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29 October 2020

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 Condition 14 of Planning Permission Ref: 111025/FO/2016/C1 (amended by 121851/JO/2018)

Please find enclosed an application for the discharge of Conditions 5, 19, 29 and 34 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."

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

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

Condition Wording		Partial or Full Discharge	Documents Submitted
14	**Drainage and SUDs** *"14) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:* *(a)Verification report providing photographic evidence of construction as per design drawings;* *(b)As built construction drawings if different from design construction drawings;* *(c)Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.*	Full Discharge	Phase 1B Circle Square, Drainage and SUDs Strategy -ICMA0040-Phase 1B Drainage and SUD's Strategy Rev E (1), prepared by Curtins.

Application Submission

In addition to the documents listed in Table 1 and this covering letter, the application comprises:

- Application Form; and
- Site Location Plan.

The application has been submitted through the Planning Portal and the reference number for this application is PP-09197228.

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 condition 14, 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



John Cooper
For and on behalf of Deloitte LLP