

**Manchester City Council
Report for Resolution**

Report to: Executive – 11 November 2020

Subject: NOMA Strategic Regeneration Framework Update 2020

Report of: Strategic Director Growth and Development

Summary

This report informs the Executive of the outcome of a public consultation exercise with local residents, businesses and stakeholders, on the draft Strategic Regeneration Framework (SRF) Update for the NOMA area, and seeks the Executive's approval of the SRF Update.

Recommendations

The Executive is recommended to:

1. Note the outcome of the public consultation on the draft SRF update for the NOMA area, and subsequent suggested revisions to the draft SRF Update.
 2. Subject to the views of the Executive, approve the Strategic Regeneration Framework for NOMA and request that Planning and Highways Committee take the framework update into account as a material consideration when considering planning applications for the area.
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Wards Affected: Piccadilly & Deansgate

Environmental Impact Assessment - the impact of the decisions proposed in this report on achieving the zero-carbon target for the city

Development at NOMA will need to continue to be carefully considered in order to ensure that it helps the city meet its net zero-carbon target. All construction will be required to meet the highest standards of sustainable development. The repurposing and redevelopment of NOMA's heritage buildings has and will continue to significantly improve the carbon footprint and use of buildings which have in recent times been under-utilised and inefficient.

Given NOMA's highly accessible location within the city centre, development within this neighbourhood will be served by rail and Metrolink services at Victoria, bus connectivity at Shudehill and underpinned by a key priority to continue to enhance active transport routes, delivering additional pedestrian and cycling connections.
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Manchester Strategy outcomes	Summary of the contribution to the strategy
A thriving and sustainable city: supporting a diverse and	The original Strategic Regeneration Framework for NOMA detailed the aspiration to develop a refreshed, innovative, commercially led, mixed-

<p>distinctive economy that creates jobs and opportunities</p>	<p>use destination. It was envisaged that this would support the creation of an additional 15,000 jobs and deliver in excess of £25 million annual GVA for Manchester.</p> <p>Just over a decade since this framework was approved, 5,300 of these jobs have been created representing just over a third of the original 15,000 jobs target. Within the next 2 years, an additional 5,300 jobs are expected to be delivered as part of the recently consented schemes across the historic estate and new development areas.</p>
<p>A highly skilled city: world class and home-grown talent sustaining the city's economic success</p>	<p>The delivery of the next phases of development at NOMA will continue to support new employment and enterprise opportunities for Manchester residents across a range of sectors and levels. In addition, NOMA will continue to drive social value through construction, post development and through its volunteering programme.</p> <p>At NOMA, there is also the opportunity to create further residential development, enabling people to live near the employment opportunities created within both the neighbourhood and the wider city centre. Development will also prioritise improved connectivity to surrounding areas which will be of critical importance to the major regeneration activity planned at the Northern Gateway, and to enhancing access by residents to the north of the city centre employment, retail and leisure and cultural opportunities.</p>
<p>A progressive and equitable city: making a positive contribution by unlocking the potential of our communities</p>	<p>The proposals set out within the NOMA framework are aligned to and will support regeneration in the wider area. Adjacent development planned and underway at the Medieval Quarter, Northern Gateway, New Cross, and Ancoats will all benefit from and support development at NOMA. The proposals will contribute to demand for flexible, Grade A commercial accommodation, alongside retail and leisure space and new homes which support the growing city and city centre population.</p>
<p>A liveable and low carbon city: a destination of choice to live, visit, work</p>	<p>The NOMA development is continuing to transform a key northern entrance to the city centre. Development has created a new high-</p>

	<p>quality neighbourhood, including significant new public realm and community and leisure facilities.</p> <p>Development has included major highways infrastructure works, investment into enhancements at Angel Meadows and the creation of a new public square, Sadler's Yard. All these components of the wider neighbourhood have contributed to NOMA's development as an attractive place to work, live and visit.</p>
<p>A connected city: world class infrastructure and connectivity to drive growth</p>	<p>NOMA is at the heart of a major transformation of connectivity in Manchester, bringing regional, national and international connections closer than ever. Ensuring both physical and digital connectivity is key to the growth and prosperity of the neighbourhood.</p> <p>NOMA's centrality, means the area benefits from strong links to the city's public transport network. Manchester Victoria Station provides access to rail and Metrolink services, whilst Shudehill Station delivers bus connectivity, all within a few minutes' walk.</p> <p>NOMA benefits from 1GPS Wi-Fi speeds and plans to roll out free Wi-Fi across areas of public realm, ensuring digital inclusion and connectivity across the neighbourhood.</p>

Full details are in the body of the report, along with any implications for

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

Financial Consequences – Revenue

None

Financial Consequences – Capital

None

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Background documents (available for public inspection):

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. Copies of the background documents are available up to 4 years after the date of the meeting. If you would like a copy, please contact one of the officers above.

- Report by EDAW: Manchester Co-operative Group Holdings: Masterplan Principles – February 2008
- Report to the Executive - The Co-operative Wholesale Society – 18th May 2008
- The Co-operative Group- Strategic Regeneration Initiative – May 2009
- Report to the Executive – The Co-operative Complex - 27th May 2009
- Report to the Executive – The Co-operative Complex - 8th July 2009
- Report to the Executive – The Co-operative Estate Re-development - 2nd June 2010
- Report to the Executive - The Co-operative Complex – Regeneration Framework – 22nd December 2010
- Report to the Executive – The Co-operative Complex – 20th November 2013
- Report to the Executive – The Redevelopment of Collyhurst - 1st October 2014
- Angel Meadow – A Strategic Update to the NOMA Development Framework Draft – August 2015
- Report to the Executive – Lower Irk Valley: A Draft Neighbourhood Development Framework – 9th September 2015
- Report to the Executive – Northern Gateway – Driving Forward Residential Growth on the Northern Edge of the City Centre – 9th September 2015
- Report to the Executive – NOMA Update and Angel Meadow – A Strategic Update to the NOMA Development Framework – 9th September 2015
- Report to the Executive – Northern Gateway: Implementation and Delivery – 13 February 2019
- Northern Gateway Strategic Regeneration Framework – February 2019
- Report to the Executive - Northern Gateway Strategic Business Plan and First Phase Development Area – 6 February 2020
- Draft NOMA Strategic Regeneration Framework Update 2020 – July 2020
- Report to the Executive - Draft NOMA Strategic Regeneration Framework Update 2020 – 3 July 2020

1.0 Introduction

- 1.1 On 3 July 2020, the Executive endorsed, in principle, the draft SRF update for NOMA and requested that the Strategic Director for Growth and Development undertake public consultation. This report summarises the outcome of the public consultation on the draft SRF Update.

2.0 Background

- 2.1 The NOMA estate covers approximately 20 acres, representing a key city centre regeneration priority. Located between Victoria Station and the Northern Quarter and adjacent to the city's retail core, NOMA is bounded to the west by Corporation Street, to the north by Angel Street and Angel Meadows, to the east by Rochdale Road and by the Metrolink line from Victoria Station and the Shudehill Interchange to the south.
- 2.2 The original SRF was approved by the Executive in July 2009, to guide the creation of a commercially led, mixed-use destination at the northern gateway to the city centre, phased over the next 15-20 years.
- 2.3 Since the approval of the original framework, NOMA has developed as an important commercial destination. During this period, over £150m construction investment has been made, creating a destination with a significant amount of commercial space, a range of employment opportunities, new homes, place making, and inward investment.

3.0 The Consultation Process

- 3.1 Consultation letters were sent out to 3,115 local residents, landowners, businesses and stakeholders, informing them about the consultation, how to engage in the consultation process, and where to access the draft SRF. In addition to the mail out, the consultation was also hosted on the Council's consultation webpage and a web form made available for respondents.
- 3.2 The consultation opened on 18 August 2020 and, following a six-week period of consultation, closed on 29 September 2020.

4.0 Consultation Comments

- 4.1 The City Council received a total of 25 responses, 20 of which were submitted by web form and 5 shared via email. The breakdown of respondents is as follows:

- Twenty-one responses from local residents
- A joint response from the Piccadilly Ward Councillors
- A response from a local resident's group
- A response from the Council's Housing and Residential Growth team

4.2 General Comments

4.2.1 Five residents noted their overall support for the framework, with a range of comments submitted, including:

- NOMA has successfully attracted many new residents to the area.
- NOMA is significantly contributing to the regeneration of the city and supporting the local economy.
- Development at NOMA has delivered many positive changes in the local area.
- It is hoped that the area turns out as visually shown within the framework.

4.2.2 The residents group noted their overall support for the principle of the proposed regeneration. However, they also stated that development needs to reflect and respond to the significant population living within the area.

4.2.3 The Piccadilly Ward Councillors provided a joint response, noting that NOMA is now an established residential community demonstrating a successful approach to regeneration in parts of the city that were derelict and underutilised for many years.

4.2.4 The Council's Housing and Residential Growth team highlighted the interconnectivity of the NOMA and Northern Gateway SRF areas.

4.2.5 Respondents also set out a range of specific comments for review, which are captured below.

4.3 Construction Management

4.3.1 Five residents, the residents group and Ward Councillors raised construction noise as a primary concern, citing difficulties with other construction schemes in the area, where they felt that breaches in construction practices had not been effectively managed by the Council.

4.3.2 Ward Councillors noted that mitigating construction works should be of primary importance in achieving a balance between building a world class city without impacting the quality of life of residents. They referenced that the mix of families and young professionals living in the area would benefit from slightly later start times. They mentioned that a similar approach had been taken by other Councils including Trafford and Islington.

4.3.3 Residents and Ward Councillors requested the delay of construction work by 60 minutes, resulting in an 8:30am start Monday – Friday and 9am on Saturdays. The residents group also echoed this, requesting weekday working hours of 8:30am – 6pm, to limit disruption.

4.3.4 A single resident commented that to offset the noise impacts facing residents, the Council could offer a Council Tax discount. Whilst the residents group requested that the Council appoints a representative to act as a liaison with residents to ensure construction management plans are adhered to and

provide regular updates. It was suggested that this post could be funded through developer Section 106 contributions.

- 4.3.5 It was requested that individual development sites that are located close to residential properties be fitted with acoustic attenuation measures to restrict the construction noise.
- 4.3.6 It was noted that construction vehicles occupying the on street residential parking, and heavy plant vehicles had previously caused disruption in the area. All construction traffic should be prohibited on the Angel Meadows estate and accommodated onsite.
- 4.3.7 A commitment to a regular cleaning programme for all future phases of development was requested by the resident's group, including vehicle wheel washes and weekly street cleaning, particularly around the Linx Building.
- 4.3.8 Dust created during the construction at Angel Gardens was highlighted as an issue for residents by the resident's group. They requested that dust attenuation measures which are commensurate with development heights form a condition of planning consent to mitigate the need for additional cleaning at nearby residential dwellings.
- 4.3.9 The resident's group also highlighted an incident at Angel Gardens caused by building cladding falling. In response, the group requested a compensation scheme should be sought to penalise the developer, which should in turn be used to fund maintenance and improvements within the NOMA area, in addition to compensation to local businesses and a formal apology given to residents.

4.4 Public Realm & Green Infrastructure

- 4.4.1 A resident highlighted that they appreciated NOMA's green & public spaces, during the COVID-19 restrictions.
- 4.4.2 Whilst noting their support for the proposed next phases of development, three respondents requested the delivery of further public realm and green spaces. One of these respondents specifically noted that they welcomed roof top gardens, however, felt that they do not benefit the general public.
- 4.4.3 A resident praised the development proposals, however, adding that space within the area should be given to the planting of new trees and allowing room to mature, to both combat climate change and ensure the city centre remains an attractive liveable place.
- 4.4.4 The resident's group referenced a small number of trees and planters which have been introduced in the area. It is the group's understanding that these are the responsibility of NOMA. Many of the planters within the area are in poor condition and the group requested that the upkeep and improvement of these are prioritised.

4.4.5 The group also commented that access to the proposed roof terraces on 2-5 Angel Square should be restricted to avoid causing a nuisance to immediately adjacent residential properties.

4.5 Heritage & Architecture

4.5.1 A number of comments were made on the updated draft frameworks approach to heritage. These provided contrasting views, with some respondents highlighting the framework's acknowledgement and treatment of heritage within the area, whilst others felt that more thought needed to be given to this.

4.5.2 Whilst supporting the design of One Angel Square, the resident's group criticised the design of Angel Gardens, feeling it to be worn and dated. The group added that architecture within this area should be of the highest quality.

4.5.3 The resident's group commented that they felt 2 and 3 Angel Square were out of step with One Angel Square, and the architecture was uninspiring and uncomplimentary to neighbouring buildings. The group suggested that NOMA should review the designs of all buildings it currently has outline planning consent for.

4.6 Development Proposals & Uses

4.6.1 A single respondent felt that NOMA lacks a cohesive strategy in comparison to other city centre schemes, such as Kampus. They added that the vacant buildings around Sadler's yard are a contributory factor to a lack of community and sense of place.

4.6.2 One respondent supported the proposed development of Plot Q as an office or hotel building rather than a multi-storey car park, whilst a second raised a concern that delivering a substation on this plot could blight the area.

4.6.3 Clarification was requested by a single respondent on any development plans for Plot S within the updated SRF.

4.6.4 Five respondents referenced the proposed commercial and employment uses at NOMA. Three respondents felt there would be a need to reassess office and employment demand in response to COVID-19, whilst another believed providing employment opportunities for local people would help to support the area's increasing residential community. Another respondent asked if there is an attraction strategy for the type of digital and tech businesses that will occupy the commercial space, querying if consideration was given to ethical or cultural values of prospective tenants.

4.6.5 Two respondents criticised the focus of the SRF, with one believing that too much focus on creating job opportunities with little placed on integration, diversity, social infrastructure and mental well-being. Another commented that SRF appears to overlook the quality of life for residents, retaining cultural values in the area and making significant contributions to the natural environment.

- 4.6.6 A resident stated that the introduction of retail at NOMA will be particularly important, as the area around One Angel Square currently lacks shops, bars and restaurants.
- 4.6.7 A local resident voiced their appreciation for the cultural offer at NOMA, highlighting that the Old Bank Residency and The Pilcrow's outdoor events are now key parts of their lives. The respondent added that they would be disappointed if elements like these weren't continued and suggested that the wider NOMA project ought to create more opportunities for engagement, community activities and creative expression.
- 4.6.8 A resident felt that the next phases of regeneration will over develop the area, believing that the accomplishments achieved to date including the repurposing of listed buildings, incentivising artistic enterprises in Sadler's Yard and cleaning up Angel Meadows park, will be undermined. The respondent felt that NOMA should instead focus on fostering the talent, creativity, ideas, culture, history and personality already present.
- 4.6.9 Two respondents noted their support for the framework, however, added a comment specifically relating to building heights. One respondent felt that any buildings developed facing Gould Street shouldn't exceed 50m in height to avoid limiting access to sunlight at their property. A second respondent felt that increasing building heights across the SRF area by a single storey would facilitate smaller building footprints and allow for increased public realm between the plots.

4.7 Highways, Transport & Connectivity

- 4.7.1 In response to the consultation feedback was provided which relates to the highways and connectivity in and around the NOMA neighbourhood. These comments included:
- The proposed pedestrian routes within the area will have a significant positive impact. Proposed pedestrian connectivity should be increased and link into other key walking routes in proximity to NOMA.
 - The framework's recognition of the importance of enhancing pedestrian linkages is welcome. The provision of a new pedestrian crossing on Miller Street should not lead to the downgrading or removal of the two existing crossings.
 - Delivering strong physical connectivity will improve the job opportunities for local people as they will be able to move more freely between the North of the city into NOMA and the city centre.
- 4.7.2 A single respondent commented that no mention is given to maintaining and improving pedestrian access to the NOMA estate across Corporation Street from Red Bank, which will become increasingly important as the development of Red Bank and the wider Northern Gateway scheme progresses.

- 4.7.3 A resident also stated that the implementation of a single public service bus network across the city should be prioritised in place of the multi-operator system currently in place.
- 4.7.4 The Council's Housing and Residential Growth team noted their support for the proposed delivery of a crossing at Miller Street, believing that this will play a key role in helping to deliver a safe and seamless connection from the north of the city to the centre.
- 4.8.5 They also highlighted the importance of aligning the respective NOMA and Northern Gateway schemes to ensure connections are prioritised including walking and cycling routes linked through both frameworks and others across the city.
- 4.8.6 The residents group noted that there is a pile of concrete spoil in the Angel Street cycleway, which needs to be removed and resurfaced.

4.9 Communication & Engagement

- 4.9.1 A resident stated that more could be done to engage nearby neighbourhoods in NOMA as they were unaware of the range of community initiatives detailed within the framework.

4.10 Affordable Housing & General Residential Issues

- 4.10.1 Four respondents referenced the importance of prioritising the provision of new affordable housing over other tenures of housing. One of these respondents added that the current rents and house prices are unsustainable for young people, whilst a second questioned how many of those employed in the 15,000 jobs to be created in the area will be able to afford to live in the area.
- 4.10.2 It was commented that many of the recently delivered homes in the city centre bought by wealthy investors are largely left empty, which prevents others from buying homes.
- 4.10.3 The clearance of Council owned housing built in the 1970's is a concern and clarity should be provided on the resultant compensation packages.
- 4.10.4 Recent residential development will appeal to a single, specific demographic which will lead to a population which lacks diversity with regards to age, race and social class. The framework fails to outline how environments will be created that integrate citizens from different social classes, races, ages or abilities.

5.0 Response to comments

- 5.1 The following section provides detailed comments in response to the points raised by respondents.

5.2 Construction Management

- 5.2.1 The draft SRF provides the strategic development principles and overarching guidance for sites within the NOMA neighbourhood. The framework does not contain specific detail relating to construction management for any of the proposals. Each development within the area will require a separate detailed planning application, which would be subject to public consultation.
- 5.2.2 Detailed planning applications are required to contain a construction management plan, which will seek to mitigate any impacts on residents and businesses within the area. This should include noise mitigation, operating hours, routes of construction traffic and street cleansing measures. These agreed construction management plans are an enforceable element of planning consent; however, this does not supersede other legislation in respect of noise or exceeding construction hours. The purpose of Environmental Protection Legislation, which is enforced by the Council's Out of Hours team, is to assess whether these aspects have been breached and demonstrate a public protection issue. Unfortunately, Community Infrastructure Levy Regulations which govern Developer Section 106 contributions mean that they cannot be used to fund an employee to act as a liaison officer, and issues should be referred to the Council's Out of Hours Enforcement officers.
- 5.2.3 Details including noise mitigation strategies, construction vehicle cleaning, and street cleansing will all form part of a detailed construction management plan, which will be agreed prior to any contractors starting work on site.
- 5.2.4 The Council's Highways team will support contractors to mitigate impacts on the local highway network by coordinating construction activity across the various sites.
- 5.2.5 In response to the concerns raised on the management of construction of future phases of development, the NOMA partnership (NOMA GP Ltd.) have committed to offering a contractor engagement session to discuss construction management prior to contractors starting work on each plot located close to any residential development.
- 5.2.6 The current city-wide construction hours of operation for noisy works are consistent with national Government guidance. These are:
- Monday to Friday: 7.30am to 6pm
 - Saturday: 8.30am to 2pm
 - No noisy works permitted on Sundays or Bank holidays.
- 5.2.7 Any request from local stakeholders to reduce permitted construction hours from those specified above can be submitted to the Council in response to future consultations on planning applications for consideration. It should, however, be noted that reducing permitted construction hours conflicts with recent Government guidance issued to Local Planning Authorities, encouraging extended working hours. Following the earlier national lockdown

resulting from Covid-19, the Ministry of Housing, Communities and Local Government (MHCLG) issued guidance urging Local Authorities to consider extending construction hours where requested by developers. The purpose of this extension is to support safe construction working in line with the government's latest social distancing guidance on construction and other outdoor work. For many construction sites, implementation of this guidance will require changes to working practices, including staggered starts and finishes, requiring different hours of operation to those which are currently permitted for the site through planning conditions.

- 5.2.8 Government guidance relating to the extension of construction hours requests that Local Authorities give consideration to a site's proximity to businesses or community uses, particularly where these uses are seeking to recover from the impacts of coronavirus, and proximity to residential areas, where the request for changing hours is likely to have a significant impact on health. Requests to change working hours made in response to planning applications will be considered in the context of the guidance set out above.
- 5.2.9 Over the past two decades the city centre has been transformed, driven by an ambition to be a leading international city to live, work and visit, providing new jobs, homes and neighbourhoods for local people. Construction activity has been essential to deliver this aspiration, creating high quality homes, commercial spaces, hotels, transport infrastructure and public realm. Whilst the Council seeks to mitigate the impact on residents and businesses, Council Tax discounts for those living near construction sites would not be feasible, and would adversely impact on the Council's ability to provide its range of statutory services and functions, particularly at a time when the Council's budget has been severely impacted by the Covid-19 pandemic.
- 5.2.10 Dust attenuation measures, including wheel washing and dampening down dusty sites, are captured within a construction management plan. The Council would also expect sites to cover vehicles with sheeting where dusty material is taken off site.

5.3 Public Realm

- 5.3.1 There is a commitment to significant public realm investment across the city centre. Within walking distance of NOMA, new public spaces will be delivered including a new pocket park adjacent to Manchester Cathedral, along with a major new 6.5-acre city centre park as part of the Mayfield development. In addition to this, investment and development across the Northern Gateway area will create major new public spaces, and a green route along the Lower Irk Valley. Given the use of spaces and the volume of footfall in many city centre locations, public realm is often also delivered in the form of hard landscaped areas. At NOMA, the delivery of Sadler's Yard and One Angel Square has created two new public squares for residents, workers and visitors.
- 5.3.2 As well as creating new spaces, development within the local area over recent years has enabled significant investment to fund increased maintenance and

improvements at Angel Meadows, a key piece of green infrastructure within the city centre. These improvements were designed in consultation with local residents.

- 5.3.3 Outdoor furniture is a key element of improving the public realm, providing rest spaces and places for people to sit and spend time. Development of Sadler's Yard seeks to provide a mix of permanent external seating alongside space for pop-up events, which provide a sense of place and identity, and supports the local community. Over the last three years, Sadler's Yard has hosted a range of local events in addition to the city's wider events programme, such as the Manchester International Festival (MIF), local craft markets, Christmas market, beer and food festivals. There are further plans to introduce new businesses into the ground floor units which surround Sadler's Yard.
- 5.3.4 Trees and planting form an important aspect of public realm and are a key part of ensuring that Manchester provides a rich network of green and blue infrastructure. The development at 1 Angel Square incorporated a range of different planting measures, including planting semi-mature trees to enable them to grow to full maturity. Other developments and consented proposals across the NOMA estate have also sought to incorporate tree planting and green infrastructure where possible, and the location of utilities do not prevent this. The proposals for 2, 3 and 4 Angel Square include semi-mature tree, shrub and herbaceous planting areas which will contribute to the biodiversity of the area helping to combat climate change, whilst creating a pleasant environment for pedestrians. Tree and shrub planting are also proposed along Miller Street and Hanover Street as part of the refurbishment and public realm proposals at the CIS Tower. Other future public realm proposals within the SRF area will equally seek to implement elements of green infrastructure, where possible, to assist the Council in working towards its target of being zero carbon by 2038 and maximise the areas attractiveness.
- 5.3.5 Maintenance responsibility for the planters located along Angel Street sits with the Council. These have recently been assessed by officers who felt them to be in good structural condition and treated the weeds present. Further concern about any of the planters should be reported on the Council's website to enable investigation and appropriate action to be taken.

5.4 Heritage & Architecture

- 5.4.1 The historic estate is a unique asset to NOMA that sets it apart from other regeneration areas in Manchester, providing varied architectural style and character, which makes it highly attractive to visitors and businesses. NOMA has prioritised investment and the refurbishment and repurposing of these buildings, many of which are Grade II listed. This work has been carried out with the advice of specialist heritage architects, to ensure the sensitive restoration of the building's historic features. Four of the ten buildings which comprise the historic estate are now complete:

- The redesigned and renovated Grade II listed buildings, Hanover and E-Block completed in 2018 provides 90,000 sq. ft. of office space and ground floor retail and leisure units.
- The refurbished Grade II listed Dantzig Building provides 42,700 sq. ft. of repurposed open plan office workspace.
- Federation Building now provides 71,000 sq. ft. of workspace for around 30 creative, tech and digital businesses.
- City Buildings has been sensitively redeveloped to create the 176-room boutique Hotel Indigo.
- The refurbishment of Redfern was completed in April 2020 providing 25,000 sq. ft. of unique office floor space alongside 7,500 sq. ft. of retail and leisure space at ground and first floor level.

5.4.2 Prioritising much of the listed estate in the earlier phases of development demonstrates NOMA's commitment to preserving heritage within the neighbourhood and ensuring that it is sustainably repurposed to ensure its long-term future.

5.4.3 It is not the purpose of the regeneration framework to prescribe the architectural approach for individual sites. The framework sets general urban design principles to ensure that architecture will be of a high quality, respect context and contribute positively to place making. Any future detailed designs will be developed and submitted as part of individual planning applications. All planning applications will themselves be subject to further public consultation.

5.4.4 Development which has received planning consent has already been subject to review by the Local Planning Authority, in addition to consultation with statutory stakeholders and the general public. As such these will not be reviewed or reconsidered at this time.

5.5 Development Proposals & Uses

5.5.1 Development at NOMA is underpinned and driven by a clear strategy, centred on developing a world class commercially led district. In addition to this development of an innovative mix of commercial spaces, NOMA seeks to:

- Create new public spaces which provide a strong sense of community. The early delivery of large elements of public realm including, Sadler's Yard has supported placemaking and acted as a catalyst for bringing forward refurbishment schemes for the surrounding listed buildings by creating attractive conditions for significant private sector investment.
- Animate and introduce new uses to attract new residents, businesses and visitors to the area. The completed phases of development have created buildings and public spaces which have accommodated a range of leisure uses, events and community activity. Around 20,000 visitors have attended events at NOMA over the last 3 years.
- Provide commercial spaces attractive to the Digital and Creative sectors, including start-up, small and medium sized businesses. Working collaboratively with agents has ensured the development of the type of spaces and offer is attractive to the right tenants for the

area. This has helped build a strong Digital and Creative ecosystem and contributes positively to the cohesive regeneration strategy for NOMA.

- Sensitively redevelop and repurpose the heritage assets within the area. The restoration of these buildings has been prioritised as an early phase of development. This has safeguarded the long-term future of a number of historic and listed buildings which will continue to demonstrate the important history and unique character of the NOMA area.

5.5.2 NOMA is an important commercial destination within the city centre, well connected by public transport. There remains an undersupply of both Grade A floor space making it critical to ensure a strong pipeline of commercial development. The growth of the city centre will be important to the economic recovery of the city. Whilst there may be a short-term slowdown in demand and delivery, it is expected that growth will resume in the medium-long term. Demand for the proposals set out within the framework will be robustly assessed as part of the planning process to ensure alignment with demand.

5.5.3 The provision of ground floor retail is a key theme of the framework and will form part of future developments. A strong mix of retail and leisure floorspace is integral to placemaking and creating an active destination with a sense of community. Once complete, NOMA is expected to have delivered 135,000 sq. ft. of retail / leisure floorspace.

- The consented 2 and 3 Angel Square will provide 13,800 sq. ft of active ground floor retail space
- Similarly, 4 Angel Square is expected to be completed in towards the latter part of 2022 and will provide deliver a further 7,800 sq. ft of ground floor retail and leisure uses.
- Ground floor retail and leisure floorspace uses have been granted at Redfern, Old Bank and New Century Hall surrounding Sadler's Yard.

5.5.4 Plot Q (5 Angel Square), will provide a Primary Substation (PSS) to facilitate future development across the NOMA SRF area. Careful consideration was given to the location and design of the PSS. By locating the PSS within the south west of the plot, it will be avoiding a key pedestrian route. Designs for the substation were developed in consultation with MCC planning and conservation officers to ensure that the design was sympathetic to its surroundings, and responds to the historic context and the use of high-quality materials.

5.5.5 Plot S is outside the ownership of the main NOMA landowner (NOMA (GP) Ltd), and the Council are not aware of any proposals for redevelopment of the existing building.

5.5.6 Gould Street, and the buildings which face onto it are not located within the NOMA SRF area. However, it should be noted that where the building heights and positioning deem it necessary, all development is required to include an

assessment of daylight, sunlight and overshadowing as part of a planning application for the consideration of the Local Planning Authority.

- 5.5.7 Raising the height of each building within the area to reduce the building footprints would not support the creation of a cohesive masterplan nor enable the delivery of increased public realm. Much of the NOMA estate comprises heritage buildings, which restricts the ability to reduce the size of the building footprint. Without revising the building footprints, a significant focus of the redevelopment of NOMA remains placemaking and creating attractive and usable public realm spaces.
- 5.5.8 The rich history and culture within the listed estate has been a key consideration of the regeneration of the NOMA neighbourhood. Redevelopment of the heritage buildings has centred on expressing the historic fabric and character of each building whilst ensuring it can deliver optimal space to ensure their sustainable future use. The refurbishment of Hanover and Federation Building have led to the attraction of Manchester based talent within the tech, creative and digital sectors and has supported the city's growth within these sectors. The refurbishment of New Century Hall will deliver a symbiotic creative college which will serve home grown talent who wish to pursue careers in niche technical creative skills. The proposals seek to retain the historic multi-purpose music hall. It will provide a new platform to showcase local talent and respond to the gap in grassroots venues in the city, therefore supporting a truly creative and commercial neighbourhood at NOMA.
- 5.5.9 NOMA undertake thorough due diligence on all prospective tenants including covenant checks and Environmental, Social and Corporate Governance policies.
- 5.5.10 Supporting communities is at the core of the NOMA SRF. The volunteering, training, apprenticeships and health and well-being initiatives which have been created provide a significant amount of social value to this area.
- The NOMA Community Fund has welcomed applications from grassroots community groups working with children and young people aged 11–25 within five-mile radius of NOMA. Organisations with an income of less than £150,000 could apply for an award of up to £1,000. In 2017/18 a total of £25,000 was awarded to a mix of 23 diverse applicants including sports clubs, mental health charities, youth clubs, and community centres.
 - A variety of activities that support wellbeing and social cohesion have consistently formed part of the programme at NOMA. This has also included weekly outdoor training sessions hosted by Tribe.MCR, and Yoga sessions, supporting both physical and mental wellbeing.
 - The Old Bank Residency has hosted a range of new and established community groups to regularly meet – including Manchester Cares, Girl Gang, Arts Emergency, Rethink Mental Illness (Manchester Group), She Choir and The Co-op Choir.
 - The NOMA events programme also always strives to be inclusive providing regular free workshops aimed at families.

- There is a NOMA neighbourhood kitchen garden 'Patch', located within the existing landscaping of Angel Square. With complementary weekly free workshops since inception in 2019 providing hands-on experience.

5.5.11 Covid-19 has made it harder to connect in the usual way, subsequently, NOMA has moved 'The Old Bank' online. This forum has helped maintain human connections through creativity, conversation and collaboration during challenging times. This included small business support, yoga and exercise classes, practical skills, panel discussions, cookery and gardening sessions. More than 1000 people have taken part over the peak period and an element of online activity has been maintained to date to ensure a continued sense of community and connection.

5.6 Highways, Transport & Connectivity

5.6.1 The SRF does not prescribe or set out the detail for new pedestrian crossing or changes to the highway at NOMA. However, it does identify this as a fundamental challenge which should be addressed within the next phases of development to ensure maximum impact both economically and socially. Any detailed designs relating to new pedestrian routes and highways interventions with need to be developed collaboratively with the Council's Highways and Planning teams respectively.

5.6.2 The strategic highway network surrounding the site underwent significant alterations in 2012 as part of the NOMA masterplan. These alterations, included changes to the route of the Inner Ring Road and significant changes to the junction of Corporation Street and the A665, providing a signalised pedestrian crossing. These works significantly improved permeability whilst reducing traffic flows and congestion.

5.6.3 Accessibility improvements in terms of enhanced infrastructure to promote walking and cycling continue to be delivered in the locality as part of major regeneration programmes in the city. The 'Beelines Network', includes routes that will run through NOMA as part of the Northern and Eastern Gateway which is proposed for delivery in September 2021.

5.7 Communication & Engagement

5.7.1 Community and the creation of place plays a critical role in the vision for NOMA. Alongside improving the physical connection between the area and the surrounding neighbourhoods, NOMA have a dedicated community engagement website (www.noma-engage.com) which provide all the latest information on forthcoming schemes including consultation processes and how to get involved. Further information on what's happening at NOMA can be found on by visiting www.noma-manchester.com, subscribing to the newsletter or following the social media channels @NOMA_MCR, @SadlersYard and @OldBankNOMA. Alternatively, those interested can call in at The Old Bank for a chat with a member of the team.

5.7.2 All planning applications submitted will have a designated officer allocated to them.

5.8 Affordable Housing & General Residential Issues

5.8.1 It is important to ensure that the city has a mix of residential properties to meet the needs of a diverse population. The Council has an endorsed affordable housing strategy which takes a citywide view to affordable housing provision. This sets out a commitment to deliver at least 6,400 affordable new homes across the city by 2025. The Council is continuing to work with new and existing Registered Provider partners to identify opportunities to help bolster the delivery of affordable homes across the city.

5.8.2 Whilst development at NOMA is commercially-led and centred on creating new high-quality spaces for businesses and enterprise, immediately adjacent, the residential-led Northern Gateway scheme aims to deliver 15,000 new homes over the next 15 to 20 years. These will vary in type and tenure, with around 20% of the homes created expected to be affordable housing.

5.8.3 NOMA is located close to a range of sustainable transport modes including Shudehill Interchange for bus and Metrolink services and Victoria Station for rail and Metrolink, both within walking distance. The strategy at NOMA as identified within the SRF, includes replacing the previous multi-story car park identified in previous Frameworks at Plot Q. This is reflective of a shift towards less reliance on motor vehicles and drive towards zero carbon.

5.8.4 For essential car users, it should be noted that there are 5 existing car parks in the immediate vicinity of NOMA which provide over 2,800 spaces in total. This provision can facilitate vehicles parking on-street, should on street parking arrangements within the Northern Gateway currently change as a result of the development proposals.

5.8.5 The future maintenance of any new public realm within the SRF area will be subject to a service charge managed by the developers, which will be agreed prior to its delivery.

5.8.6 Whilst there is a legal requirement for developers to ensure that the cladding used on their buildings is safe and in line with building regulations, there is no mechanism to retrospectively penalise a developer to fund additional maintenance or provide compensation to local businesses.

5.8.7 The Council are currently leading the development a revised City Centre Transport Strategy. The public consultation on the draft strategy ran from 23 September to 4 November. The input received from city centre residents, commuters, businesses and interest groups will be assessed and used to shape the next phase of improvements to roads, rail, tram, bus, bike, pedestrian and public spaces.

- 5.8.8 With regards to the clearance of Council owned housing, it is unclear which site the respondent is referring to. No residential development has been, or will be, removed as part of the proposals at NOMA.
- 5.8.9 The city centre provides a wide variety of property types to support its diverse population range. Given its location within the regional economic hub, it remains a popular place for young professionals seeking to live close to the cluster of employment opportunities. However, over the past decade there has been an increasing number of older residents and families residing in the city centre due to its vibrancy, cultural and leisure offer. A significant and diverse residential offer will be delivered at Northern Gateway and New Cross. These schemes will provide a range of homes across the northern part of the city centre.

6.0 Conclusion

- 6.1 Significant progress has been made over the last decade in creating a commercially-led, mixed-use destination at the northern gateway to the city centre. The Updated 2020 Strategic Regeneration Framework refreshes the proposals in response to this progress, and changing market conditions. The continued development at NOMA can support the city's growth and economy, through the creation of high quality and flexible commercial spaces for employment and enterprise.
- 6.2 The next phases of development at NOMA will support the connection and integration of emergent regeneration areas including the Northern Gateway and New Cross. Ensuring that regeneration is aligned with these areas will support the delivery of physical and functional connections, and provide these new communities with access to the range of commercial and leisure opportunities at NOMA.
- 6.3 The SRF has been updated in response to the concerns raised on the management of construction of future phases of development. The framework notes the commitment of NOMA GP in offering contractor engagement sessions to discuss construction management prior to construction works commencing on each plot that is located close to residential development.
- 6.4 Recommendations can be found at the front of this report.

7.0 Key Policies and Considerations

(a) Equal Opportunities

- 7.1 The proposals will provide enhanced connections to surrounding communities, providing improved access for local residents to the opportunities within the NOMA area. As significant regeneration progresses within the Northern Gateway, NOMA will provide a critical connection into the core of the city centre. In addition, there is a continued commitment to ensure that design standards throughout the development comply with accessibility standards.

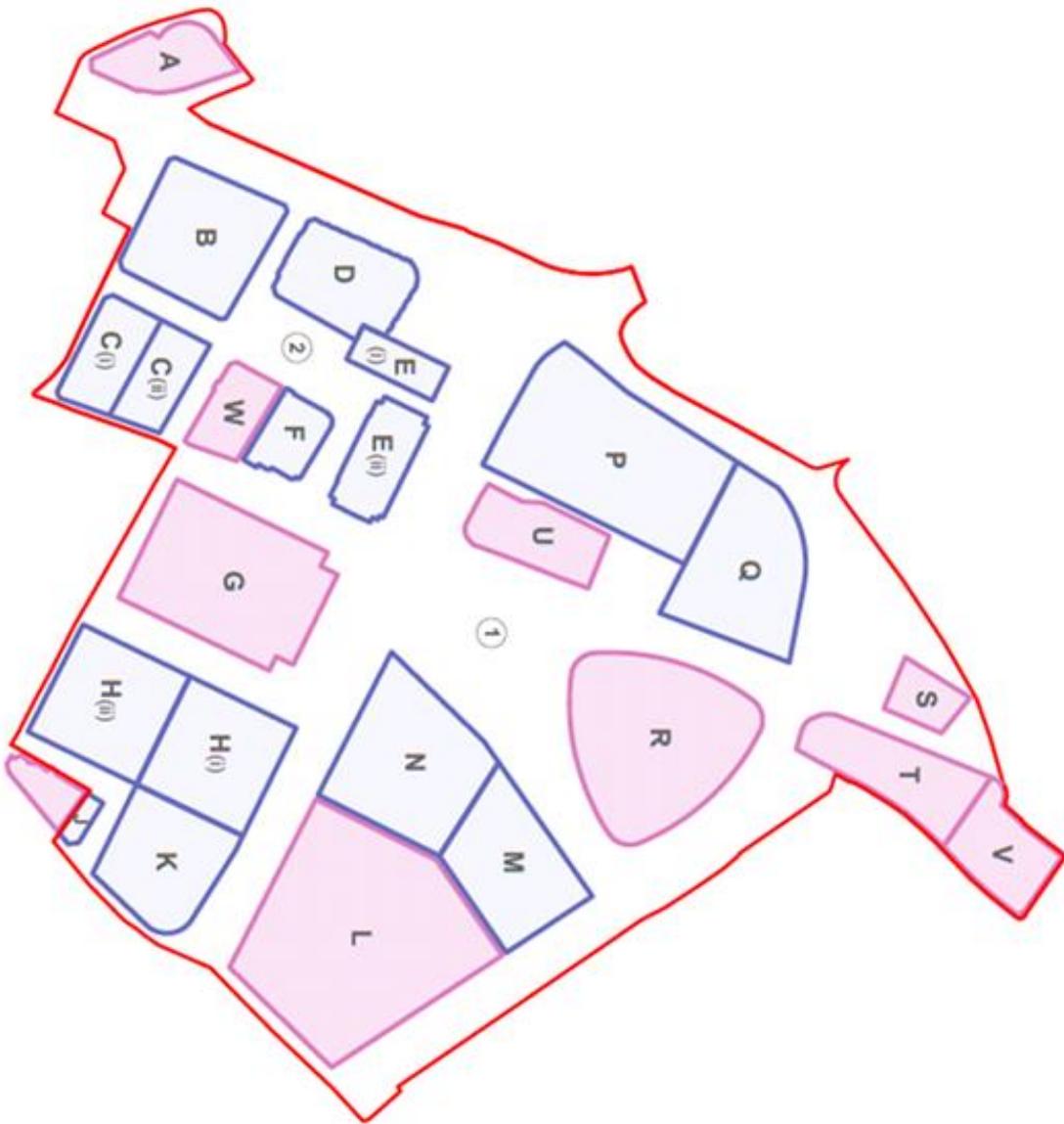
(b) Risk Management

- 7.2 The existing development partner is required to develop, instigate, monitor and manage an appropriate and robust risk management strategy. This is owned by the development partner and considered at the Project Board as part of ongoing monitoring and management throughout the delivery of the development.

(c) Legal Considerations

- 7.3 If approved by the Executive, the NOMA SRF Update will not form part of the Council's Development Plan but would be a material consideration when development control decisions are made.

Appendix A: NOMA SRF plot plan



KEY

BUILDING USES SCHEDULE

BUILDING	USE*
A	CITY BUILDINGS HOTEL
B	NONRESIDENTIAL OFFICE
C	FEDERATION OFFICE
D	QUANTIC OFFICE
E	OLD BANK OFFICE
F	NEW CENTURY HOUSE OFFICE
G	NEW CENTURY MALL LESLAME
H	RECREATION OFFICE
I	COI TOWER OFFICE
J	FLORIDA NORTH OFFICE
K	FLORIDA SOUTH OFFICE
L	ANGEL GARDENS RESIDENTIAL
M	2 ANGEL SQUARE OFFICE
N	3 ANGEL SQUARE OFFICE
O	4 ANGEL SQUARE OFFICE
P	5 ANGEL SQUARE OFFICE
Q	1 ANGEL SQUARE OFFICE
R	ANGEL SQUARE OFFICE
S	ANGEL SQUARE OFFICE
T	ANGEL SQUARE OFFICE
U	ELMO CAR PARKS SITE OFFICE
V	ANGEL SQUARE OFFICE
W	HOLYDALE OFFICE

NOTE: EXCLUDES ANGLIANT USERS

- OPEN/OPENING PLOT
- HISTORIC BUILDING
- EXISTING DEVELOPMENTS

OWNERSHIP DIAGRAM KEY

- NOMA 1ST PARTY OWNERSHIP
- THIRD PARTY OWNERSHIP
- ANGEL SQUARE
- SQUARES YARD
- AREA COVERED BY NOMA STRATEGIC RECONVERSION FRAMEWORK