

11 July 2024

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Angela Leckie

Dear Angela,

Blocks 5 and 6, Circle Square, Manchester – Application for Discharge of Condition 14 of Planning Permission Ref: 116450/FO/2017

Please find enclosed a condition discharge application in relation to Planning Permission Ref: 116450/FO/2017 for Blocks 5 and 6 at Circle Square, Manchester. The application is submitted by Manchester Charles Street Residential Scottish LP ('the Applicant').

This application is submitted to discharge condition 14 (Signage and Outdoor Furniture) attached to Planning Permission 116450/FO/2017.

Planning Permission Reference 116450/FO/2017 approved the following description of development:

"Resubmission of application ref no 111026 (as amended by 116413/NMC/2017) (Blocks 5 and 6) to incorporate amendments comprising additional floor of accommodation (now 37 storeys but overall height of tower element reduced 0.5m) and changes to number (6 additional) and mix of apartments. Original consent for Erection of part 17, part 36 storey building to comprise 411 residential apartments (Class C3) (14 studios, 136 x 1 bed, 228 x 2 bed and 33 x 3 bed) with mid and top roof level private dining / media room / gardens, ground and mezzanine floor residential amenity uses and lower ground, ground and mezzanine level commercial uses (Class A1 (shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe), A4 (Drinking Establishment), B1 (Offices), D1 (Non-residential Institutions Creche only) and D2 (Assembly and Leisure - Gym only)) and associated junction improvements to Oxford Road / Charles Street, access, servicing, and landscaping)."

Conditions Discharge

This section sets out the relevant condition and documents that are submitted in support of the application for discharge of condition 14 (Signage and Outdoor Furniture) attached to planning permission 116450/FO/2017.

For completeness, a condition discharge application (Ref: CDN/23/0716) in relation to condition 14 attached to planning permission 116450/FO/2017 was submitted to Manchester City Council on 3rd November 2023, determined on 9th January 2024. Part b of condition 14 was successfully discharged under Ref: CDN/23/0716 and part a was refused on the basis that there were outstanding issues unresolved at the time of determination.

This Application forms a re-submission seeking to fully discharge condition 14 with updated and additional supporting information, outlined in Table 1 below, which are agreed with the Case Officer via email correspondence dated 7th June 2024.

A summary of the condition wording and information submitted is set out in Table 1 below.

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

Condition Wording		Partial or Full Discharge	Documents Submitted
14	Signage and Outdoor Furniture <i>In relation to the commercial units the following details shall be submitted and agreed in writing before first occupation of the units:</i> a.) A signage strategy; b.) A layout and design strategy for any outside furniture and associated fixtures and fittings.	Full Discharge	Circle Square Blocks 5&6 + 7&8 Signage & Outdoor Seating Strategy (dated June 2024), prepared by VITA GROUP (part a and b) Vita Building – Circle Square Signage Proposal Specification (dated June 2024), prepared by xsign (part a) Furniture Arrangement Plan (Ref: CSAL-PLA-ZT-XX-DR-L-0401-C06), prepared by Planit-ie (Part b) *NB this drawing (Ref: CSAL-PLA-ZT-XX-DR-L-0401-C06) was approved under Ref: CDN/23/0716 on 9th January 2024

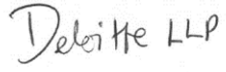
Summary

In addition to the documents listed in Table 1 and this Covering Letter, the application also comprises the Application Form, submitted through the Planning Portal under Ref: PP- 13219212.

A fee has been paid to Manchester City Council for £145, 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 14 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

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style. It is contained within a light gray rectangular box.

For Deloitte LLP

Encl.