

8 April 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 Condition 7 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 condition 7 (Roof Terrace Management Plan) 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 2no. 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).

Conditions Discharge

This section sets out the relevant condition wording and the documents that are submitted in support of the application for discharge of condition 7.

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

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

	Condition Wording	Partial or Full Discharge	Supporting Information
7	Roof Terrace Management Plan <i>Prior to use of the external roof terrace on the 14th floor commencing, a management strategy for the operation of the area, to include details of how , how noise outbreak from the internal areas would be managed how the noise from patrons will be managed and how the area will be cleared and closed by 23.00 and which precludes the playing of any amplified music shall be submitted to an approved in writing by the City Council as Local Planning Authority.</i>	Full Discharge	Roof Terrace Operational Management Plan prepared by the Applicant.

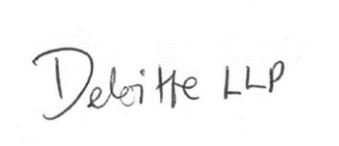
Summary

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-13915845.

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 Condition 7, as outlined above. If you require any further details, please do not hesitate to contact my colleagues Rachel Poole (0161 455 6272 / rpoole@deloitte.co.uk) and Jemma Brabrook (0161 455 6903 / jbrabrook@deloitte.co.uk).

Yours sincerely



For Deloitte LLP

Encl.