

1 May 2020

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

F.A.O Angela Leckie

Deloitte LLP
P O Box 500
2 Hardman Street
Manchester
M60 2AT

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloittereal estate.co.uk

Direct phone: +44 161 455 6512
johcooper@deloitte.co.uk

Dear Sirs,

Circle Square, Oxford Road, Manchester – Application for Non-Material Amendments to Planning Permission for Building 12 (Ref: 125451/FO/2019)

On behalf of our client, Bruntwood Circle Square 12 Ltd, we hereby submit an application under Section 96(a) of the Town and Country Planning Act 1990 in order to make a Non-Material Amendment ("NMA") to Planning Permission 125451/FO/2019.

The Site

The Site comprises Plot 12 of the Circle Square masterplan. It is bounded by Newman Street (formerly Brancaster Road) to the north, Princess Street to the east, Hawkshaw Street (under construction) and Plot 13 of the Circle Square Masterplan to the west and Plot 14 of the Circle Square Masterplan to the south. Planning Permission 125451/FO/2019 forms Phase 2 of the Circle Square Masterplan, following the planning approval and construction of Phase 1A in January 2016, Phase 1B in June, July and November 2016 and planning approval for 1C in March 2017.

Planning History

On 7 February 2020 Planning permission was granted on Plot 12 of the Circle Square Masterplan (125451/FO/2019).

The description of development approved under application reference 125451/FO/2019 is as follows

"Erection of new 15 storey building plus basement to include basement plant room, ground floor reception, cycle store and commercial space (flexible Use Classes A1 (Shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe), A4 (Drinking Establishment), D1 (Non-residential Institutions - Creche only) and D2 (Assembly and Leisure - Gym only) and 14 storeys of offices (Use Class B1) together with rooftop lounge and terrace, associated means of access and external landscaping around base of building."

Summary of Proposed Amendments

All of the buildings within Phase 1B are currently under construction and are due for completion in 2020. Through the detailed design of the Masterplan landscaping scheme, it has been identified that three of the street trees proposed on Oxford Road cannot be installed due to the existing services under the pavement. These trees are located within the planning application boundary of Building 5&6 of the Circle Square Masterplan, but are part of the wind mitigation scheme for Building 2.

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To ensure the trees are not lost, they will be re-located within the landscaped area adjacent to Plot 12. Three separate non-material amendment applications are submitted seeking the relevant permissions to relocate the trees as follows:

- Building 5&6 (PP Ref. 116/450/FO/2017) – to remove the trees from the landscaping scheme
- Building 12 – to introduce the trees into the landscaping scheme
- Building 2,3&4 (PP Ref. 111025/FO/2016/C1) – to amend the wind mitigation scheme

Full details of the proposed amendments to Building 12 are set out in this covering letter.

Pre-application Consultation

The approved development on the Site was subject to a comprehensive process of public and stakeholder engagement, including engagement with Historic England, Places Matter!, the Environment Agency, Greater Manchester Police, local businesses and residents, and local Ward Councillors.

This application is submitted following consultation with the Planning Authority between July 2019 and April 2020, by phone with Angela Leckie. It has been agreed with officers that all of the changes proposed could be progressed as an NMA to the existing permission, and the requirements for supporting information were agreed during the pre-application discussions.

Non Material Amendments to the Approved Development

The proposed changes are summarised below and detailed on the Tree Relocation Plan provided by Planit (Ref: PL1502-MP-SK-269-00).

Three trees are proposed in the Plot 12 boundary as a result of amendments Circle Square Masterplan landscaping scheme. It has been identified that three of the street trees proposed on Oxford Road cannot be installed due to the existing services under the pavement. These trees are located within the planning application boundary of Building 5&6 of the Circle Square Masterplan (planning permission ref. 116/450/FO/2017). To ensure the trees are not lost, they will be re-located within the landscaped area adjacent to Plot 12.

Application Submission

This application comprises this Covering Letter and the following documentation:

- Application Form and Notice Certificates;
- Site Location Plan;
- Application Landscape Drawings prepared by Planit IE;
 - CSAL-PLA-ZT-XX-DR-L-201-S4-P03-Softworks – Trees
 - CSAL-PLA-ZT-XX-DR-L-201-S4-P05-Softworks – Trees
 - PL1502-MP-SK-225-Oxford Road Treet Pit and Services Location
- Oxford Road Tree Pit and Services Overlay prepared by Planit; and
- Wind Technical Note prepared by NOVA (formerly BMT).

Summary and Conclusion

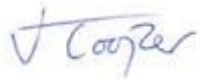
The Site comprises Buildings 12 of the Circle Square masterplan, bounded by Newman Street (formerly Brancaster Road) to the north, Princess Street to the east, Hawkshaw Street (under construction) and Plot 13 of the Circle Square Masterplan to the west and Plot 14 of the Circle Square Masterplan to the south. Planning Permission was granted on the site on 7 February 2020 (Ref: 125451/FO/2019) for the erection of a new 15 storey building plus basement to include basement plant room, ground floor reception, cycle store and commercial floorspace (flexible Use Classes A1, A2, A3, A4, D1 and D2) and 15 storeys of offices (Use Class B1), together with a rooftop lounge and terrace and associated access and external landscaping.

The amendments proposed in this application will result in a development that is substantively unchanged from the approved development on-site. The amendments have been agreed with the Planning Authority as being non-material to the determination of the original permission.

The development is wholly compliant with the policies of the Development Plan and there are no material considerations which would justify refusal of the application. We therefore respectfully request that this application be supported by the Planning Authority.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact me or my colleague Ellen Sanderson-Clark (esandersonclark@deloitte.co.uk / 0113 292 1119).

Yours sincerely



John Cooper
Deloitte LLP

Enc.