

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

Approval of details reserved by condition

Applicant

Bruntwood Circle Square 12 Ltd
C/o Agent

Agent (if used)

Mr John Cooper
Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M3 7FB

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 20(b) (Local Labour), 23 (Lighting), 35b (UXB), 36 (Signage Strategy), 41 (PV's), and 43 (Flood Emergency Plan) attached to planning permission 134288/FO/2022 as amended by 136085/NMC/2023 and 141022/NMC/2024

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

Date of application: 11 February 2025

Application number: CDN/25/0119

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.

Condition 20(b) (Local Labour)

Condition 20(b) (Local Labour)- On the basis of the Local Labour Tracker and Circle Square 3 - Planning Conditions, Local Benefit/Social Value Report by GMI both stamped as received on 11-02-24 this part of the condition is discharged

Condition 23 (Lighting),

Condition 23 (Lighting)- On the basis of implementation and ongoing operation in accordance with the following:

Lighting Strategy (Ref: L014-PIE-96-ZZ.00-D-L-000007-C02) prepared by Planit-ie;

Circle Square Exterior report, prepared by Erco Circle Square Installation: External Report, prepared by Southgate Lighting Narrative Email (dated 27 January 2025), prepared by Erco;

Supporting Letter confirming overall lux levels and control measure, prepared by SES Engineers;

Simmtronic Lighting Control Measures Specification Sheet, prepared by Simmtronic;
and

Collated Specification Sheets, prepared by SES Engineers

all stamped as received on 11-02-25

the condition is discharged

Condition 35b (UXB)

Condition 35b (UXB)- On the basis of the following:

Suite of documents/drawings prepared by 1st Line Defence, including:

Clearance Drawing.

Intrusive UXO Magnetometry Clearance Report; and

Method Statement: Unexploded Ordnance (UXO) Intrusive Magnetometer Survey.

this part of the condition is discharged

Condition 36 (Signage Strategy),

Condition 36 (Signage Strategy) - On the basis of adherence to the following:

2025-05-01_0256-Customer External Signage Design Guide_v.9

the condition is discharged

The above does not grant or imply the grant of any advert consent for which applicable advertisement consent applications will be required to be submitted

Condition 41 (PV's)

Condition 41 (PV's)- On the basis of implementation in accordance with Dwg 0256-SK185 Roof Section for Planners the condition is discharged

Condition 43 (Flood Emergency Plan)

Condition 43 (Flood Emergency Plan)- On the basis of ongoing compliance with the following:

No 3 Circle Square, Oxford Road, Manchester Flood Emergency Response Plan

Curtins Ref: L014-CUR-52.01-XX-T-C-000003

Revision: 01 Issue Date: 13 December 2024

the condition is discharged

Date: 2 May 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 or 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.