

17 October 2023

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.

A summary of the condition wording and information submitted is set out under each respective heading below.

Table 1 below confirms the documents submitted in support of this application.

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

Condition Wording		Partial or Full Discharge	Documents Submitted
14	<p>Signage and Outdoor Furniture</p> <p><i>In relation to the commercial units the following details shall be submitted and agreed in writing before first occupation of the units:</i></p> <p>a.) A signage strategy;</p> <p>b.) A layout and design strategy for any outside furniture and associated fixtures and fittings.</p>	Full Discharge	<p>Circle Square Blocks 5&6 + 7&8 Signage & Outdoor Seating Strategy (dated October 2023), prepared by VITA GROUP (part a and b)</p> <p>Furniture Arrangement Plan (Ref: CSAL-PLA-ZT-XX-DR-L-0401-C06), prepared by Planit-ie (Part b)</p> <p>*NB this drawing (Ref: CSAL-PLA-ZT-XX-DR-L-0401-C06) was approved under Ref: CDN/20/0524 on 1 June 2020</p>

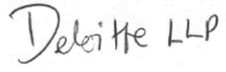
Summary

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-12500679.

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 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.