

11 July 2025

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

FAO Angela Leckie

Dear Angela

**No. 3 Circle Square, Manchester – Application for Non-Material Amendment to Planning Permission
Reference 134288/FO/2022**

On behalf of our client, Bruntwood Circle Square 12 Ltd (the “Applicant”), we hereby submit an application under Section 96a of the Town and Country Planning Act 1990 (as amended) to make a Non-Material Amendment (“NMA”) Application for landscaping amendments at No.3 Circle Square Planning Permission (Ref: 134288/FO/2022) (the “Application”).

1 The Site

The Site sits at the southern edge of Manchester City Centre within the Circle Square Masterplan. It is bound by Newman Street (formerly Brancaster Road) to the north, Princess Street to the east, Cloak Street and the Mancunian Way to the south and Manchester Technology Centre to the West (‘the Site’).

2 Planning History

Planning permission for No.3 Circle Square was granted on 04 November 2022 under planning permission reference 134288/FO/2022 (the “Planning Permission”). The Planning Permission provided consent for the creation of a 15-storey building with office use and ancillary flexible commercial uses, together with associated works. The description of development as stated on the decision notice for the Planning Permission (ref: 134288/FO/2022) is as follows:

“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.”

Since the grant of the Planning Permission (Ref: 134288/FO/2022), it has been subject to 3no. non-material amendment (NMA) applications:

1. Application Ref: 136085/NMC/2023 – approved on 23 February 2023, to amend the time trigger of Condition 10 (Drainage) attached to the Planning Permission (Ref: 134288/FO/2022) and the addition of 1no. Condition in relation to a flood emergency plan.
2. Application Ref: 141022/NMC/2024 – approved on 10 October 2024, for various architectural and landscaping amendments to the Planning Permission (Ref: 134288/FO/2022).
3. Application Ref: 142846/NMC/2025 – approved on 29 May 2025, for amendments to wording of Condition 4b (Remediation Verification) and 42 (Air Source Heat Pumps) attached to the Planning Permission (Ref: 134288/FO/2022).

The building element of the consented No.3 Circle Square scheme (Ref: 134288/FO/2022) has reached practical completion in May 2025, with the public realm element expected to reach practical completion by end of July 2025.

3 Proposed Amendments

This Application proposes to introduce the following amendments to the approved No.3 Circle Square scheme (Ref: 134288/FO/2022):

1. Introduction of 1no. artwork sculpture.
2. Soft Landscaping – omission of 30m² of shrub planting in front of substation.
3. Hard Landscaping – amendments to the design of the spill out spaces for Commercial Units 1 & 2.

Full details of each proposed amendment are discussed in the following sub-sections, and included within the Landscaping Design and Access Statement Addendum prepared by Planit-ie submitted in support of this Application.

3.1 Introduction of 1no. Artwork Sculpture

This Application proposes the introduction of 1no. artwork sculpture from a Manchester City Council initiative – Bee in the City 2018, into Symphony Gardens.

The inclusion of the artwork sculpture within Symphony Gardens will contribute as a key focal point and feature to the overall landscaping of the Site. The artwork sculpture will be placed within shrub planting on the edge of a lawn area, which encourage pedestrians to stop, dwell and observe.

Please refer to Figure 1 below for illustration of the artwork sculpture, full details and its proposed location are included within the Landscaping Design and Access Statement Addendum prepared by Planit-ie.

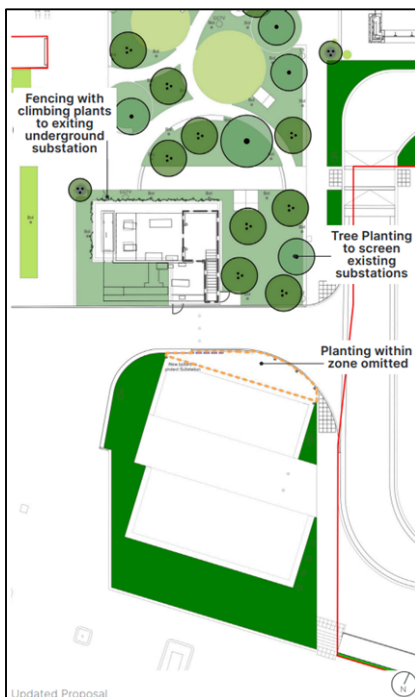
Figure 1 Proposed Artwork Sculpture (Part of Bee in the City 2018)



3.2 Soft Landscaping – Omission of 30m² of Shrub Planting in front of Substation

Approximately 30m² of shrub planting in front of the substation, located in southern section of the Site, has been omitted due to abundance of underground servicing. The underground servicing arrangement is extensive in this location and relatively shallow below-ground, therefore appropriate shrub planting cannot be achieved. Please see Figure 2 below for illustration.

Figure 2 Omission of Shrub Planting in front of Substation



Existing macadam surfacing to this area will be retained and considered an appropriate approach, on the basis that this area is of back-of-house nature, it will be screened by fencing and climbing plants to the perimeter of the below ground substation within Symphony Gardens, and the requirement for a strong and robust material for frequent traffic.

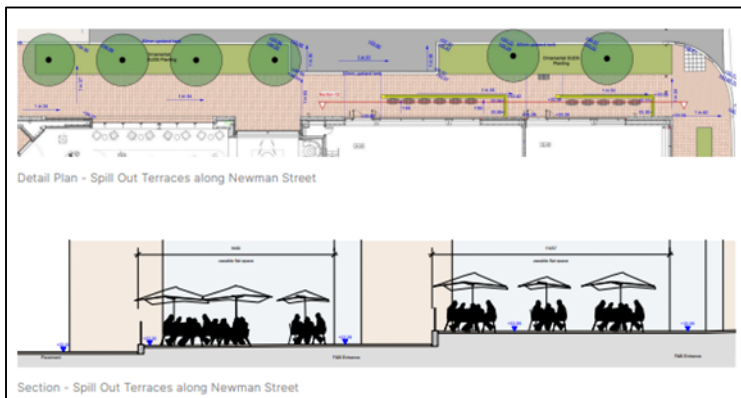
It should also be noted that the overall area of shrub planting, although reduced from the amended position by NMA Application Ref: 141022/NMC/2024, will remain unchanged to the originally approved position by the Planning Permission (Ref: 134288/FO/2022).

3.3 Hard Landscaping – Commercial Units 1 & 2 Spill Out Space

Following detailed design development, the design to the spill out spaces in front of Commercial Units 1 & 2 faces onto Newman Street has been updated.

The approved design, under NMA Permission Ref: 141022/NMC/2024, sees the Commercial Units 1 & 2 spill out spaces separated into 2no. 2-metre wide terraces on separate levels, enclosed with a retaining wall and each equipped with glazed balustrade scree. Please refer to Figure 3 below for illustration:

Figure 3 Commercial Units 1 & 2 Spill Out Space (As Approved)

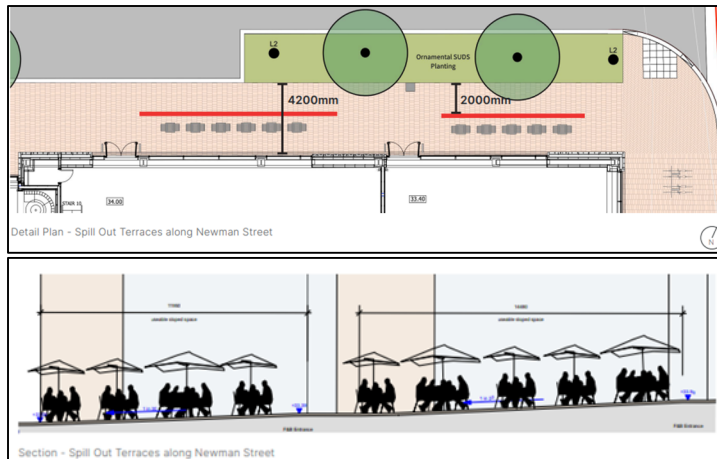


This Application proposes to open up and remove the barriers between the Commercial Units 1 & 2 spill out spaces in order to maximise usage of the area and to facilitate circulation. This represents the omission of the retaining wall and the glazed balustrade screens, whilst bringing the 2no. respective spill out spaces onto one sloped level.

Upon discussion with the Local Planning Authority, removable barriers will be incorporated into the spill out spaces to discourage anti-social behaviours, we expect this will be stipulated by any leasing agreement with future occupiers. The Applicant also ensures that the pavement in this area (bordering Newman Street) will be minimum 2-metre wide in order to maintain pedestrian accessibility, as shown within the Landscaping Design and Access Statement Addendum prepared by Planit-ie.

Please refer to Figure 4 below for illustration and Street Furniture GA drawing (Ref: L014-PIE-97-ZZ.00-D-L-000006-C06) for details.

Figure 4 Commercial Units 1 & 2 Spill Out Space (As Proposed)



3.4 Amendment to Condition Wordings

As various updated supporting information has been submitted as part of this Application, it is requested that the wording of Conditions 2 (Approved Plans and Documents) and 6 (Public Realm) attached to Planning Permission Ref: 134288/FO/2022) be updated in order to reflect updated drawings, to facilitate the proposed amendments detailed within this Letter.

Full schedule of proposed condition wordings is enclosed within this Covering Letter as Appendix A.

4 Pre-Application Consultation

This Application is submitted following discussion via virtual meeting with Principal Planner (Ms. Angela Leckie) at Manchester City Council on 9th July 2025 where the scope and format of this Application were agreed in-principle.

Where comments were received from the Local Planning Authority, the Applicant has addressed them in their entirety and as detailed within Section 3 of this Letter.

5 Planning Policy and Guidance

Full consideration of the consented scheme against the planning policy framework is considered within the original Planning Statement prepared by Deloitte, approved by the Planning Permission (Ref: 134288/FO/2022).

The proposed amendments under this Application do not affect the previous assessment of the proposals approved under the Planning Permission Ref: 134288/FO/2022. The approved land uses, building footprints, parameters under the Planning Permission Ref: 134288/FO/2022 remain unchanged.

For completeness, the Local Development Plan comprises:

- Places for Everyone Plan (2024).
- Manchester Core Strategy (2012) and Addendum to Manchester Core Strategy (2024).
- Saved Policies of the 2006 Manchester Unitary Development Plan.

The relevant Local Development Plan has changed in part since the granting of the Planning Permission with the addition of the Places for Everyone Plan (March 2024) and the Addendum to the Manchester Core Strategy (2024).

The National Planning Policy Framework (NPPF) forms a Material Consideration in the determination of this Application and was updated in December 2024 (with minor updates introduced in February 2025).

The proposed amendments have been reviewed in the context of the updates to relevant planning policy and material considerations and it is concluded that there have been no changes which would affect the consideration of this Application. For completeness, an assessment of the relevant additional requirements set by the Places for Everyone Plan (March 2024) has been outlined below:

Strategy: Policy JP-Strat2 supports the important role the City Centre plays in supporting business and economic development. As such, the consented No.3 Circle Square scheme is compliant with the policy requirement as it is bringing forward much needed, high quality office accommodation in the City Centre.

Places for Jobs: The consented No.3 Circle Square scheme will help supporting economic growth by aligning with objectives set out by Policy JP-J1 'Supporting Long-Term Economic Growth' by contributing to a thriving, inclusive, and productive economy.

Greener Places: The consented No.3 Circle Square scheme will continue to make enhancements to local biodiversity (Policy JP-GG8 A Net Enhancement of Biodiversity and Geodiversity) through the various landscaping features and the extensive tree plantings.

6 Application Submission

This Application comprises this Covering Letter and the following documentation:

- Application Form and Notices prepared by Deloitte;
- Landscaping Design and Access Statement Addendum (Ref: L014-PIE-90-ZZ.00-T-L-000016-03) prepared by Planit-ie; and,
- Plans and drawings prepared by Planit-ie (outlined within Appendix B).

Payment of the planning application fee in the sum of £298, in addition to the prerequisite Planning Portal administrative fee, has been made directly to Manchester City Council under Planning Portal Reference PP-14121718. I would be grateful if you could please confirm receipt of this fee.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact my colleagues Jemma Brabrook (jbrabrook@deloitte.co.uk / 0161 455 6903) or Matthew Lam (mlam@deloitte.co.uk / 0161 455 8448).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

For Deloitte LLP

Encl.

Appendix A – Proposed Condition Wordings

Appendix B – Updated Plans and Drawings

Appendix A – Proposed Condition Wordings

Condition 2 (Approved Plans and Documents)

Condition 2 attached to Planning Permission 134288/FO/2022 states that the development shall be carried out in accordance with the approved plans listed.

In order to facilitate the proposed amendments summarised above, the relevant approved plans have been updated and submitted as part of this Application to reflect the changes.

On the basis of the above, it is requested that the wording of Condition 2 be updated, to account for the updated drawing references detailed below and in Appendix B.

Table 1 List of Updated Plans / Drawings

Drawing Name	Approved Drawing Reference	New Drawing Reference
Landscape GA	L014-PIE-90-ZZ.00-D-L-000001-P17	L014-PIE-90-ZZ.00-D-L-000001-C05
Hardworks Layout	L014-PIE-90-ZZ.00-D-L-000002-P14	L014-PIE-90-ZZ.00-D-L-000002-C06
Softworks Layout	L014-PIE-90-ZZ.00-D-L-000003-P12	L014-PIE-90-ZZ.00-D-L-000003-C05
Proposed Levels & Drainage	L014-PIE-90-ZZ.00-D-L-000005-P16	L014-PIE-90-ZZ.00-D-L-000005-C10
Furniture Layout	L014-PIE-97-ZZ.00-D-L-000006-P11	L014-PIE-97-ZZ.00-D-L-000006-C06

Condition 6 (Public Realm)

We propose to amend the wording of Condition 6 as outlined below to reflect updated landscaping plans.

“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-C05, L014-PIE-90-ZZ.00-D-L-000002-C06, L014-PIE-90-ZZ.00-D-L-000003-C05, L014-PIE-97-ZZ.00-D-L-000005-C10, L014-PIE-97-ZZ.00-D-L-000006-C06 all stamped as received on [MCC to insert date], L014-PIE-94-ZZ.00-D-L-000008-P10, L014-PIE-96-ZZ.00-D-L-000007-P10 all stamped as received on 13-09-24 and L014-PIE-99-ZZ.00-D-L-000004-C02 stamped as received 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 ongoing maintenance;

(d) Details of how surface water from the public realm would be managed within the public realm through Suds interventions such as infiltration, swales, soak ways, 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 Age Friendly 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, uprooted 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.”

Appendix B – Updated Plans and Drawings

Table 2 List of Updated Plans / Drawings

Drawing Name	Approved Drawing Reference	New Drawing Reference
Landscape GA	L014-PIE-90-ZZ.00-D-L-000001-P17	L014-PIE-90-ZZ.00-D-L-000001-C05
Hardworks Layout	L014-PIE-90-ZZ.00-D-L-000002-P14	L014-PIE-90-ZZ.00-D-L-000002-C06
Softworks Layout	L014-PIE-90-ZZ.00-D-L-000003-P12	L014-PIE-90-ZZ.00-D-L-000003-C05
Proposed Levels & Drainage	L014-PIE-90-ZZ.00-D-L-000005-P16	L014-PIE-90-ZZ.00-D-L-000005-C10
Furniture Layout	L014-PIE-97-ZZ.00-D-L-000006-P11	L014-PIE-97-ZZ.00-D-L-000006-C06