statement ref. 10341-SHP-RP-DAS01 as received by the City Council, as Local Planning Authority, on the 5 May 2026. The waste arrangements shall remain in place for the temporary duration.

Reason - To ensure adequate waste arrangements are put in place pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

8) The development hereby approved shall not be open outside the following hours (including bank holidays):

- 07:00 to 22:00 Monday to Saturday;

- 07:00 to 17:00 Sunday/Bank Holiday

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

9) The plant at the premises hereby approved shall operate in accordance with the Noise Impact Assessment prepared Burohappold (ref. 0046912) Dated 16 December 2021 Revision 01 and the Condition Discharge Report: 30004/RP1 Dated 21 July 2022 as received by the City Council, as Local Planning Authority, on the 5 May 2026 (as approved under CDN/22/0830).

Reason - To minimise the impact of plant on the surrounding residential area in the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

10) The five car parking spaces (including one disabled bay) shall be retained as surfaced, demarcated and available for the duration of the temporary consent in accordance with the approved the car parking layout as indicated on drawing 2629-PLA-XX-XX-DR-L-0002, stamped as received by the City Council, as Local Planning Authority on 5 May 2026 (as approved under 129631/FO/2021).

Reason - To ensure sufficient car parking is available for the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

11) (a) The landscaping shall be retained in accordance with the landscaping drawing 2629-PLA-XX-XX-DR-L-0002 as received by the City Council, as Local Planning Authority, on the 5 May 2026.

(b) The landscaping shall be maintained in accordance with the Landscape Habitat and Management Plan: [ERAP (Consultant Ecologists) Ltd ref: 2020-380], prepared by ERAP Ltd for the lifetime of the development.

Reason - To ensure the retention of the landscaping scheme for the development respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

12) The cycle spaces shall be retained and maintained for as long as the development remains in use in accordance with drawing 2629-PLA-XX-XX-DR-L-0002 as received by the City Council, as Local Planning Authority, on the 5 May 2026. The cycle spaces shall be retained and maintained for as long as the development remains in use.

Reason - To ensure there is sufficient cycles provision at the development in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

13) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least ‘Excellent' rating. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Crime and Safety

Physical Security Doors * All external doors (single and double leaf) must be compliant with and certified to BS PAS 24, STS 202, or LPS 1175 SR2. It is crucial that the door ironmongery to any escape-only doors is permitted under the security certification of the product. All escape-only doors should be alarmed (audible upon opening) and designed without visible external ironmongery.

Shutters

- Should be tested and certified to LPS 1175 SR2 (or SR1 if perforated laths are required) and installed in accordance with manufacturer's instructions. Ideally, shutters should have shutter-boxes and guides built into the fabric of the building - where they would be less vulnerable to attack and less visually intrusive.

Glazing & Building Fabric

- Glazing to a height of 2400mm (or if otherwise accessible) must incorporate at least one pane of glass with a 1.5mm PVB interlayer (e.g. 7.5mm laminated glass), or a glass

rated as P4A under EN 356. The remaining pane in a double glazed unit may be toughened glass.

Alarm

- A monitored alarm system should be installed, linked to contacts on all external doors/shutters and PIR detectors covering all ground floor areas with windows, with a signal terminating at a recognized Alarm Receiving Centre (ARC) or security control room.

Lighting

- Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors.

CCTV

- Any CCTV system that may be used within this proposal will require certain specifications and intelligent placement of cameras to compliment the design of the development. Designers should consider the following points when planning a CCTV strategy: * CCTV systems (and lighting that support them) require regular cleaning and maintenance to remain effective.

Where necessary cameras that are vulnerable to damage should be protected from attack either by relocation to a higher level and using a bigger lens to achieve the view required or through the fitting of a vandal resistant housing.

With regards to the retention of footage, the police prefer quality over quantity. The overall retention period should be dictated by what the system is designed to achieve, though it would be better to have good quality images over a 14-day period than poor ones over a 30-day period.

Procedures for recovery of recordings are recommended to be established (e.g. trained staff / the CCTV system instruction manual to be readily available). This is to ensure that the images produced will be of an acceptable standard that will allow for identification of an individual which will stand up to scrutiny in court

Acceptable Standard - this generally requires a resolution of 720x576 pixels at a real time frame rate of 25 frames per second. (N.B. Both the camera and DVR must be capable of

this - if the camera will only send low resolution images then it does not matter how high the resolution of the recording unit is).

Identification - One of three levels of field of view. To identify an individual, the image must capture no less than 120% of the field of view (at least from the top of the individuals head to their knees). The remaining two levels of field of view are 'Overview' and 'Recognition', which whilst effective for observational purposes, are less likely to result in the identification of a person/offender.

The intelligent placement of cameras helps to provide clear facial identification of individuals. Suitable locations would be: the entrance/s to the site, the main entrance lobby to the building, all external elevations and all service/parking areas.

Any lockers within staff changing facilities must be robust/secure and all users should be encouraged to use them and not leave belongs unattended in changing areas. Staff should undertake regular inspections of any changing facilities and locker areas.

Management & Maintenance

1.1.1 There should be a comprehensive security regime in place for the day-to-day running of the site. There should be regular reviews/exercises to ensure that it remains accurate, workable and up-to-date. All staff should understand and accept the need for security measures and it should be made easy for people to raise concerns or report observations.

1.1.2 The upkeep of a development over its lifetime can be crucial to the level of security and safety within. Aspects of a development, which are left to deteriorate, have the potential to attract further crime - a process known as 'the broken window theory'. A maintenance plan should be drawn up to address issues such as:

1.1.3 All high value equipment (e.g. computers, tools, plant/equipment etc.) should be property marked and securely fixed or stored to deter damage/theft. An accurate record should be maintained which logs all such items.

Mining

Please see information relating to mining in Appendix A.

Date: 01 July 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

   The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

   The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

   If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

   In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead, there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.

Appendix A - Mining Information

Mining Remediation Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026