Deloitte LLP
100 Embankment, Cathedral Approach
Manchester
M3 7FB

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitte.co.uk

Direct phone: +44 161 455 6512
johcooper@deloitte.co.uk

8 July 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 Conditions 11, 17, 30, 31 and 42 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 conditions 11 (SUDs), 17 (Plant Equipment Acoustics), 30 (Highways Works), 31 (Secured by Design) and 42 (Air Source Heat Pumps) 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 and the documents that are submitted in support of the application for discharge of conditions 11, 17, 30, 31 and 42.

Table 1 below confirms the condition and supporting information submitted with this Application.

Table 1: Condition, Partial or Full Discharge, and Submitted Information

Condition Wording		Partial or Full Discharge	Supporting Information
11	SUDs *No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:* *(a)Verification report providing photographic evidence of construction as per design drawings;* *(b)As built construction drawings if different from design construction drawings;* *(c)Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.*	Full Discharge	SuDS Verification Report (Ref: CS3-CUR-03-XX-RP-C-92003-P02) prepared by Curtins
17	Plant Equipment Acoustics *Prior to occupation of* *(a) The office accommodation and communal areas (including terraces); and* *(b) Each of the ground floor commercial units* *a scheme for the acoustic insulation of any plant including externally mounted ancillary equipment, lift equipment, substation and any emergency plant associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning*	Full Discharge	Acoustic Planning Condition 17 Discharge Report (Ref: 23264-R07-A) dated 16 May 2025, prepared by Sandy Brown Ltd

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	Condition Wording	Partial or Full Discharge	Supporting Information
	authority in order to secure a reduction in the level of noise emanating from the equipment. *The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter. The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E).*		
30	Highways Works *Notwithstanding the details contained within condition 2 above prior to the first occupation of the residential element, a scheme of highway works and footpaths reinstatement/public realm for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:* *(a) Detailed designs in relation to the above to including materials, layout, junction protection, carriageway widths, kerb heights, street lighting, entry treatments, signing, lining and traffic management including installing dropped kerbs with tactile pavers across any vehicle access to the site and at adjacent junction crossing points, reinstatement of any redundant vehicle crossing points; and* *(b)Amendments to the existing TROs;* *The approved scheme shall be implemented and be in place prior to the first occupation of the office accommodation and thereafter retained and maintained in situ.*	Full Discharge	Princess Street Section 278 Detailed Design (Ref: 080355-CUR-XX-XX-DR-C-92001-P06 S278 DETAILED DESIGN) Princess Street Section 278 Legal Drawing (Ref: Ref: 080355-CUR-XX-XX-DR-C-92002-P02 S278 LEGAL DRAWING) ***NB** part (b) – An amendment to the TRO is needed to reintroduce the Cloak Street egress on to Princess Street, which limits to breaking the double yellow line for this new junction and having them return back into the site to the limit of adoption. This is included within the drawings submitted as referenced above.
31	Secured by Design *The development shall be carried out in accordance with sections 4.5 and 6 of the Crime Impact Statement Version A 14-07-22 stamped as received on 19-07-22.The development shall only be carried out in accordance with these approved details and within 12 months of completion, the applicant will confirm in writing to the Council as local planning*	Full Discharge	Secured by Design Accreditation Certificate (dated 28 May 2025) prepared by Greater Manchester Police

Condition Wording		Partial or Full Discharge	Supporting Information
	authority that the development has achieved Secure by Design accreditation.		
42	Air Source Heat Pump *Within 2 months of practical completion of the building element of the development hereby approved (practical completion as defined within Covering Letter prepared by Deloitte, dated 1 May 2025, stamped as received 1 May 2025, details of the siting, scale and appearance of the air source heat pumps to the buildings shall be submitted to and approved in writing by the City Council as local planning authority hereby approved. The details shall be submitted to the City Council as local planning authority prior to first use of the development as office. The air source heat pumps must also comply with the noise criteria as specified in condition 17.* *The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.*	Full Discharge	Specification sheets, layout, and sections, prepared by SES Engineering. Supporting photographs prepared by GMI Construction Acoustic Planning Condition 17 Discharge Report (Ref: 23264-R07-A) dated 16 May 2025, prepared by Sandy Brown Ltd – confirming the air source heat pumps are fully compliant with noise criteria.

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-14159386.

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 Conditions 11, 17, 30, 31 and 42, 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) or Matthew Lam (0161 455 8448 / mlam@deloitte.co.uk).

Yours sincerely

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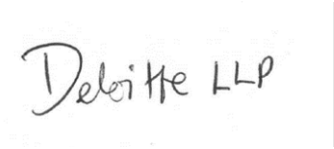

For Deloitte LLP

Encl.