MANCHESTER CITY COUNCIL

Non-Material Amendment under Section 96A of the Town & Country Planning Act 1990 (as amended)

Part 1 – Particulars of the application

Proposal:

Non-material amendment to Conditions 2 (Specified Plans) and 41 (Windows) attached to Planning Permission 143415/JO/2025 to allow for installation of obscured glazing.

Location:

4 Angel Square Corporation Street Manchester M4 4FW

Application reference:

OTH-2026-001551

Applicant:

Bank of New York Mellon Corporation

Date of application:

04 September 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the application referred to in Part 1 has been **approved** on the following basis:

The proposal seeks to amendment the wording of Condition 2 (SPL) and Condition 41 (Windows) to allow for additional privacy manifestations windows at the eastern elevation.

Following an assessment of the details submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved development and the works would not adversely affect visual amenity nor have any significant material impact on the overall quality of the development.

It should be noted that this decision does not supersede the decision notice attached to planning permission 143415/JO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 143415/JO/2025 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions now apply.

Condition(s) amended by this decision

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

Drawings

10257-SHP-Z0-XX-XP-A-B5D3-G000-001 Rev. 00

10257-SHP-Z0-XX-XP-A-B5D3-B500-001 Rev. 00

10257-SHP-Z1-01-PL-A-B5D3-G200-001 Rev. 00

10257-SHP-Z1-07-PL-A-B5D3-G200-001 Rev. 00

10257-SHP-Z1-10-PL-A-B5D3-G200-001 Rev. 00

received by the City Council, as Local Planning Authority, on the 1 May 2019

4AS-BHE-ZZ-XX-SP-C-1000 Rev 03

4AS-BHE-ZZ-LG-DR-C-3100 Rev P01

4AS-BHE-ZZ-LG-DR-C-3200 Rev P01

4AS-BHE-ZZ-00-DR-C-3200 Rev P01

4AS-BHE-ZZ-00-DR-C-3100 Rev P04

4AS-BHE-ZZ-00-DR-C-3100 Rev P04

4AS-BHE-ZZ-XX-DR-C-3300 Rev P04

4AS-BHE-ZZ-XX-DR-C-3300 Rev P04

4AS-BHE-ZZ-XX-DR-C-3311 Rev P04

4AS-BHE-ZZ-XX-DR-C-3312 Rev P04

4AS-BHE-ZZ-XX-DR-C-3313 Rev P04

4AS-BHE-ZZ-XX-DR-C-3314 Rev P04

4AS-BHE-ZZ-00-DR-C-6000 Rev P03

4AS-BHE-ZZ-XX-DR-C-6010 Rev P03

4AS-BHE-ZZ-XX-DR-C-6020 Rev P03

All received by the City Council, as Local Planning Authority, on the 6 April 2020

UDP-7938 received by the City Council, as Local Planning Authority, on the 5 October 2020

10257-SHP-Z1-XX-PL-A-B5D3-G100-001 Rev. 02

10257-SHP-Z1-11-PL-A-B5D3-G200-001 Rev. 01

10257-SHP-Z1-RF-PL-A-B5D3-G200-001 Rev. 01

10257-SHP-Z1-AA-SE-A-B5D3-G200-001 Rev. 02

10257-SHP-Z1-BB-SE-A-B5D3-G200-001 Rev. 02

10257-SHP-Z1-CC-SE-A-B5D3-G200-001 Rev. 02

10257-SHP-Z1-DD-SE-A-B5D3-G200-001 Rev. 01

10257-SHP-Z0-EW-EL-A-B5D3-G000-001 Rev. 02

10257-SHP-Z1-EE-EL-A-B5D3-G200-001 Rev. 02

10257-SHP-Z0-EE-XE-A-B5D3-G100-001 Rev. 01

10257-SHP-Z1-ES-EL-A-B5D3-G200-001 Rev. 02

10257-SHP-Z0-ES-XE-A-B5D3-G100-001 Rev. 01

10257-SHP-Z1-EW-EL-A-B5D3-G200-001 Rev. 02

10257-SHP-Z0-EW-XE-A-B5D3-G100-001 Rev. 01

10257-SHP-Z1-EN-EL-A-B5D3-G200-001 Rev. 02

10257-SHP-Z0-EN-XE-A-B5D3-G100-001 Rev. 01

10257-SHP-Z1-TY-DE-A-B5D3-G251-001 Rev. 01

10257-SHP-Z1-TY-DE-A-B5D3-G251-002 Rev. 02

10257-SHP-Z1-TY-DE-A-B5D3-G251-003 Rev. 02

10257-SHP-Z1-TY-DE-A-B5D3-G251-004 Rev. 02

10257-SHP-Z1-TY-DE-A-B5D3-G251-005 Rev. 01

10257-SHP-Z1-TY-DE-A-B5D3-G251-006 Rev. 02

10257-SHP-Z1-TY-DE-A-B5D3-G251-007 Rev. 01

10257-SHP-Z1-XX-3D-A-B5D3-G200-001 Rev. 01

10257-SHP-Z1-XX-3D-A-B5D3-G200-002 Rev. 01

received by the City Council, as Local Planning Authority, on the 21 April 2022.

10257-SHP-Z1-RF-PL-A-B5D3-G200-001 received by the City Council, as Local Planning Authority, on the 9 February 2023

- revised S278 drawings –

073521-CUR-00-XX-CA-C-92008

073521-CUR-00-XX-CA-C-92009

073521-CUR-00-XX-DR-C-95001

073521-CUR-00-XX-DR-C-95002

073521-CUR-00-XX-DR-C-95003

073521-CUR-00-XX-DR-C-95004

073521-CUR-00-XX-DR-C-95005

073521-CUR-00-XX-DR-C-95006

073521-CUR-00-XX-DR-C-95007

073521-CUR-00-XX-DR-C-95008

received by the City Council, as Local Planning Authority, on the 9 February

2023 NP4-SHP-21-ZZ-DR-A-6101

NP4-SHP-21-ZZ-DR-A-6102

NP4-SHP-21-ZZ-DR-A-6103

NP4-SHP-21-ZZ-DR-A-6104

NP4-SHP-21-ZZ-DR-A-6105

NP4-PLA-04-XX-DR-L-0002

NP4-PLA-04-XX-DR-L-1000

NP4-PLA-04-XX-DR-L-1001

NP4-PLA-04-XX-DR-L-2000

NP4-PLA-04-XX-DR-L-2001

NP4-PLA-04-XX-DR-L-2002

NP4-PLA-04-XX-DR-L-2004

NP4-PLA-04-XX-DR-L-2005

NP4-PLA-04-XX-DR-L-2006

NP4-PLA-04-XX-DR-L-2007

NP4-PLA-04-XX-DR-L-2009

NP4-PLA-04-XX-DR-L-3001

NP4-PLA-04-XX-DR-L-3002

NP4-PLA-04-XX-DR-L-3005

NP4-PLA-04-XX-DR-L-4000

NP4-PLA-04-XX-DR-L-4001

NP4-PLA-04-XX-DR-L-5000

NP4-PLA-04-XX-DR-L-5001

NP4-PLA-04-XX-DR-L-5004

NP4-PLA-04-XX-DR-L-5005

NP4-PLA-04-XX-DR-L-5007

NP4-PLA-04-XX-DR-L-5008

NP4-PLA-04-XX-DR-L-5009

NP4-PLA-04-XX-DR-L-5011

NP4-PLA-04-XX-DR-L-5012

NP4-PLA-04-XX-DR-L-5013

NP4-PLA-04-XX-DR-L-5014

NP4-PLA-04-XX-DR-L-5015

NP4-PLA-04-XX-DR-L-5016

NP4-PLA-04-XX-DR-L-5018

NP4-PLA-04-XX-DR-L-5019

NP4-PLA-04-XX-DR-L-5020

NP4-PLA-04-XX-DR-L-7000

NP4-PLA-04-XX-DR-L-7002

NP4-PLA-04-XX-DR-L-7004

NP4-PLA-04-XX-DR-L-7005

NP4-PLA-04-XX-DR-L-7006

received by the City Council, as Local Planning Authority, on the 9 February 2023

U8881 D 0 098 Rev T1

U8881 D 0 200 Rev T1

U8881 D 0 300 Rev T1

U8881 D 0 301 Rev T1

U8881 D 0 303 Rev T1

U8881 D 1 098 Rev T1

received by the City Council, as Local Planning Authority, on the 9 July 2025

BAC-13328C1 Rev A

BAC-13328C2 Rev A

BAC-13328C3 Rev A

BNYM-CWC-XX-06-DR-ME-570001

BNYM-CWC-XX-XX-SH-ME-000004

BNYM-CWC-XX-XX-SH-ME-000009

received by the City Council, as Local Planning Authority, on the 11 September 2025

U8881 D 0 250 REV T3

U8881 D 0 251 REV T2

received by the City Council, as Local Planning Authority, on the 16 September 2026

Supporting information

Design and access statement,

BREEAM pre-assessment,

archaeological desk-based assessment,

crime impact statement,

planning statement,

ventilation statement,

wind microclimate,

air quality assessment,

energy statement,

environmental standards statement,

TV and radio impact assessment,

statement of community involvement,

acoustic and vibration report,

ecology report,

daylight and sunlight assessment,

flood risk assessment,

drainage strategy,

ground survey,

heritage statement,

waste management strategy,

transport assessment and interim travel plan

All stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019

Tree Pit Detail stamped as received by the City Council, as Local Planning Authority, on the 17 June 2020

NOMA, 4 Angel Square and NOMA Primary Substation Drainage Strategy Report dated 1 May 2019 - this report and its appendices include the hydraulic calculations for the proposed surface water drainage scheme.

The Demolition Phase Health and Safety and Environmental Plan prepared by Forshaw Demolition stamped as received by the City Council, as Local Planning Authority, on the 30 October 2019

The Land Reinstatement Strategy received by the City Council, as Local Planning Authority, on the 28 November 2019

The Local Labour Agreement prepared by Bowmer and Kirkland received by the City Council, as Local Planning Authority on the 14 August 2020

The Construction Management Plan received by the City Council, as Local Planning Authority on the 14 August 2020

The Materials programme received by the City Council, as Local Planning Authority, on the 14 August

The No 4 Angel Square, Manchester, Ground Engineering Summary Report, 042512, 16th December 2019, Rev 00, the Project Noma Plot P Factual Report on Ground Investigation Report No A9023-19, Feb 2020, Issue Nr 2 and the Noma 4 Angel Square + NOMA Primary Submission, Remediation Strategy 047214-BHE-XX-XX-

RP-GE-0002 received by the City Council, as Local Planning Authority, on the 1 September 2020 and the Gas calibration certificates (CARCROFT GA5000 - G505388 31-10-19 and DEESIDE GA5000 - G504647 30-7-19) received by the City Council, as Local Planning Authority, on the 9 November 2020

The Local benefit and Social Value report received by the City Council, as Local Planning Authority, on the 9 February 2023

The Planning Report - Acoustic and Vibration R2, Burohappold received by the City Council, as Local Planning Authority, on the 9 February 2023 and the email dated 10 May from Peter Mickleburgh

The Lighting Strategy Plan referenced NP4-PLA-04-XX-DR-L-4001 and the Subcontractor external lux plots received by the City Council, as Local Planning Authority, on the 9 February 2025

Section 278 design pack prepared by Curtins received by the City Council, as Local Planning Authority, on the 9 February

2023 Television Signal Reception Impact Assessment Survey undertaken by GTech Surveys Limited dated February 2023 received by the City Council, as Local Planning Authority, on the 9 February 2023

Facade Sample Review Meetings document, Brief record of the sample reviews held on site in 2021 received by the City Council, as Local Planning Authority, on the 9 February 2023

Concrete mix correspondence, Correspondence between Simpson Haugh and MCC regarding aggregate supply issues and the subsequent approved change to the concrete mix received by the City Council, as Local Planning Authority, on the 9 February 2023 Building material sample sheets prepared by Simpson Haugh detailing the final external materials across the scheme received by the City Council, as Local Planning Authority, on the 9 February 2023

Covering Letter received by the City Council, as Local Planning Authority, on the 9 February 2023

Landscape design pack prepared by Planit_IE: NP4-MWD-04-EX-DR-Y-0017 Detail of granite seat unit to match existing elsewhere on the NOMA estate (labelled as 'PS' on Planit_IE drawing 4000): ST-4818-ASC-101

Detail of 3no. feature lighting totems on podium (labelled as 'LC' on Planit_IE drawing 4000) received by the City Council, as Local Planning Authority, on the 9 February 2023

Report prepared by Geo Environmental dated March 2023 received by the City Council, as Local Planning Authority, on the 28 March 2023 Revised Validation Report received by the City Council, as Local Planning Authority, on the 4 May 2023

Buro Happold construction records received by the City Council, as Local Planning Authority, on the 14 June 2023 SudS Strategy received by the City Council, as Local Planning Authority, on the 17 March 2023

Signage Framework received by the City Council, as Local Planning Authority, on the March 2023

Servicing Management Strategy received by the City Council, as Local Planning Authority, on the March 2023

Opening Hours document received by the City Council, as Local Planning Authority, on the March 2023 Report prepared by Geo Environmental dated March 2023 received by the City Council, as Local Planning Authority, on the 28 March 2023

Revised Validation Report received by the City Council, as Local Planning Authority, on the 4 May 2023

Secured by Design Accreditation received by the City Council, as Local Planning Authority, on the 22 June 2023

External Plant Noise Assessment Report prepared by SRL dated 19th May 2023 received by the City Council, as Local Planning Authority, on the 26 May 2023

EPC ratings received by the City Council, as Local Planning Authority, on the 23 June 2023

BREEAM certificate received by the City Council, as Local Planning Authority, on the 23 April 2024

The emails from Avison Young dated 11th September 2025 and 12th September 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

41) All windows at ground level, shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way other than as shown on the drawings referenced U8881 D 0 250 Rev T3 and U8881 D 0 251 Rev T2 received by the City Council, as Local Planning Authority, on the 16 September 2026.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Date: 02 October 2026

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

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