MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant	Agent (if used)
Bruntwood Circle Square 12 Ltd C/o Agent	Mr John Cooper Deloitte LLP 100 Embankment Cathedral Approach Manchester M3 7FB

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 6 (Public Realm) attached to planning permission 134288/FO/2022 (as amended by 141022, 136085, 142846 and 143485/NMC/2025)

Location: No.3 Circle Square, Land Bounded By Princess Street, Newman Street (Formerly Brancaster Road) And Cloak Street, Manchester, M1 7ED

Date of application: 22 August 2025

Application number: CDN/25/0811

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Landscape and Highways
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);

On the basis of implementation in accordance with the following:

(a) Dwgs 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) and Circle Square No.3 - Condition 6 Public Realm Pedestrian Permeability Technical Note; and

(b) Dwgs 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) and Circle Square No.3 - Condition 6 Public Realm Pedestrian Permeability Technical Note;

the condition is discharged

(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;

On the basis of implementation in accordance with the following:

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

and subject to the temporary arrangements set out in the Interim BNG Solution stamped as received on 02-10-25

(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;

On the basis of implementation in accordance with the following:

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) o 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)

the condition is discharged

(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;

On the basis of implementation in accordance with the following:

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

the condition is discharged

(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);

On the basis of implementation on the basis of the following:

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); and Inclusive Pedestrian Access Sketch (L014-PIE-90-ZZ.00-SK-L-008005-P-1)

this part of the condition is discharged

(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;

On the basis of implementation on the basis of the following:

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 ; and Email correspondence from SES Engineer demonstrating consideration of older and disabled people

this part of the condition is discharged

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

On the basis of ongoing adherance to the following:

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

the condition is discharged

Date: 10 October 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.