

22 September 2020

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Dear Angela

Plot 14, Circle Square, Manchester – Application for Discharge of Condition 5, 24, 28 and 33 of Planning Permission Ref: 113832/FO/2016 (amended by 125554/JO/2019)

Please find enclosed an application for the discharge of Condition 5, 24, 28 and 33 attached to Planning Permission Ref: 125554/JO/2019.

The Planning Permission comprises an amendment to the original planning permission (reference: 113832/FO/2016) for the erection of a building comprising a multi-storey car park and hotel on Plot 14 of the Circle Square Masterplan, in Manchester City Centre. The application is submitted by Bruntwood Limited.

Planning Permission Reference 125554/JO/2019 approved the following description of development:

“S73 Minor material amendment application to variation of condition 2 attached to application reference no. 113832 (as amended by application ref no's 118838 and 122080) to amend the detailing of the hotel facade and lift over-runs and to amend conditions to reflect those previously discharged.”

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

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

Condition Wording		Partial or Full Discharge	Documents Submitted
5	Remediation Verification <i>“Before the development hereby approved (excluding the demolition, clearance and the junction improvements) commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any</i>	Full Discharge	Remediation Verification Report (11318-L01 - Cover system validation- FINAL), prepared by RSK.

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	Condition Wording	Partial or Full Discharge	Documents Submitted
	ground contamination, groundwater contamination and / or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination). In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority. (a) The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences, and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and / or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority. (b) When the development commences the development shall be carried out in accordance with the previously agreed remediation strategy and a Completion / Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. In the event that ground contamination, groundwater contamination and / or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and / or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy.		Pre –commencement elements of Condition 5 previously discharged under application CDN/17/0807 (approved 12 March 2018).
24	Flood Evacuation Plan “Before the development hereby approved is first occupied confirmation of the flood evacuation plan is in place and has been agreed with the relevant authorities and that the development is signed up to EA's Flood warnings direct alert system shall be submitted to and approved in writing by the City Council as Local Planning Authority.”	Full Discharge	Flood Evacuation Plan (064428-CUR-00-FS-RP-C-000001 Flood Evacuation), prepared by Curtins.
28	External Lighting “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	Full Discharge	Circle Square Plot 14 – Manchester External Lighting Strategy Statement (1373 R003 - Plot 14 External Lighting Statement R1 (Rev1)), prepared by Crookes Walker Consulting.

Condition Wording		Partial or Full Discharge	Documents Submitted
	<i>this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority."</i>		
33	TV Reception <i>"Before the development commences (excluding the demolition, clearance and the junction improvement works) studies containing the following with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority:</i> <i>a) Identify, before the development commences, the potential impact area in which television reception is likely to be adversely affected by the development. The study shall be carried out by a professional provider.</i> <i>b) Measure the existing television signal reception within the potential impact area identified in (a) above before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Independent Television Commission, and shall include an assessment of the survey results obtained.</i> <i>(c) Assess the impact of the development on television signal reception within the potential impact area identified in above within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in (b) above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier."</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. <i>Pre –commencement elements of Condition 33 (parts (a), (b) and (c)) previously discharged under application ref: CDN/17/0809 (approved 18 January 2018).</i>

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-09072083.

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, 24, 28 and 33 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'.

John Cooper
Deloitte LLP

Encs.