

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143485/NMC/2025

Date registered valid: 17 July 2025

Proposal: Non-material amendment to Planning Permission 134288/FO/2022 (as amended by 141022, 136085 and 142846) and to vary the wordings of Conditions 2 (Approved Plans) and 6 (Public Realm) for hard and soft landscaping amendments.

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

Ward(s): Deansgate Ward

Applicant: Bruntwood Circle Square 12 Ltd

Agent (if any): Mr John Cooper Deloitte LLP

Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 07-08-25

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site

The application relates to a site bounded by Newman Street (formally Brancaster Road) to the north, Hawkshaw Street / Manchester Technology Centre (MTC) to the west, Cloak Street to the south and Princess Street to the east, previously known as Plot 12 but within this application as 3 Circle Square. The site is approximately 0.2 ha and lies within the wider area covered by the Circle Square SRF Masterplan which is indicatively set out for an office use.

To the south west of the Site, which also forms part of the wider Masterplan Site, is the Manchester Technology Centre (MTC). This building remains in active use with commercial units located on the ground floor.

The Mancunian Way fly-over is situated along the Circle Square Masterplan southern boundary and creates a barrier between Circle Square and the main University campuses further south.

Consent was granted in July 2022 for the 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 proposed landscaping proposed was an extensive area which would sit between the approved building and Manchester Technology Centre (This has subsequently been amended under application ref no's 141022/NMC/2024 and 142846/NMC/2025). The consented development is now nearing completion.

Description of area

To the north of the Site, on the eastern bank of the River Medlock are a number of residential apartments within Princess House and Montana House, both rising to approximately 12 storeys. Further to the north of the Site, Charles Street has a mix of building heights and uses, including a number of public houses and bars to the eastern end, and residential uses at its junction with Oxford Road. The Grade II Listed Lass O'Gowrie pub is located north of the Site on Charles Street. Further Grade II and Grade II* Listed buildings are located further north on Princess Street and Whitworth Street West.

To the east of Princess Street boundary is the former UMIST campus, which is now known as the Sackville Street campus (or North Campus) of the University of Manchester. Princess Street bridges the River Medlock, a tributary of the River Irwell.

To the west of the Site is Oxford Road, which contains a mixture of uses and building. The site lies within a highly accessible City Centre location accessible by a variety of public transport including Metrolink, bus and rail.

Description of development

Following design development and further investigations of below ground services a number of changes are proposed to improve the offer of the 2 ground floor commercial units and to amend the landscape to allow maintenance of access to below ground services. There is also a proposal to include an artwork within the public realm.

The existence of below ground services adjacent to the substation is necessitating the removal of some shrub planting from the approved landscaping proposals.

The approved design, under NMA Permission Ref: 141022/NMC/2024, saw 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 screen. The amendments proposed would open up and remove the barriers between the commercial units spill out spaces in order to maximise usage of the area and to facilitate circulation. This would involve the omission of the retaining wall and the glazed balustrade screens, whilst bringing the 2no. respective spill out spaces onto one sloped level. Removable barriers would be incorporated into the spill out spaces to create defensive space around the amended seating area.

Consultations & Notification Responses

None

Issues

Principle of Proposed Amendments

It is noted that approximately 30m² of shrub planting in front of the substation, located in southern section of the Site, would be omitted due to the previously unknown location of shallow underground servicing to which access needs to be retained as a requirement of the service provider ENW. The removal would expose the existing macadam surfacing to this area but this is considered to be acceptable on the basis that this area is of back-of-house nature and would be screened by fencing and climbing plants to the perimeter of the existing below ground substation.

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, would remain unchanged to the originally approved position by the Planning Permission (Ref: 134288/FO/2022).

By losing the terraces, spill out spaces for the commercial units are maximised and not limited to the confines of a terrace with a dead end that restricts circulation. This solution would open up the elevation of the building allowing for more engagement with the street scene. In addition the spill out would become more flexible with further opportunity for events and increased space for tables and chairs.

The changes to the physical layout and enclosures to the external areas associated with the commercial units would improve the attractiveness and lettability of the units. It is noted that whilst the enclosure of the areas would be removed, removable barriers would be incorporated into the spill out spaces to discourage anti-social behaviour. The pavement in this area (bordering Newman Street) would be maintained at a minimum 2-metre wide in order to maintain pedestrian accessibility.

It is considered that the inclusion of the artwork sculpture within the landscaping would create a focal point and central feature within the overall landscaping of the Site. The artwork sculpture would be placed within shrub planting on the edge of a lawn area, encouraging pedestrians to stop, dwell and observe.

The re-wording of conditions is required to amend the approved drawings in relation to the external landscaping and external areas associated with the commercial units (conditions 2 and 6). The amendments are necessary due to the presence of shallow undergrounds services associated with the substation which were not previously known and desire through design development to improve the landscaping through including a sculpture and the opening up and removal of barriers between the Commercial Units 1 & 2 spill out spaces in order to maximise usage of the area and to facilitate circulation as well as making the units more attractive to commercial tenants

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

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) Reason 1: 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

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

a) Site Location Plans CS3-BAR-03-XX-DR-A-05-0100 Rev P06, 0256-CS3-BAR-03-XX-DR-A-05-0001 P02 and 1502A-PLA-XX-XX-DR-L-1000 REV P0 stamped as received on 06-07-22;

(b) Proposed Site Plan CS3-BAR-03-XX-DR-A-05-0100 P04, Proposed Street Elevations 01 CS3-BAR-03-ES-DR-A-05-0110 P05, Proposed Street Elevations 02 CS3-BAR-03-ES-DR-A-05-0111 P06, Proposed Ground Floor GA CS3-BAR-03-00-DR-A-05-0120 P05, Proposed Mezzanine GA CS3-BAR-03-MZ-DR-A-05-0121 P05, Proposed Levels 01,03,05,07,09,11,13 Plan GA CS3-BAR-03-ZZ-DR-A-05-0122-1 P02, Proposed Levels: 02,04,06,08,10,12 Plan GA CS3-BAR-03-ZZ-DR-A-05-0122-2 P02, Proposed 14th Floor Plan GA CS3-BAR-03-14-DR-A-05-0123 P04, Proposed Roof Plan GA CS3-BAR-03-RF-DR-A-05-0124 P05, Proposed Section A-A CS3-BAR-03-XX-DR-A-05-0130 P05, Proposed Section B-B CS3-BAR-03-XX-DR-A-05-0131 P05, Proposed Section C-C CS3-BAR-03-XX-DR-A-05-0132 P05, Proposed Section E-E CS3-BAR-03-XX-DR-A-05-0134 P05, Proposed Section F-F CS3-BAR-03-XX-DR-A-05-0135 P05, Proposed Section G-G CS3-BAR-03-XX-DR-A-05-0136 P05, Proposed Elevations: North & East CS3-BAR-03-ES-DR-A-05-0200 P06, Proposed Elevations: South & West CS3-BAR-03-ES-DR-A-05-0201 P06, Standard window detail (Typical Floor) CS3-BAR-03-XX-DR-A-05-0301 P02, Arched window detail (Ground Floor) CS3-BAR-03-XX-DR-A-05-0302 P03 and Retail Window Detail (Ground Floor) CS3-BAR-03-XX-DR-A-05-0303 P02;

(c) 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-90-ZZ.00-D-L-000005-C10, L014-PIE-97-ZZ.00-D-L-000006-C06, L014-PIE-94-ZZ.00-D-L-000008-P10, L014-PIE-96-ZZ.00-D-L-000007-P10, L014-PIE-99-ZZ.00-D-L-000004-C02 and Circle Square No.3 Landscape Design & Access Statement Addendum;

(d) Crime Impact Statement Version A 14-07-22 stamped as received on 19-07-22;

(e) Accommodation Schedule Table 4.1 Quantum of Proposed Development of Deloittes No.3 Circle Square, Planning and Tall Building Statement July 2022 stamped as received on 06-07-22;

(f) Sections 4.18, 4.19 and 5 of the No.3 Circle Square , Manchester| Design and Access Statement by Bridge Architects stamped as received on 06-07-22;

(g) Letter from University of Salford Archaeology Dated 17th May 2022 and stamped as received on 06-07-22;

(h) Inclusions of measures and targets set out in the CIRCLE SQUARE NO.3, MANCHESTER, ENVIRONMENTAL STANDARDS STATEMENT, JUNE 2022 REF: 2021.305 by Element Sustainability stamped as received on 06-07-22;

(i) Inclusion of measures and targets within NO.3 CIRCLE SQUARE, MANCHESTER LIFE CYCLE ASSESSMENT CONCEPT DESIGN JUNE 2022 by Element Sustainability stamped as received on 06-07-22;

(j) 3 Circle Square. Manchester, AIR QUALITY, AIR QUALITY ASSESSMENT REVISION 01 - 01 JULY 2022 by Hoare Lee stamped as received on 06-07-22;

(k) No 3 Circle Square, Manchester, Flood Risk Assessment and Drainage Strategy, Curtins Ref: CS3-CUR-03-XX-RP-D-92000
Revision: V02 Dated: 01 July 2022, stamped as received on 11-07-22;

(l) Television and Radio Baseline Survey and Report No.3 Circle Square by Pager Power stamped as received on 06-07-22;

(m) NO. 3 CIRCLE SQUARE EXTENDED PHASE 1 HABITAT SURVEY by Penny Anderson Associates stamped as received on 06-07-22;

(n) Ventilation Strategy 17/06/2022 Ref: CS3-CWC-03-XX-RP-ME-0006 by CW stamped as received on 06-07-22;

(o) Phase 1 Preliminary Risk Assessment, Circle Square Building No.3, Curtins, Reference: 080355-CUR-00-XX-DR-GE-001, 1 July 2022;

(p) No. 3 Circle Square, Transport Statement, Curtins Ref: 80646-CUR-XX-XX-T-TP-00001, Revision: P02 Dated: 28 June 2022 and
Framework Travel Plan by Curtins both stamped as received on 06-07-22;

(q) No. 3 Circle Square, Waste Management Strategy Curtins Ref: 80646-CUR-XX-XX-T-TP-00003 Revision: P02, Issue Date: 28 June 2022 stamped as received on 06-07-22;

(r) No.3 Circle Square, Manchester Acoustic planning report by Sandy Brown dated 16 June 2022 and stamped as received on 06-07-22;

(s) No.3 Circle Square, Manchester, UK, Wind Microclimate Study, 22nd June 2022 by Nova stamped as received on 06-07-22

(t) ES Volume 1 Main Text:

1. Introduction
2. EIA Methodology
3. Site Description and Proposed Development
4. Alternatives and Design Evolution
5. Construction Phasing and Methodology
6. Climate Change
7. Daylight, Sunlight and Overshadowing
8. Townscape and Visual Impact
9. Water Quality, Drainage and Flood Risk
10. Wind Microclimate
11. Type 1 Cumulative Effects
12. Summary of Residual Impacts

(u) ES Volume 2 List of Appendices

Appendix 1.1 Site Location Plan
Appendix 2.1 Cumulative Developments
Appendix 2.2 EIA Scoping Report
Appendix 2.3 MCC Scoping Opinion
Appendix 5.1 Construction Management Plan
Appendix 6.1 Life Cycle Assessment: Concept Design
Appendix 6.2 Environmental Standards Statement
Appendix 7.1 Drawings of the Baseline and Proposed Scenario
Appendix 7.2 Daylight and Sunlight Results for Baseline v Proposed
Appendix 8.1 Townscape Baseline and Assessment Table
Appendix 8.2 Visual Baseline and Assessment Table
Appendix 8.3 TVIA Figures
Appendix 8.4 Views and Photomontages
Appendix 9.1 Flood Risk and Drainage Strategy
Appendix 10.1 Wind Microclimate Study

(v) ES Volume 3 -Non Technical Summary

all stamped as received on 19-07-22

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1.

2) Reason 2: The re-wording of conditions is required to amend the approved drawings in relation to the external landscaping and external areas associated with the commercial units. The amendments are necessary due to the presence of shallow undergrounds services associated with the substation which were not previously known and desire through design development to improve the landscaping through including a sculpture and the opening up and removal of barriers between the Commercial Units 1 & 2 spill out spaces in order to maximise usage of the area and to facilitate circulation as well as making the units more attractive to commercial tenants

6) 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 17-07-25, 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.

(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 through 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.

For the avoidance of doubt the landscaping shall include the barriers to the commercial units external areas as shown on P13 of the Circle Square No.3 Landscape Design & Access Statement Addendum

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,

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL