



Outlook

[EXT] Re: 2&3 Angel Square - Lawful Implementation

[REDACTED]
Date Wed 5/28/2025 10:42 AM

[REDACTED]
Thanks [REDACTED]

Can you send it again with the planning application in the subject line, thanks

[REDACTED]
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council

[REDACTED]
Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

F [REDACTED]

Hi [REDACTED]

Further to our email communication below, we wanted to forward onto you information which confirms the completed material operations on-site, following the discharge of the relevant pre-commencement conditions for 2&3 Angel Square.

The works undertaken comprise the laying of an underground pipe to part of the foundations of 2 Angel Square. We have also re-attached the legal confirmation letter which confirms that the works undertaken comprise a material operation and the lawful implementation of Planning Permission Ref. 134307/FO/2022 as amended by NMA Ref. 138245/NMC/2023 and MMA Ref.141138/JO/202. Would you be able to please confirmation of agreement that the works undertaken comprise lawful implementation and upload the reports onto the public access system as a record?

Any questions, then please reach out to me.

Kind regards,

[REDACTED]

[REDACTED]

I wanted to provide you with an update in respect of the planning permission for 2&3 Angel Square consent, which expires 11 October 2025. The Applicant (NOMA (GP) Limited) are fully committed to the full implementation of the consent and, as such, to ensure that the consent can be implemented within these timescales commenced material operations on-site at the end of October 2024, following the discharge of the relevant pre-commencement conditions.

I have attached a note prepared by the Applicant's legal team which confirms that the proposed works described below would be sufficient to lawfully implement the Planning Permission. The works proposed to be undertaken at the Property to enable lawful implementation comprise of surface water drainage works, as shown on the attached plan. Once these works have been concluded we will provide you with evidence of the works which would comprise the lawful implementation of the consent for your confirmation. Please let me know if you have any concerns or questions. Kind regards,

[REDACTED]



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