

13 January 2023

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

FAO Angela Leckie

Dear Angela

No.3 Circle Square – Application for Non-Material Amendments to Planning Permission 134288/FO/2022

On behalf of our client, Bruntwood Circle Square 12 Limited, we hereby submit an application under Section 96(a) of the Town and Country Planning Act 1990 in order to make Non-Material Amendments (“NMA”) to Planning Permission 134288/FO/2022.

Background

On 4 November 2022 Planning Permission was granted for No.3 Circle Square (Reference 134288/FO/2022). The description of development approved under application reference 134288/FO/2022 is as follows:

“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.”

Proposed Non-Material Amendments

Amendments are proposed to the wording of one condition on the permission for No.3 Circle Square to ensure they can be complied with.

Update to Drainage Condition

Condition 10 on the permission requires a drainage scheme to be implemented before the development commences. Due to the timescales for starting on site and the installation of the drainage scheme not being feasible at this stage, the time trigger set out by the previous condition wording cannot be complied with.

As such we request the time trigger of the condition is updated to allow the implementation of the drainage scheme. The following condition wording (Condition 3) is suggested:

"10) Notwithstanding the details as set out within condition 2, no development shall take place **other than below ground piling**, until surface water drainage works, including an implementation programme, have been **agreed** ~~implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards~~ and details ~~that have been submitted to and approved in writing by the Local Planning Authority, in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards~~. This shall include:

**Finalised drainage layout showing all components, levels and connectivity.*

**Finished floor levels and flood resistance/resilience measures shall be set in accordance with No 3 Circle Square, Manchester Flood Risk Assessment and Drainage Strategy (Curtins Ref: CS3-CUR-03-XX-RP-D-92000 Revision: V02 Issue Date: 01 July 2022). Evidence shall be presented of retention through to final design.*

~~**A Flood Emergency Plan covering the points recommended in No 3 Circle Square, Manchester Flood Risk Assessment and Drainage Strategy (Curtins Ref: CS3-CUR-03-XX-RP-D-92000 Revision: V02 Issue Date: 01 July 2022).*~~

**Evidence that the drainage system has been designed to the restricted flow rates previously approved, which shall present evidence of previous approvals.*

**Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building;*

**Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.*

**For sites where proposed development would cause pollution risk to surface water, evidence of pollution control measures (preferably through SuDS) is required.*

**Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved.*

**Hydraulic calculation of the proposed drainage system;*

**Construction details of flow control and SuDS elements.*

*The approved details shall be implemented **prior to occupation** as part of the development."*

Flood Emergency Plan Condition

Given the proposed amended wording to Condition 10, as set out above, we request that a new condition be added to planning permission 134288/FO/2022 for the flood emergency plan. We request that the time trigger for be updated to prior to occupation:

“Prior to the occupation of the development A Flood Emergency Plan covering the points recommended in No 3 Circle Square, Manchester Flood Risk Assessment and Drainage Strategy (Curtins Ref: CS3-CUR-03-XX-RP-D-92000 Revision: V02 Issue Date: 01 July 2022) shall be submitted to and approved in writing by the Local Planning Authority.”

Planning Policy and Guidance

Since planning permission was granted in November 2022, there has been no change to the adopted Development Plan and planning policy therefore remains unchanged. The proposed amendments do not result in any material change and therefore do not require a reassessment of the proposals against Development Plan policies. For reference, full consideration of the proposed development against the planning policy framework is considered within the original No.3 Circle Planning Statement.

The National Planning Policy Framework (NPPF) forms a Material Consideration in the determination of this application. The National Planning Policy Framework (NPPF) has not been updated since planning permission was granted. In summary, there are no changes to the Framework or Planning Practice Guidance which would affect consideration of the application.

Pre-application Consultation

The approved scheme was subject to a comprehensive process of pre-application public and stakeholder engagement, including engagement with, the Environment Agency, Greater Manchester Police, local businesses and residents, and local Ward Councillors.

The proposals were also subject to statutory consultation during the determination period. This application is submitted following pre-application consultation with the Local Planning Authority on 11 January 2023, when it was agreed with officers that the changes proposed could be applied for via a NMA to the existing permission and the proposed amendments were agreed in-principle.

Application Submission

This application comprises this Covering Letter and the following documentation:

- Application Form prepared by Deloitte;
- 080355 – CS3 Drainage Planning Note prepared by Curtins;
- L014-CUR-52-01.ZZ-D-C-520000 Rev P02 - Drainage Strategy prepared by Curtins;
- L014-CUR-52-01.ZZ-D-C-520001 Rev P02 - Drainage 1-100 Layout Sheet 1 prepared by Curtins;
- L014-CUR-52-01.ZZ-D-C-520002 Rev P02 - Drainage 1-100 Layout Sheet 2 prepared by Curtins; and

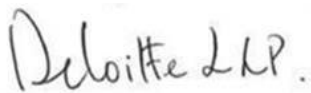
- L014-CUR-52-01.ZZ-D-C-520003 Rev P02 - Drainage 1-100 Layout Sheet 3 prepared by Curtins.

Summary and Conclusion

Payment of the planning application fee in the sum of £234 has been made directly to Manchester City Council under Planning Portal Reference PP-11834357. I would be grateful if you could please confirm receipt of this fee.

We would be grateful if you could notify us of validation of the Application and 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

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

Deloitte LLP