

9 November 2020

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Dear Angela

**Circle Square Plots 2, 3 & 4 – Application for Discharge of Conditions 5, 19, 29, 34 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
5	Material Samples and Specifications <i>“Samples and specifications of all materials to be used on all external elevations of the development to include jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management, shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above (Condition 2)”</i>	Full Discharge	- Planning Condition 5 Material Sign Off Schedule_P05, prepared by Feilden Clegg Bradley Studios. - CS-FTS-B3-3A-DR-X-0002_Building 3A-3B External Balustrade_S3_P01_2 - Ballustrade Visual - B3 Ballustrades1 - Ballustrade Visual - B3 Ballustrades2 - Ballustrade Visual - B3 Ballustrades3
19	Signage and Outdoor Furniture and Fixtures <i>“In relation to the commercial units the following details shall be submitted and agreed in writing before first occupation of the units:</i> <i>(a) a signage strategy;</i> <i>(b) a layout and design strategy for any outside furniture and associated fixtures and fittings”</i>	Full Discharge	- No 1, No 3 and No 3 Circle Square, Manchester: Signage Design Guide (cs-fcbs-a-bruntwood signage-buildings no.1-2-3_rev d), prepared by Feilden Clegg Bradley Studios. - Circle Square Plots 2, 3 & 4 – Furniture General Arrangement (CS-PLA-ZZ-XX-DR-L-0401), prepared by Planit
29	Outdoor Lighting <i>“Prior to implementation of any proposed lighting scheme the following details of any proposed lighting scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as the local planning authority.”</i>	Full Discharge	Circle Square 2, 3 and 4, Manchester: External Lighting Strategy Statement (1609 R002 - External Lighting Statement R2 (Rev1)), prepared by Crookes Walker.
34	TV Reception <i>“Prior to occupation details of timescales for the full discharge of the condition in line with the Recommendations and Mitigation measures as detailed in the Pager Power PIB TV Reception Survey dated Jan 2016 shall be submitted and approved in writing by the City Council as Local Planning Authority.”</i>	Full Discharge	Television Post Construction Reception Survey: Circle Square – Plots 2, 3 & 4 and Plot 14 (10172A - Television Post Construction Survey Circle Square - 14September2020), prepared by Pager Power.

Application Submission

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

- Site Location Plan;

- Application Form; and

The application has been submitted through the Planning Portal and the reference number for this application is PP-09072044.

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 5, 19, 29 and 34, 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 blue ink, appearing to read 'J Cooper', is positioned above a thin horizontal line.

John Cooper
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