

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant

Bruntwood Circle Square 12 Ltd
C/o Agent

Agent (if used)

Ms Rachel Poole
Deloitte LLP
Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Discharge of planning condition 3a, (Materials) 4a (Ground Conditions), 5 (Construction Management Plan), 6 (Landscaping and Highways), 10 (Drainage), 14 (Piling), 20a (Local Labour), 35a (UXB) attached to planning permission 134288/FO/2022 as amended by 134288/FO/2022

Location: No.3 Circle Square, Land Bounded By Princess Street, Newman Street (Formerly Brancaster Road) And Cloak Street, Manchester, M1 7ED

Date of application: 20 January 2023

Application number: CDN/23/0041

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Condition 3a, (Materials)

On the basis of the following:

Site meeting to view samples 13-01-23 and No.3 Circle Square , Manchester| Brick selection report dated 01-02 23;

No 3 Circle Square Sample Panel Programme Detailed Programme as amended by Samples for Planning Approval document stamped as received on 24-04-23: and

Mock Up Panel Dwg SK078

the pre-commencement requirements of the condition are discharged

Condition 4a (Ground Conditions)-

Condition 4a (Ground Conditions)- On the basis of the following:

Remediation Strategy, Circle Square, Building 3, Curtins, Reference: CS3-CUR-03-XX-RP-G-0003, Revision: C02 17-02-23; ,

Circle Square Building 3, Updated Ground Gas Risk, Assessment Curtins Ref: 080355-CUR-00-XX-RP-GE-005 Ref: CS3-CUR-03-XX-RP-G-0005 Revision: P02 Issue Date: 17 February 2023; and

Gas Monitoring Certificates stamped as received on 17-02-23

the pre-commencement requirements of the condition are discharged

For full discharge Part (b) when the development commences, the development shall be carried out in accordance with the agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Condition 5 (Construction Management Pla

On the basis of ongoing compliance with the following:

No 3 Circle Square , Manchester Construction, Management & Methodology Rev 1 dated 10/11/22 by GMI

and subject to ongoing dicussions about detailed traffic management proposals affecting the public highway with MCC Highways

the condition is discharged

Condition 6 (Landscaping and Highways),

Condition 6 (Landscaping and Highways): On the basis of compliance with the following:

Samples for Planning Approval document stamped as received on 24-04- 23 in relation to landscaping details;

The condition is discharged

Condition 10 (SUDS)

Condition 10 (SUDS) - On the basis of implementation and compliance with the following:

(a) Deloitte's e-mail 18-04-23;

(b) Planning Note stamped as received on 18-04-23;

(c) Dwgs 064428-CUR-FS-XX-DR-C-92500 F01, CS3-CUR-03-XX-DR-C-9202 C01, CS3-CUR-03-XX-DR-C-9220 C01, CS3-CUR-03-XX-DR-C-9221 C01, CS3-CUR-03-XX-DR-C-9222 C01 and CS3-CUR-03-XX-DR-C-9223 C01; and

(d) Dwgs CS3-CUR-03-XX-DR-C-9223 C01, L014-CUR-52-01.ZZ-D-C-520000, L014-CUR-52-01.ZZ-D-C-520004, L014-CUR-52-01.ZZ-D-C-520001, L014-CUR-52-01.ZZ-D-C-520002, L014-CUR-52-01.ZZ-D-C-520003, L014-CUR-52-01.ZZ-D-C-520010, L014-CUR-52-01.ZZ-D-C-520011 and L014-CUR-52-01.ZZ-D-C-520012;

the condition is discharged

The approved details shall be implemented in full as part of the development prior to occupation of the building.

Condition 14 (Piling)

Condition 14 (Piling): On the basis of the following and compliance with the recommendations:

Circle Square Building 3, Piling Risk Assessment, Curtins Ref: 080355-CUR-00-XX-RP-GE-004, Ref: CS3-CUR-03-XX-RP-G-0004
Revision: C01, Issue Date: 18 November 2022

the condition is discharged

Condition 20a (Local Labour),

On the basis of ongoing compliance with the following:

Local Labour Proposal Template for Construction stamped as received on 20-01-23

the pre-commencement requirements of the condition are discharged

Condition 35a (UXB)

On the basis of the recommendations and mitigation proposed within the following being implemented:

CIRCLE SQUARE 3, BRANCASTER ROAD UXO SAFETY AWARENESS DOCUMENT
dated 11-01-23

the condition is discharged

Date: 24 April 2023

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.