



Planning

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Mr John Cooper
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Date: 29 May 2025

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 142846/NMC/2025

Description: Non-material amendment to Planning Permission 134288/FO/2022 to amend the time trigger of Conditions 4b (Remediation Verification) and 42 (Air Source Heat Pump).

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

I refer to your application for a non-material amendment to planning permission reference 134288/FO/2022.

The development shall be implemented in accordance with the following:

Remediation Strategy, Circle Square, Building 3, Curtins, Reference: CS3-CUR-03-XX-RP-G-0003, Revision: C02 17-02-23; ,

Circle Square Building 3, Updated Ground Gas Risk, Assessment Curtins Ref: 080355-CUR-00-XX-RP-GE-005 Ref: CS3-CUR-03-XX-RP-G-0005 Revision: P02 Issue Date: 17 February 2023; and

Gas Monitoring Certificates stamped as received on 17-02-23

the pre-commencement requirements of the condition are discharged

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in

accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

(c) Within 2 months of practical completion of the public realm element of the development hereby approved (practical completion as defined within Covering Letter prepared by Deloitte, dated 1 May 2025, stamped as received on 1 May 2025) a Remediation Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to first use of the building.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

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."

Reason - In the interest of ensuring the air source heat pumps are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 134288/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 134288/FO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing