

Planning

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Mr Niall Alcock
Deloitte LLP
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Date: 28 May 2020

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 126838/NMC/2020

Description: Non Material Amendment to Landscaping Strategy attached to application ref no. 125451/FO/2019 to relocate 3 trees from Oxford Road (application ref no condition 2 attached to application ref no 111026 (as amended by 116413, 116450 and 126191) in association with application ref no 126825/NMC/2020).

Location: Plot 12 Circle Square Masterplan , Land Bound By Princess Street And Newman Street (Formerly Brancaster Road), Manchester, M1 7ED

I refer to your application for a non-material amendment to planning permission reference 125451/FO/2019.

Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

The proposed amendments relate to changes resulting from detailed design development in relation to requirements necessitated by the constraints to tree planting on Oxford Road. 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 masterplan-wide wind mitigation scheme and therefore affect the wind environment around Building 2.

To ensure the trees are not lost, they will be re-located within the landscaped area adjacent to Plot 12. The changes location of the trees is captured within two concurrent NMAs (126839 and 126825) submitted to amend the planning permissions for Buildings 5&6 and Building 2,3 and 4 (Ref. 116450/FO/2017 and 111025/FO/2016/C1 (as amended by application ref no. 121850/NMC/2018)., respectively).

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 125451/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 125451/FO/2019 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings

CS12-FCBS-12-00-DR-A-0010-P05-Site Context Plan
CS12-FCBS-12-00-DR-A-0013-P06-Level 00 Context Plan
CS12-FCBS-12-00-DR-A-0200-P05-Level 00 General Arrangement Plan
CS12-FCBS-12-01-DR-A-0201-P04-Level 01 General Arrangement Plan
CS12-FCBS-12-02-DR-A-0202-P04-Level 02 General Arrangement Plan
CS12-FCBS-12-14-DR-A-0214-P04-Level 14 General Arrangement Plan
CS12-FCBS-12-15-DR-A-0215-P04-Level 15 General Arrangement Plan (Roof)
CS12-FCBS-12-B1-DR-A-0220-P04-Level Basement General Arrangement Plan
CS12-FCBS-12-ZZ-DR-A-0011-P05-Illustrative Masterplan
CS12-FCBS-12-ZZ-DR-A-0300-P02-Bay Study - WEST
CS12-FCBS-12-ZZ-DR-A-0301-P02-Bay Study - EAST
CS12-FCBS-12-ZZ-DR-A-0302-P02-Bay Study - NORTH
CS12-FCBS-12-ZZ-DR-A-0303-P02-Bay Study - SOUTH
CS12-FCBS-12-ZZ-DR-A-0701-P04-Section 1
CS12-FCBS-12-ZZ-DR-A-0702-P04-Section 2
CS12-FCBS-12-ZZ-DR-A-0703-P04-Section 3
CS12-FCBS-12-ZZ-DR-A-0704-P04-Section 4
CS12-FCBS-12-ZZ-DR-A-0705-P04-Section 5
CS12-FCBS-12-ZZ-DR-A-0706-P04-Section 6
CS12-FCBS-12-ZZ-DR-A-0801-P04-Elevation A-A North
CS12-FCBS-12-ZZ-DR-A-0802-P04-Elevation B-B East
CS12-FCBS-12-ZZ-DR-A-0803-P04-Elevation C-C South
CS12-FCBS-12-ZZ-DR-A-0804-P04-Elevation D-D West
CS12-FCBS-12-ZZ-DR-A-0850-P02-Visual Mockup Panel Extents
CS12-FCBS-XX-XX-IE-A-0002 P01
CS12-FCBS-ZZ-00-DR-A-0014-P02-Site Location Plan

CSAL-PLA-ZT-XX-DR-L-201-S4-P03-Softworks - Trees, CSAL-PLA-ZT-XX-DR-L-201-S4-P05-Softworks - Trees and PL1502-MP-SK-225-Oxford Road Treet Pit and Services Location

Oxford Road Tree Pit and Services Overlay prepared by Planit;

Wind Technical Note prepared by NOVA (formerly BMT).

Design & Access Statement and Landscaping Strategy prepared by FCBS and Planit;
Planning and Tall Building Statement prepared by Deloitte;

Environmental Statement Volume 1 prepared by Deloitte with input from Technical Consultants;

Chapter 6: Noise and Vibration, prepared by Fisher Acoustics

Chapter 7: Sunlight, Daylight and Overshadowing, prepared by GIA

Chapter 8: Wind Microclimate, prepared by BMT

Chapter 9: Townscape and Visual Impact, prepared by PAnit-IE

Chapter 10: Water Resources, Flood Risk and Drainage, prepared by Curtins
Chapter 11: Air Quality, prepared by Hilson Moran
Chapter 12: Ground Conditions, prepared by Curtins

Environmental Statement Volume 2 - Technical Appendices

Appendix 1 - Site Location Plan
Appendix 2 - Cumulative Developments
Appendix 2.1 - EIA Scoping Report
Appendix 2.2 - Scoping Response
Appendix 3 - Ecological Assessment Letter
Appendix 4 - Viewpoints
Appendix 6 - Noise and Vibration Report
Appendix 8 - Wind microclimate study
Appendix 9.1-9.4 - TVIA Analysis
Appendix 10.1 - Flood Risk and Drainage Strategy
Appendix 11.1-11.8 - Air Quality Assessment
Appendix 12.1 - Phase 2 Ground Investigation Report
Appendix 12.2 - Detailed Desktop Study (Phase 1)
Appendix 12.3 - Geoenvironmental Desk Top Study

Environmental Statement Non-Technical Summary prepared by Deloitte with input from technical consultants;

Crime Impact Statement prepared by Greater Manchester Police;
Transport Statement and Framework Travel Plan prepared by Curtins;
Waste Management Strategy & Waste Management Proforma prepared by Vectos;
Ventilation Strategy prepared by Crookes Walker Consulting;
Environmental Standards Statement, including BREEAM Pre-Assessment prepared by Element;
Energy Strategy Statement prepared by Crookes Walker Consulting;
Assessment of Archaeological Investigations Report prepared by Pre-Construct Archaeology;
Ecological Assessment and supplementary letter prepared by Penny Anderson Associates;
TV Reception Survey prepared by Pager Power;
Heritage Assessment prepared by KM Heritage;
Local Labour Agreement prepared by Sisk;
Site Logistics Plan prepared by Sisk;
Wind Microclimate Study by BMT, dated 20 September 2019

Response to Highways Comments received via email on 7 January 2020, including the Site Logistics document

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,



Julie Roscoe

