

12 January 2023

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 Conditions 3a, 4a, 5, 6, 10, 14, 20a, and 35a of
Planning Permission Ref: 134288/FO/2022**

Please find enclosed a condition discharge application in relation to No.3 Circle Square, Planning Permission Ref: 134288/FO/2022. The application is submitted by Bruntwood Circle Square 12 Limited.

This application is submitted to fully discharge conditions 3a, 4a, 5, 6, 14, 20a, and 35a, 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 conditions and documents that are submitted in support of the application for full discharge of Conditions 3a, 4a, 5, 6, 10, 14, 20a, and 35a which relate to ground conditions and work related to below ground level to implement the proposed development.

The conditions are required for discharge before piling works commence on the project in order to ensure that the permission has been lawfully implemented. 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 or Full Discharge and Information Submitted

Condition Wording		Partial or Full Discharge	Documents Submitted
3a	Sample of Materials <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>	Full Discharge	• Sample Panel Programme prepared by GMI Construction Group • Meeting to take place on -site 13 January (brick and window frame samples). • Images of window frames. • Sample Panel Drawings, prepared by Bridge Architects
4a	Site Investigation and Remediation <i>“Notwithstanding the Phase 1 Preliminary Risk Assessment, Circle Square Building No.3, Curtins, Reference: 080355-CUR-00-XX-DR-GE-001, 1 July 2022 prior to the commencement of the development the following information should be submitted for approval in writing by the City Council, as Local Planning Authority:</i> <i>(i) Submission of Site Investigation Proposals</i> <i>(ii) Submission of a Site Investigation and Risk Assessment Report</i> <i>(iii) Submission of a Remediation Strategy</i> <i>In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence in the identified areas until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.</i>	Full Discharge	• Remediation Strategy Ref. CS3-CUR-03-XX-RP-G-0003, prepared by Curtins. • Building 3 Phase 2 Ground Investigation Report Ref. CS3-CUR-03-XX-RP-G-0002

	Condition Wording	Partial or Full Discharge	Documents Submitted
	<i>The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority."</i>		prepared by Curtins.
5	Construction Management Plan <i>"No development shall take place until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority</i> <i>The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:</i> <i>*Display of an emergency 24 hour contact number;</i> <i>*Details of measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;</i> <i>*Dust suppression Methodology;</i> <i>*Compound locations where relevant;</i> <i>* Highway Dilapidation survey;</i> <i>*Details of any necessary temporary traffic management measures;</i> <i>*Location, removal and recycling of waste and loading/unloading and storage of plant, waste and construction materials;</i> <i>*Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);</i> <i>*Routes for construction traffic including swept path analysis;</i> <i>*A method statement to protect the River Medlock from accidental spillages, dust and debris in consultation with the Canal and Rivers Trust;</i> <i>*Parking of construction vehicles and staff;</i> <i>*Sheeting over of construction vehicles;</i> <i>*Measures to protect vulnerable road users (cyclists and pedestrians); and</i> <i>*Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.</i> <i>*A plan showing the areas of storage of plant, fuel/chemicals and materials used in constructing the development;</i> <i>* steps to be taken to prevent the discharge of silt-laden run-off, construction site drainage, materials or dust or any accidental spillages entering the waterway;</i>	Full Discharge	• Construction Management Plan prepared by GMI Construction Group

Condition Wording	Partial or Full Discharge	Documents Submitted
<i>*details of the environmental pollution incident emergency response;</i> <i>* measures to locate, clear, remediate and permanently seal any existing drains or culverts within the application site that may discharge to the River Medlock Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.</i> <i>The development shall be carried out in accordance with the approved construction management plan."</i>		
6 Public Realm and Highway Works Programme <i>"Notwithstanding the documents detailed in condition 2, prior to the commencement of development a programme for submission of final details of the public realm works and highway works as shown in Dwgs 1502A-PLA-XX-XX-DR-L-0001 REV P06, 1502A-PLA-XX-XX-DR-L-0002 REV P04, 1502A-PLA-XX-XX-DR-L-0003 REV P04, 1502A-PLA-XX-XX-DR-L-0004 REV P04 , 1502A-PLA-XX-XX-DR-L-0005 REV P05, 1502A-PLA-XX-XX-DR-L-0006 REV P04, 1502A-PLA-XX-XX-DR-L-0007 REV P04 and 1502A-PLA-XX-XX-DR-L-0008 REV P04 all stamped as received on 06-07-22 shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted.</i> <i>For the avoidance of doubt the development should be delivered in accordance with the approved programme and should not be occupied unless or until the public realm works are completed.</i> <i>(a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);</i> <i>(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, where detailed design allows bat boxes and brick, bird boxes and areas of sensitively designed lighting provide opportunities areas within the site for use by bats and moths to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site;</i> <i>(c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;</i> <i>(d) Details of how surface water from the public realm would be managed within the public realm though Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;</i> <i>(e) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, temporary gates, boundary treatments, planters all</i>	Full Discharge	Sample Panel Programme prepared by GMI Construction Group

Condition Wording	Partial or Full Discharge	Documents Submitted
<i>to include features which fully consider and promote inclusive access (which includes older and disabled people);</i> <i>(f) Lighting around and within the site (which includes for consideration of older and disabled people and any biodiversity features installed for bats) and how it has been designed to increase opportunities for roosting bats; and</i> <i>(g) A management and maintenance strategy for the public realm and who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintenance of provision of access for disabled people.</i> <i>The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including Age Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook. And shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.</i> <i>If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place."</i>		
10 Surface Water Drainage <u>(N.B. wording to be updated as part of concurrent NMA ref: PP-11834357)</u> <i>"Notwithstanding the details as set out within condition 2 no development shall take place until surface water drainage works have been 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. This shall include:</i> <i>*Finalised drainage layout showing all components, levels and connectivity.</i> <i>*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.</i> <i>*A Flood Emergency Plan covering the points recommended in No 3 Circle Square,</i> <i>Manchester Flood Risk Assessment and Drainage Strategy (Curtins Ref: CS3-CUR-03-XX-RP-D-92000 Revision: V02 Issue Date: 01 July 2022).</i> <i>*Evidence that the drainage system has been designed to the restricted flow rates previously approved, which shall present evidence of previous approvals.</i>	Full Discharge (on the basis of amended condition wording – subject to NMA)	Flood Risk Mitigation Strategy prepared by Curtins Condition 10 is subject to a concurrent NMA (planning portal ref: PP-11834357)

Condition Wording		Partial or Full Discharge	Documents Submitted
	<i>*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;</i> <i>*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.</i> <i>*For sites where proposed development would cause pollution risk to surface water, evidence of pollution control measures (preferably through SuDS) is required.</i> <i>*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.</i> <i>*Hydraulic calculation of the proposed drainage system;</i> <i>*Construction details of flow control and SuDS elements.</i> <i>The approved details shall be implemented as part of the development."</i>		
14	Piling <i>"Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details."</i>	Full Discharge	Piling Risk Assessment prepared by Curtins
20 a	Local Benefits proposal <i>"Prior to the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.</i> <i>In this condition a Local Benefit Proposal means a document which includes:</i> <i>i) the measures proposed to recruit local people including apprenticeships</i> <i>ii) mechanisms for the implementation and delivery of the Local Benefit Proposal</i> <i>iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives."</i>	Full Discharge	Local Labour Proposal prepared by GMI Construction Group

Condition Wording		Partial or Full Discharge	Documents Submitted
35 a	UXO <i>"No development, hereby approved, shall commence until a detailed risk management programme / plan for unexploded ordnance (UXO) and mitigation as appropriate, is submitted in writing to the local planning authority for approval. Development shall be carried out fully in accordance with the approved UXO risk management and mitigation programme / plan."</i>	Full Discharge	UXO prepared by Zetica

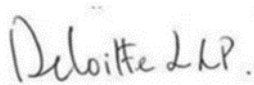
Summary

In addition to the documents listed in Table 1 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-11703612.

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 full discharge of conditions 3a, 4a, 5, 6, 10, 14, 20a, and 35a, 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



Deloitte LLP

Encl.