

08 June 2021

F.A.O Angela Leckie
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Angela

**Circle Square Plots 2, 3 & 4 – Application for Discharge of Conditions 18 and 30 of Planning Permission
Ref: 111025/FO/2016/C1 (amended by 121851/JO/2018)**

Please find enclosed an application for the discharge of Conditions 18 and 30 attached to Planning Permission Ref: 121851/JO/2018.

The Planning Permission comprises an amendment to the original planning permission (reference: 111025/FO/2016/C1) for the erection of two buildings (18 and 14 storeys) comprising offices with ground floor commercial uses and creation of public green space with a pavilion building for events space on Plots 2, 3 and 4 of the Circle Square Masterplan, in Manchester City Centre. The application is submitted by Bruntwood Circle Square 4 Limited.

Planning Permission Reference 121851/JO/2018 approved the following description of development:

“Variation of condition 2 (approved dwgs) attached to application ref no 111025/FO/2016/C1 (as amended by application ref no 121851 Blocks 2,3 and 4 - Erection of two buildings (18 and 14 storeys (Blocks 2 and 4)) comprising offices (Class B1) with ground floor and basement commercial uses (Class A1 (shop), (A2 (Financial and Professional Services), A3 (Restaurant and Cafe), A4 (Drinking Establishment), B1 (Offices), D1(Non-residential Institutions - Creche only) and D2 (Assembly and Leisure - Gym only)), and an external terrace (Block 2 & 4), alongside creation of public green space with pavilion building (Block 3) for events space / uses within Classes A1, A3, A4, D1(Exhibition Hall/ Public Hall only) , D2(Concert Hall / Music Hall only)(Sui Generis) accessed from ground level within basement level below alongside creation of areas of public realm including tree planting and all associated access and servicing.) to allow for a reduction in building height, amendments to the internal layout including lifts, quantum and mix of accommodation, incorporation of heat and electricity generating plant, amendments to the detailing of the external facades, and introduction of monorail system to allow for building maintenance.”

Application Submission

Table 1 below confirms the documents submitted in support of this application.

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms. Real Estate Services regulated by RICS.

Table 1: Condition, Partial or Full Discharge and Information Submitted

Condition Wording		Partial or Full Discharge	Documents Submitted
18	Events Management Strategy <i>Before the and areas of public realm hereby approved are first brought into use a detailed Event Management Strategy which includes detail of the following:</i> <i>(a) Details of the types of events that would be held within the space;</i> <i>(b) Any temporary traffic measures that would be required to be put in place;</i> <i>(c) How full access for pedestrians and service vehicles to surrounding streets and buildings would be maintained;</i> <i>(d) Locations for vehicles including cranes to unload; and</i> <i>(e) An Operating Schedule for prevention of crime and disorder and prevention of public nuisance.</i> <i>shall be submitted and agreed in writing by the City Council as Local Planning Authority</i>	Full Discharge	Events Management Strategy, prepared by Bruntwood.
30	Scheme for Amplified Sound / Music Outside <i>No amplified sound or any music shall be produced or played in any part of the site outside of the building other than in accordance with a scheme detailing the levels at which any music shall be played and the hours during which it shall be played which has been submitted to and approved in writing by the City Council as local planning authority.</i>	Full Discharge	Events Management Strategy, prepared by Bruntwood.

Background

In July 2013, Manchester City Council's (MCC) Executive Committee endorsed a Strategic Regeneration Framework for the Former BBC Site. Subsequently in April 2015, the Council's Executive endorsed Bruntwood's concept masterplan which reflects the commercially led vision of the SRF. The masterplan proposed the comprehensive, employment-led mixed-use redevelopment of the site, including commercial office space; other business/ research space; a new residential neighbourhood; ground floor retail and leisure space; and a series of public realm interventions that would see the Former BBC Site becoming a vibrant new district, legibly connecting into the wider city centre fabric.

The masterplan vision promotes principles that would deliver a high quality, vibrant and sustainable neighbourhood with a distinctive sense of place that is functionally and physically connected to adjoining land uses and the wider area, taking advantage of the location's unique attributes.

A key aspect of the masterplan vision was to deliver a significant amount of public realm. This application seeks approval of the details relating to the external events to be hosted within Symphony Park, a key area of public realm at the heart of the neighbourhood.

Planning Context

The opportunity to accommodate a range of uses within Symphony Park was established within the Former BBC Site Oxford Road (Circle Square) Place Making & Design Strategy (prepared by Planit-ie and FCBS), approved under planning permission 110055/FO/2015/C1, the first planning application submitted and approved as part of the Circle Square Masterplan, which set out the intention for the space to be used as a multi-events space.

The 2015 Strategy identifies the following key design principles in relation to the The Green / Symphony Park:

- *Contrasting with the surrounding streets The Green provides a respite within the Masterplan creating a focus for visitors to dwell and interact.*
- *At the heart of the site, the Green provides an exciting new destination and experience as part of the Manchester's wider urban gain.*
- *A flexible green space that creates opportunity for informal gathering as well as organised events.*
- *The simple form and scale of the space provides the backdrop for a wide variety of cultural activities to take place.*
- *Sheltered from the elements and orientated north-south, the Green will have a microclimate that encourages users to visit, dwell and enjoy.*
- *As a significant element of the masterplan the Green provides a focal point and setting for the principal buildings that surround it.*

In addition, an illustrative plan of The Green included in the 2015 Strategy identifies it as area of “flexible open space provides opportunity for programmed festivals, seasonal markets and cultural events”.

The overall vision for The Green / Symphony Park is also set out in the 2015 Place Making and Design Strategy:

“We envisage that this significant green space located at the heart of the new Masterplan will provide THE address to the neighbourhood and its offices, residential, leisure and retail users. The design language proposed for The Green is modest, simple and robust. A green canvas that can accommodate a variety of scalable uses: from yoga to picnicking; theatre, culture and the arts to simply relaxing and watching the world go by. As an additional venue for the city, its universities and businesses community, the size of the space offers huge opportunities for a wide variety of staged and pop-up events.”

This established vision for The Green / Symphony Park is reiterated in the Circle Square Plots 2, 3 & 4 Design and Access Statement: Place Making & Public Realm Proposals prepared by Planit (dated January 2016), approved under application 111025/FO/2016/C1. In addition to the vision set out in the 2015 Strategy, the 2016 Place Making & Public Realm Statement states the following:

- *PEOPLE: All users of the masterplan will find interest at The Green. From simply enjoying sitting out on the lawns and terraces, finding a quiet corner in the gardens or visiting an exhibition or event in the subterranean Pavilion.*

- *LOCATION: Central to the masterplan, The Green will be the focus of the development and will provide a significant new greenspace in the City Centre.*
- *ACTIVITY: The Green will play host to a range of activities throughout the day and night. The space has been designed with level access at certain points to ensure it is truly accessible, whilst raised edges ensure desire lines are avoided.*
- *CULTURAL RICHNESS: The range of events will provide the cultural richness, from hosting MIF events to open air yoga. The space will provide the canvas, allowing events to provide the activity and culture.*

The planning committee report (2 June 2016) for Circle Plots 2, 3 & 4 also recognises this and the value of the public realm in supporting the vitality and success of the area:

- *“The delivery of Phase 1B would include the completion of much of the public realm infrastructure within the masterplan. This would create the sense of place that is crucial to the success of the area, providing life, vitality and pedestrian movement through the area.”*
- The Green – *“This would provide an amenity space and focal point for residents, visitors and users of the wider site to dwell and interact.”*
- *“The Green would be a flexible green space allowing informal gatherings as well as organised events and it could be used in conjunction with events taking place within the proposed Pavilion.”*
- *“‘The Green’ could accommodate a variety of uses: from yoga to picnicking; theatre, culture and the arts to simply relaxing and watching the world go by. It would be a new resource for the city and offers opportunities for a wide variety of staged and pop-up events.”*

The Proposals

This application seeks approval of the Circle Square Events Management Strategy, which has been supported by a noise assessment, undertaken by Fisher Acoustics, to establish noise limits at nearby residential and commercial receptors in line with MCC’s published guidance.

As set out above, the original planning application approved under application ref: 111025/FO/2016/C1 (amended by 121851/JO/2018) established the principles of Symphony Park and its important role within the Circle Square Masterplan as well as the opportunity it provides for the Manchester as a whole. Symphony Park provides a significant amount of new public green open space that will act as a cultural hub for the city, by providing a key outdoor space which can host a range of cultural and social events. As such Symphony Park will form a key asset for the city, playing a vital role for the city’s economy and socio-cultural identity.

Symphony Park: Vision and Purpose

The range of proposed events will provide a valuable contribution to the city and the local area, by bringing life and vibrancy throughout the day and evening through a programme of carefully curated events. These events will be a key source of activity and entertainment for the neighbourhood as well as Manchester city centre more broadly. The proposed events programme will see Symphony Park host a range of community, art, music and cultural events which will further enhance the sense of place and identity of Circle Square as a key destination in the city centre for local residents, workers and visitors.

Hatch immediately to the south of the Circle Square masterplan area has already created a new destination in the city centre, acting as a popular space for socialising, shopping and relaxing. The proposed events within Circle Square's Symphony Park will build upon Bruntwood's successful management and implementation of Hatch.

Proposed Type of Events

Circle Square will accommodate a multitude of event formats and types, details of which are provided in the Circle Square Events Management Strategy. Given the high-quality nature of the public realm, Circle Square's Symphony Park is well-positioned to deliver a range of prestigious cultural, outdoor events to the benefit of the City. The events strategy is anchored around three tiers and within each tier the frequency, scale, potential themes and cultural partnerships/ collaboration opportunity have been identified. The proposed range of events included within each tier are summarised below:

- **Tier 1:** includes music, performance led events - will be ticketed but inclusive to customers, retailers and residents. Tier 1 events will be limited to no more than 30 events per year.
- **Tier 2:** includes outdoor cinema, pop-up markets / installations, Christmas festive village, brand activations, outdoor cinema screenings– will be ticketed but inclusive to customers, retailers and residents.
- **Tier 3:** includes wellbeing on the lawn, outdoor faller, small busking performances, new skills workshops and pop-up markets- events to be inclusive and open to customers, retailers and residents and hosted by the retail units, in Symphony Park and areas leading onto Noble Way.

As set out in the Events Management Strategy the capacity of each event will be specific to the use of the space, however capacity reports have been created within the following guidelines:

- 2000 person standing headline stage – ticketed (it should be noted that the proposed audience capacity for a 'headline' stage event in the Noise Study is 1800 people)
- 800 person Picnic Cinema - Ticketed
- 1000 Bandstand seated - Ticketed
- 60 Street food traders
- Circa 4,000 free flow event state

The majority of the Tier 3 events are anticipated to be hosted within the retail units located at Circle Square and so these will therefore mostly be managed and hosted by the retailers on-site.

Events Management and Co-ordination

The Events Management Strategy submitted as part of this application outlines how the different type of events will be effectively managed. This includes details of:

- Event capacity
- Potential temporary traffic measures and the requirement of a traffic management plan
- Access, including:
 - Controlled ingress and egress of patrons for ticketed events.
 - Potential restrictions and diversion of pedestrian and service vehicle access.
- Event set up / unloading, including cranes
- Prevention of crime and disorder
- Prevention of public nuisance

The measures detailed in the strategy demonstrate how these events and activities will be proactively and sensitively managed so as to avoid any unacceptable impacts upon residential amenity arising from the active usage of the space.

Frequency of Events, Anticipated Noise Impacts and Mitigation

Due to the varied programme of events and activities, the potential associated outdoor noise levels will vary depending on the event. In order to determine the extent of external noise resulting from the different events, events have been categorised into the three tiers set out above.

A noise assessment has been undertaken by Fisher Acoustics, to establish noise limits at nearby residential and commercial receptors in line with MCC's published guidance. Modelling studies have also been undertaken to calculate the potential music noise levels at nearby noise sensitive receptors.

Tier 3 and the majority of Tier 2 events will broadly comply with MCC's noise criteria given the scale of the proposed events. Tier 1 events and Tier 2 outdoor cinema screenings will lead to greater noise levels. The outdoor cinema is included as a Tier 2 event as the type of noise exceedance is intermittent, unlike a music event.

The Noise Study has considered these larger noise generating activities against the criteria set out within the guidelines. In line with MCC's published 'Guidance on noise control for open air concerts and events' (2018), no noise generating events will operate outside the hours of 9am – 11pm.

MCC's applicable guideline music noise limits indicate that for up to 12 concert dates per calendar year (per venue) music noise level should not exceed the background noise level by more than 15dB LAeq over a 15 minute period.

MCC's guidance does not identify noise limits for venues that hold more than 12 event days per year; however, as set out in the Noise Study prepared by Fisher Acoustics the Code of Practice from which MCC's guidance is drawn states *'For indoor venues used for up to about 30 events per calendar year, a music noise level not exceeding the background noise by more than 5dB(A) over a fifteen minute period is recommended for events finishing no later than 2300 hours'*.

Noise levels within the residential (buildings 5&6 and 7&8) and office receptors (buildings 1, 2 and Manchester Technology Centre) within Circle Square immediately surrounding Symphony Park will exceed the limits both up to 12 and up to 30 times per year during these larger events. The student accommodation within buildings 9, 10 and 11 will exceed the limits for up to 30 events only. The vibrant programme of arts and cultural events in and around Symphony Park, are an integral component of Circle Square and part of why people will choose to live and work there. Residents and occupiers will be kept informed of upcoming events, including timings, prior to their commencement. Where any complaints do occur, they will be actively managed by the residential building operator (Vita, who are the Applicant's partners in delivering the masterplan and manage all residential and student accommodation in the masterplan) and the Applicant, who are the landlord of the office buildings.

Outside of the Circle Square masterplan, the vast majority of receptors will meet noise limits during these infrequent larger events. Exceptions occur at Bracken House and the under construction Maldron Hotel.

When considered against the criteria for up to 12 events per year, noise excesses of 1dB and 2dB were calculated at these receptors. These excesses are not considered to be significant, particularly given the 15dB LAeq excess noise level limit set out in MCC's guidance.

When considered against the criteria adopted in the assessment for between 12 and 30 events per year, a limited number of receptors within each property will experience noise of between 11dB and 12dB in excess of the guidelines.

The Maldron Hotel is currently under construction on Charles Street. As a business hotel, it is reasonable to assume that it will only be used for short-term stays and would not form the long-term residence of occupiers. The calculated noise exceedances are experienced at a limited number of rooms in proximity to the passageway that exists only at ground floor level between Buildings 5 and 6 of Circle Square. The hotel would also be expected to benefit commercially from patrons attending events hosted around Symphony Park.

Bracken House was formally used as offices; however, following a period of vacancy an application for the lawful use of the premises for residential (114 apartments) was submitted and approved by MCC in December 2014 (app ref: 106677/LP/2014/C1). Significant exceedances only occur at the south west corner of the building (eight apartments in total). Lesser exceedances are predicted within c.50 apartments elsewhere in the building. Whilst this will lead to an infrequent and temporary impact, the effect is very localised and it is considered that this will be offset by the economic and social benefits that the proposed events programme.

Given the above, it is considered that up to 30 events days per year is acceptable given the significant economic and socio-cultural benefits that the proposed programme of events will deliver for the both the Circle Square neighbourhood and Manchester City Centre; the proposed benefits are set out in more detail below:

- Help to anchor Circle Square as a unique and distinctive neighbourhood for living, working and socialising, enhancing the sense of place and identity;
- Form a key socio-cultural attraction and asset for Manchester;
- Reinforce and enhance Manchester's identity and cultural offering by improving Manchester's ability to host large scale cultural civic events and celebrations;
- Encourage and attract visitors and new residents to Manchester which will in turn increase spending in the city centre.
- Bring vibrancy and vitality to Manchester City Centre and Circle Square through increased footfall;
- Positive contribution to daytime and night-time economy;
- Enhance public enjoyment and access to cultural events locally; and
- Harness a unique opportunity and take advantage of Manchester's largest new park, the first of its kind for over a decade.

For further details of the events strategy please refer to the Events Management Strategy prepared by Bruntwood.

Application Submission

In addition to this covering letter, the application comprises:

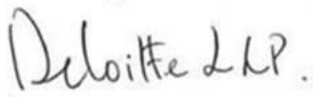
- Application Form;
- Events Management Strategy, prepared by Bruntwood; and
- Environmental Noise Study -Symphony Park (March 2021), prepared by Fisher Acoustics.

The application has been submitted through the Planning Portal and the reference number for this application is PP-09832355.

A fee has been paid to Manchester City Council for £116, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We request the Local Planning Authority's express written consent that the enclosed information is sufficient to allow the full discharge of conditions 18 and 30, as outlined above.

If you require any further details, please do not hesitate to contact my colleague Ellen Sanderson-Clark (0113 292 1119 / esandersonclark@deloitte.co.uk).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

For Deloitte LLP

Enc.