MANCHESTER CITY COUNCIL

Planning

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Mr John Cooper
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Date: 10 October 2024

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: 141022/NMC/2024
Description: Non-material amendment to Planning Permission 134288/FO/2022 to vary the wording of Conditions 2 (Dwgs), 6 (Landscaping and Highways), 8 (Hour of Operation of the Roof Terrace), 32 (bar restaurant management), 33 (Door), 34 (Cycle Parking), and 40 (Use ground floor not gym) for elevational amendments connected with internal layout changes and landscaping amendments.
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.

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

The proposed amendments relate to changes resulting from detailed design development and technical development including in relation to an incoming occupier requirement, and constraints to delivering parts of the approved tree planting scheme. As a result of this process, a number of architectural and landscaping amendments are proposed to support the development of the consented scheme.

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:

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-P17, L014-PIE-90-ZZ.00-D-L-000002-P14, L014-PIE-90-ZZ.00-D-L-000003-P12, L014-PIE-90-ZZ.00-D-L-000005-P16, L014-PIE-94-ZZ.00-D-L-000008-P10, L014-PIE-96-ZZ.00-D-L-000007-P10, L014-PIE-97-ZZ.00-D-L-000006-P11 and L014-PIE-99-ZZ.00-D-L-000004-C02;

(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 polices DC19.1, DC20 and DC26.1.

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-P17, L014-PIE-90-ZZ.00-D-L-000002-P14, L014-PIE-90-ZZ.00-D-L-000003-P12, L014-PIE-90-ZZ.00-D-L-000005-P16, L014-PIE-94-ZZ.00-D-L-000008-P10, L014-PIE-96-ZZ.00-D-L-000007-P10 and L014-PIE-97-ZZ.00-D-L-000006-P11 all stamped as received on 13-09-24 and L014-PIE-99-ZZ.00-D-L-000004- C02 stamped as recevied 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.

For the avoidance of doubt the development should be delivered in accordance with the approved programme and should not be occupied unless or until the public realm works are completed.

(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 though 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 maintenence strategy for the public realm and who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintainance of provision of access for disabled people.

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.

8) The external terrace areas on the 14th floor as shown in dwg 0256-CS3-BAR-03-14-DR-A-05-0123 P04 shall only be accessible between the following hours:

07.00 and 23.00 Monday to Friday;
08.00 to 23.00 Saturday; and
09.00 to 23.00 Sunday

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

32) In the event that any of the commercial units, as indicated on drawing 0256-CS3-BAR-03-00-DR-A-05-0120 P05 are occupied as an restaurant (Class E) or Drinking Establishment (Sui Generis) use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority.

A Management Strategy for patrons and control of any external areas. For the avoidance of doubt this shall include:

*An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers)

*Details of a Dispersal Procedure

* Mechanism for ensuring windows and doors remain closed after 9pm

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

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)

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

33) No doors (other than those designated as fire exits and ground floor bin store shown on plan 0256-CS3-BAR-03-00- DR-A-05-0120_P05) shall open outwards onto adjacent public highway.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

34) Prior to the first occupation of the office accommodation the 122 cycle parking spaces shall be fully implemented as shown in dwg 0256-CS3-BAR-03-00-DR-A-05-0120 P05.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

40) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification):

the ground floor units as shown in dwg 0256-CS3-BAR-03-00-DR-A-05-0120 P05 hereby approved shall only be used for flexible commercial units (Use Classes E a (excluding convenience retail), b, c, e, f).

Reason - In the interest of retaining the provision of office space within the development pursuant to policies EC1, EC4 of the Manchester Core Strategy (2012).

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