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5 June 2017

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

F.A.O. Angela Leckie

Dear Sirs

Circle Square Plot 9 – Application for Discharge of Conditions 23 and 30
(Planning Permission Ref: 114863/FO/2016/C1)

On behalf of our Client, Vita Satellite 2 Ltd, please find enclosed an application for the discharge of Conditions 23 and 30 attached to Planning Permission ref: 114863/FO/2016/C1 granted 9 March 2017.

The Planning Permission relates to the erection of an 18 storey serviced apartment building to comprise 384 units with ancillary retail and a residents hub on Plot 9 of the Circle Square Masterplan, Oxford Road in Manchester City Centre

Condition Discharge

The details below sets out how the relevant conditions and the documents that are submitted in support of the application for discharge.

Condition 23

Condition 23 on the consent states:

> *"Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details."*

A Piling Risk Assessment has been prepared by Curtins which sets out the proposed piling design and confirms that there will be no resultant unacceptable risk to groundwater to satisfy this condition. The information is submitted to fully discharge Condition 23.

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Condition 30

Condition 30 on the consent states:

> *"Before the development commences 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:*
>
> *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 either by the Office of Communications (OFCOM), or by a body approved by OFCOM and shall include an assessment of when in the construction process an impact on television reception might occur.*
>
> *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.*
>
> *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."*

A TV Reception Survey prepared by Pager Power was submitted and approved as part of the planning application. This identifies the potential impact area in which television reception is likely to be adversely affected by the development and measures the existing TV reception signal within the identified area.

The approved TV Reception Survey has been prepared in accordance with the Ofcom guidance for assessing the effects of buildings on television reception.

It is understood that the responsibilities of the Confederation of Aerial Industries now lie with Ofcom, and as the report has been prepared in accordance with Ofcom guidance it is considered that the previously submitted TV Reception Survey Report meets the requirements of Parts a) and b) of Condition 30.

The information submitted therefore seeks to discharge Parts a) and b) of Condition 30.

Application Submission

This application comprises this covering letter and the following documentation:

- Condition Discharge Application Form;
- Application fee cheque of £97;
- Former BBC Site, Phase 1B, Manchester - TV Reception Survey prepared by Pager Power; and
- Plot 9 Piling Risk Assessment prepared by Curtins.

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We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the partial discharge of the conditions outlined above. If you have any queries regarding this submission please do not hesitate to contact me or my colleague Ellen Sanderson on 0113 292 1119.

Yours sincerely



Niall Alcock
For Deloitte LLP

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