

15 January 2024

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 3 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.

This application is submitted to discharge condition 3, 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.”

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 3 which relates to Materials Samples, Construction Environmental Management Plan (CEMP) and Circular Economy Statement (Material), and Quality Control Statement.

A summary of the condition wording and information submitted is set out on the overleaf of this Covering Letter and within Appendix A.

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

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

	Condition Wording	Partial or Full Discharge	Supporting Information
3	(a) Materials Samples <i>Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:</i> <i>*hand sized samples and specifications of all materials to be used on all external elevations</i> <i>*drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and</i> <i>*a programme for the production of the full sized sample panels and strategy for quality control management; and</i> <i>The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames.</i> (b) CEMP and Circular Economy Statement (Material) <i>Prior to above ground development submission of a Construction Environmental Management Plan (CEMP)- Circular Economy Statement (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle in line with NO.3 CIRCLE SQUARE, MANCHESTER LIFE CYCLE ASSESSMENT CONCEPT DESIGN JUNE 2022 by Element Sustainability stamped as received on 06-07-22.</i> (c) Quality Control Statement <i>The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority</i>	Full Discharge *NB Part (a) was previously discharged under Ref: CDN/23/0041, this forms a re-discharge to formalise revised brick choice.	Please see Appendix A for full list of supporting information submitted. Site Visits carried out to date: - Site visit took place onsite on 13 January 2023 (brick and window frame samples) – as per condition discharge application ref: CDN/23/0041. - Further site visit took place onsite on 3 May 2023 (revised brick choice). - Site visit took place onsite on 28 July 2023 (Visual Mock-up). - Virtual Meeting with MCC case officer on 3 October 2023 on louvres.

Condition Wording		Partial or Full Discharge	Supporting Information
	<i>in accordance with the programme and dwgs as agreed above.</i>		

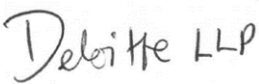
Summary

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-12542401.

A fee has been paid to Manchester City Council for £116, 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 3, 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.
Appendix A

Appendix A

Supporting Information Submitted with this Application

Information submitted in relation to bricks:

- Revised Brick selection report (Ref: 0256-CS3-BAR-03-XX-RP-A-0020) Addendum dated 27 April 2023 (for York Handmade / Thirkleby Waterstruck Blend and mortal selection analysis added).
- Site visit on 3rd May 2023 – review revised brick choice for York Handmade / Thirkleby Waterstruck Blend.
- Email confirmation from Manchester City Council on 9th May 2023 on revised brick choice and confirmed agreement to approach in formalising the revised brick choice.

Information submitted in relation to visual mock-up and louvres:

- Site visit on 28th July 2023 – reviewed visual mock-up.
- Email confirmation from Manchester City Council on 28th July 2023 on approach confirming on snagging and monitoring.
- Snagging Document (Titled: Bridge Architects – Comments on VMU Rev A) dated 26th July 2023.
***NB** this was previously issued to Manchester City Council on 30th August 2023.
- Louvres Technical Report prepared by CWC Consulting dated 19 September 2023.
***NB** this was previously issued to Manchester City Council on 3rd October 2023.
- Louvres Design Report prepared by Bridge Architects dated September 2023.
***NB** this was previously issued to Manchester City Council on 3rd October 2023.
- Additional Louvres Response Note (Titled: No.3 Circle Square – Louvres Additional Info) dated 3rd November 2023.
- Email correspondence from Manchester City Council on 10th November 2023 confirming acceptance to the generality of the constraints to amending the louvre design, with only concern on the appearance of the louvres above the glazing at ground floor level on Newman Street
- 4no. Quality Control Documents, as follows:
 - o L014 - No 3 Circle Square – Quality Procedures for Envelope
 - o F1.2108103: SFS QA (version 3)
 - o F1.1164254: External Doors Metal QA (version 1)
 - o OF-17-04-019 External Doors ITAP (version 2)

Information submitted in relation to CEMP and Circular Economy Statement:

- Circular Economy Statement (Ref: 2021.305) prepared by Element Sustainability.