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18 August 2025

F.A.O Angela Leckie
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Angela

Circle Square Plot 12 – Application for Discharge of Condition 6 of Planning Permission Ref: 134288/FO/2022

Please find enclosed a condition discharge application in relation to No.3 Circle Square (Plot 12), Planning Permission Ref: 134288/FO/2022. The application is submitted by Bruntwood Circle Square 12 Limited (the "Applicant").

This application is submitted to discharge condition 6 (Public Realm Sample Panels) attached to Planning Permission 134288/FO/2022.

Planning Permission Reference 134288/FO/2022 approved the following description of development:

"Erection of 15 storey building comprising office space (Use Class E(g)(i)) and ancillary flexible commercial uses (Use Class E), rooftop terrace, highway works, landscaping, and other associated works."

The Planning Permission Ref: 134288/FO/2022 was subject to 3no. Non-Material Amendment Applications, as follows:

- Ref: 136085/NMC/2023 (approved on 21 February 2023) to amend Condition 10 (Drainage); and,
- Ref: 141022/NMC/2024 (approved on 10 October 2024) to amend Conditions 2 (Approved Drawings), 6 (Landscape and Highways), 8 (Roof Terrace Opening Hours), 32 (F&B Management), 33 (Doors), 34 (Cycle Parking), and 40 (Ground Floor Uses).
- Ref: 142846/NMC/2025 (approved on 29 May 2025) to amend Conditions 4b (Remediation Verification) and 42 (Air Source Heat Pump).

Conditions Discharge

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This section sets out the relevant condition wording, a full list of supporting documents submitted in support of the application for discharge of condition 6 are included within Appendix 1 of this Letter.

Please note condition 6 was partially discharged under Application Ref: CDN/24/1101 in January 2025, in relation to programme for submission of landscaping details. This Application applies for full discharge of condition 6 with full details of landscaping set out in condition 6 – see below for full condition wording.

Condition 6 (Public Realm Sample Panels)

"Notwithstanding the documents detailed in condition 2, prior to the commencement of development a programme for submission of final details of the public realm works and highway works as shown in Dwgs L014-PIE-90-ZZ.00-D-L-000001-P17, L014-PIE-90-ZZ.00-D-L-000002-P14, L014-PIE-90-ZZ.00-D-L-000003-P12, L014-PIE-90-ZZ.00-D-L000005-P16, L014-PIE-94-ZZ.00-D-L-000008-P10, L014-PIE-96-ZZ.00-D-L-000007-P10 and L014-PIE-97-ZZ.00-D-L-000006-P11 all stamped as received on 13-09-24 and L014-PIE-99-ZZ.00-D-L-000004- C02 stamped as recevied on 07-10-24 shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted:

For the avoidance of doubt the development should be delivered in accordance with the approved programme and should not be occupied unless or until the public realm works are completed.

(a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);

(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, where detailed design allows bat boxes and brick, bird boxes and areas of sensitively designed lighting provide opportunities areas within the site for use by bats and moths to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site;

(c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;

(d) Details of how surface water from the public realm would be managed within the public realm though Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;

(e) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, temporary gates, boundary treatments, planters all to include features which fully consider and promote inclusive access (which includes older and disabled people);

(f) Lighting around and within the site (which includes for consideration of older and disabled people and any biodiversity features installed for bats) and how it has been designed to increase opportunities for roosting bats; and

(g) A management and maintenance strategy for the public realm and who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintenance of provision of access for disabled people.

The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including AgeFriendly Seating and Sense of Place and the Alternative Age-Friendly Handbook and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, up rooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place."

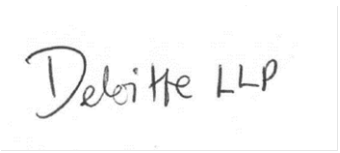
Summary

In addition to the documents listed above and this Covering Letter, the application also comprises the application form.

The application has been submitted through the Planning Portal and the reference number for this application is PP-14142753.

A fee has been paid to Manchester City Council for £298, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of Condition 6 as outlined above. If you require any further details, please do not hesitate to contact my colleagues Jemma Brabrook (0161 455 6903 / jbrabrook@deloitte.co.uk) and Matthew Lam (0161 455 8448 / mlam@deloitte.co.uk).

Yours sincerely



For Deloitte LLP

Encl.

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Appendix 1 – Full List of Supporting Information

(a)(a) Hard Landscaping

Drawings prepared by Planit-ie:

- Landscape GA (L014-PIE-90-ZZ.00-D-L-000001-C05)
- Hardworks Layout (L014-PIE-90-ZZ.00-D-L-000002-C06)
- Typical Hardworks Details 1 (L014-PIE-90-ZZ.00-D-L-005000-C01)
- Typical Hardworks Details 2 (L014-PIE-90-ZZ.00-D-L-005001-C01)
- Typical Kerbs & Edging Details 1 (L014-PIE-90-ZZ.00-D-L-005006-C03)
- Typical Kerbs & Edging Details 2 (L014-PIE-90-ZZ.00-D-L-005007-C02)
- T1 Bespoke Tactile Paving Symphony Gardens S7[A] Steps (L014-PIE-90-ZZ.00-D-L-005015-C03)
- Premier Inn Ramp & Balustrade Detail Cloak St (L014-PIE-90-ZZ.00-D-L-005018-C02)
- Kerbs & Edges GA (L014-PIE-94-ZZ.00-D-L-000008-C07)
- Kerbs & Edges GA Symphony Gardens (L014-PIE-94-ZZ.00-D-L-000010-C04)
- Typical Step Details Steps to Symphony Gardens (L014-PIE-94-ZZ.00-D-L-005005-C01)
- Steps S7[A] - Symphony Gardens (L014-PIE-94-ZZ.00-D-L-005010-C02)
- Steps S7[B] - Symphony Gardens (L014-PIE-94-ZZ.00-D-L-005011-C03)
- Steps S7[C] - Symphony Gardens (L014-PIE-94-ZZ.00-D-L-005012-C02)
- Steps S7[D] - Symphony Gardens (L014-PIE-94-ZZ.00-D-L-005013-C02)
- Steps S7[E&F] - Symphony Gardens (L014-PIE-94-ZZ.00-D-L-005014-C02)
- Steps S7[G] (L014-PIE-94-ZZ.00-D-L-005017-C03)
- Raised Planter Edge Layout (L014-PIE-97-ZZ.00-D-L-000013-C10)
- Inclusive Pedestrian Access Sketch (L014-PIE-90-ZZ.00-SK-L-008005-P-1)
- Circle Square No.3 - Condition 6 Public Realm Pedestrian Permeability Technical Note

(a)(b) Soft Landscaping

Drawings prepared by Planit-ie:

- Landscape GA (L014-PIE-90-ZZ.00-D-L-000001-C05)

- Softworks Layout (L014-PIE-90-ZZ.00-D-L-000003-C05)
- Typical Softworks Details (L014-PIE-90-ZZ.00-D-L-006000-C01)
- Soils & Tree Pits (L014-PIE-91-ZZ.00-D-L-002000-C04)
- Tree Planting Plan (L014-PIE-99-ZZ.00-D-L-000004-C03)
- Detailed Planting Plan 1 of 7 (L014-PIE-99-ZZ.00-D-L-002001-C03)
- Detailed Planting Plan 2 of 7 (L014-PIE-99-ZZ.00-D-L-002002-C03)
- Detailed Planting Plan 3 of 7 (L014-PIE-99-ZZ.00-D-L-002003-C03)
- Detailed Planting Plan 4 of 7 (L014-PIE-99-ZZ.00-D-L-002004-C02)
- Detailed Planting Plan 5 of 7 (L014-PIE-99-ZZ.00-D-L-002005-C01)
- Detailed Planting Plan 6 of 7 (L014-PIE-99-ZZ.00-D-L-002006-C03)
- Detailed Planting Plan 7 of 7 (L014-PIE-99-ZZ.00-D-L-002007-C02)
- Detailed Planting Plan Full GA (L014-PIE-99-ZZ.00-D-L-002008-C03)
- Typical Tree Pit Detail 3 (L014-PIE-99-ZZ.00-D-L-006003-C01)
- Typical Tree Pit Detail 4 (L014-PIE-99-ZZ.00-D-L-006004-C01)
- Typical Tree Pit Detail 5 (L014-PIE-99-ZZ.00-D-L-006005-C01)
- Typical Tree Pit Detail 6 (L014-PIE-99-ZZ.00-D-L-006006-C01)
- Typical Tree Pit Detail 7 (L014-PIE-99-ZZ.00-D-L-006007-C01)
- Typical Tree Pit Detail - Cloak Street (L014-PIE-99-ZZ.00-D-L-006008-C02)
- Inclusive Pedestrian Access Sketch (L014-PIE-90-ZZ.00-SK-L-008005-P-1)
- Circle Square No.3 - Condition 6 Public Realm Pedestrian Permeability Technical Note

(b) Biodiversity Enhancement

- Biodiversity Strategy GA (L014-PIE-97-ZZ.00-D-L-004007-C01) prepared by Planit-ie
- Landscape Management and Maintenance Plan (L014-PIE-90-ZZ00-T-L-000015-03) prepared by Planit-ie
- Bat box locations – roof level (L014-BAR-41-01.RF-D-A-410402-P01) prepared by Planit-ie
- Bat Box Product Information
- Lighting Calculation (Roof Level Installation) prepared by Southgate Lighting

- Email correspondence from Southgate Lighting confirming measures to minimise any disturbance to roosting bats on roof level

(c) Trees Details

Information prepared by Planit-ie:

- Landscape Management and Maintenance Plan (L014-PIE-90-ZZ00-T-L-000015-03)
- Soils & Tree Pits (L014-PIE-91-ZZ.00-D-L-002000-C04)
- Tree Planting Plan (L014-PIE-99-ZZ.00-D-L-000004-C03)
- Detailed Planting Plan 1 of 7 (L014-PIE-99-ZZ.00-D-L-002001-C03)
- Detailed Planting Plan 2 of 7 (L014-PIE-99-ZZ.00-D-L-002002-C03)
- Detailed Planting Plan 3 of 7 (L014-PIE-99-ZZ.00-D-L-002003-C03)
- Detailed Planting Plan 4 of 7 (L014-PIE-99-ZZ.00-D-L-002004-C02)
- Detailed Planting Plan 5 of 7 (L014-PIE-99-ZZ.00-D-L-002005-C01)
- Detailed Planting Plan 6 of 7 (L014-PIE-99-ZZ.00-D-L-002006-C03)
- Detailed Planting Plan 7 of 7 (L014-PIE-99-ZZ.00-D-L-002007-C02)
- Detailed Planting Plan Full GA (L014-PIE-99-ZZ.00-D-L-002008-C03)
- Typical Tree Pit Detail 3 (L014-PIE-99-ZZ.00-D-L-006003-C01)
- Typical Tree Pit Detail 4 (L014-PIE-99-ZZ.00-D-L-006004-C01)
- Typical Tree Pit Detail 5 (L014-PIE-99-ZZ.00-D-L-006005-C01)
- Typical Tree Pit Detail 6 (L014-PIE-99-ZZ.00-D-L-006006-C01)
- Typical Tree Pit Detail 7 (L014-PIE-99-ZZ.00-D-L-006007-C01)
- Typical Tree Pit Detail - Cloak Street (L014-PIE-99-ZZ.00-D-L-006008-C02)

(d) Surface Water Drainage

- Drainage Strategy (L014-CUR-52-01.ZZ-D-C-520000-C02) prepared by Curtins
- Proposed Drainage 1:100 Layout Sheet 1 (L014-CUR-52-01.ZZ-D-C-520001-C05) prepared by Curtins
- Proposed Drainage 1:100 Layout Sheet 2 (L014-CUR-52-01.ZZ-D-C-520002-C05) prepared by Curtins
- Proposed Drainage 1:100 Layout Sheet 3 (L014-CUR-52-01.ZZ-D-C-520003-C02) prepared by Curtins
- Proposed Levels & Drainage (L014-PIE-90-ZZ.00-D-L-000005-C10) prepared by Planit-ie

- Proposed Levels & Drainage Symphony Garden (L014-PIE-90-ZZ.00-D-L-000016-C02) prepared by Planit-ie

(e) Street Furniture

Information prepared by Planit-ie:

- Landscape Management and Maintenance Plan (L014-PIE-90-ZZ00-T-L-000015-03)
- Typical Handrail to Steps Details (L014-PIE-94-ZZ.00-D-L-007020-C01)
- External Lighting Strategy (L014-PIE-96-ZZ.00-D-L-000007-C04)
- Street Furniture GA (L014-PIE-97-ZZ.00-D-L-000006-C06)
- Inclusive Pedestrian Access Sketch (L014-PIE-90-ZZ.00-SK-L-008005-P-1)

(f) Lighting

- External Lighting Strategy (L014-PIE-96-ZZ.00-D-L-000007-C04) prepared by Planit-ie
- Landscape Management and Maintenance Plan (L014-PIE-90-ZZ00-T-L-000015-03) prepared by Planit-ie
- Lighting Calculation (Roof Level Installation) prepared by Southgate Lighting
- Email correspondence from Southgate Lighting confirming measures to minimise any disturbance to roosting bats on roof level
- Email correspondence from SES Engineer demonstrating consideration of older and disabled people

(g) Management / Maintenance

- Landscape Management and Maintenance Plan (L014-PIE-90-ZZ00-T-L-000015-03) prepared by Planit-ie