

16 November 2022

F.A.O Angela Leckie
Planning Department
Manchester City Council
PO Bo 532
Town Hall
Manchester
M60 2LA

Dear Angela

Circle Square Plots 2, 3 & 4 – Application for Discharge of Condition 18 of Planning Permission
Ref: 111025/FO/2016/C1 (amended by 121851/JO/2018)

Please find enclosed an application for the discharge of Condition 18 attached to Planning Permission Ref: 121851/JO/2018. The application is submitted by Bruntwood Circle Square 4 Limited.

Planning Permission Reference 121851/JO/2018 approved the following description of development:

“Variation of condition 2 (approved dwgs) attached to application ref no 111025/FO/2016/C1 (as amended by application ref no 121851 Blocks 2,3 and 4 - Erection of two buildings (18 and 14 storeys (Blocks 2 and 4)) comprising offices (Class B1) with ground floor and basement 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 an external terrace (Block 2 & 4), alongside creation of public green space with pavilion building (Block 3) for events space / uses within Classes A1, A3, A4, D1(Exhibition Hall/ Public Hall only) , D2(Concert Hall / Music Hall only)(Sui Generis) accessed from ground level within basement level below alongside creation of areas of public realm including tree planting and all associated access and servicing.) to allow for a reduction in building height, amendments to the internal layout including lifts, quantum and mix of accommodation, incorporation of heat and electricity generating plant, amendments to the detailing of the external facades, and introduction of monorail system to allow for building maintenance.”

This application seeks approval of the Circle Square Plots 2, 3 & 4 Events Management Strategy.

Symphony Park was approved together with the office buildings at Number 1 and 2 Circle Square under Planning Permission ref: 111025/FO/2016/C1 (amended by 121851/JO/2018). Symphony Park provides a significant amount of new public green open space that will form a key asset for the city, playing a vital role for the city's economy and socio-cultural identity.

Symphony Park: Vision and Purpose

The range of proposed events will provide a valuable contribution to the city and the local area, by bringing life and vibrancy throughout the day and evening through a programme of carefully curated events. These events will be a key source of activity and entertainment for the neighbourhood as well as Manchester city centre more broadly. The proposed events programme will see Symphony Park host a range of community, art, music and cultural events which will further enhance the sense of place and identity of Circle Square as a key destination in the city centre for local residents, workers and visitors.

Hatch immediately to the south of the Circle Square masterplan area has already created a new destination in the city centre, acting as a popular space for socialising, shopping and relaxing. The proposed events within Circle Square's Symphony Park will build upon Bruntwood's successful management and implementation of Hatch.

Events Management and Co-ordination

The Events Management Strategy submitted as part of this application outlines how the different type of events will be effectively managed. This includes details of:

- Event capacity
- Potential temporary traffic measures and the requirement of a traffic management plan
- Access, including
 - Controlled ingress and egress of patrons for ticketed events.
 - Potential restrictions and diversion of pedestrian and service vehicle access.
- Event set up / unloading, including cranes
- Prevention of crime and disorder
- Prevention of public nuisance

The measures detailed in the strategy demonstrate how these events and activities will be proactively and sensitively managed so as to avoid any unacceptable impacts upon residential amenity arising from the active usage of the space.

Due to the varied programme of events and activities, the potential associated outdoor noise levels will vary depending on the event. The events programme has been designed to avoid any noise nuisance. A written dispersal policy shall be in place and implemented at the premises to move customers from events and the immediate premises in such a way to cause minimum disturbance and nuisance to neighbours. After hour noise levels will be monitored and controlled to minimise any potential impact on local residents. It should be noted that the proposed events programme does not include any provision for events with amplified sound.

For further details of the events strategy please refer to the Events Management Strategy prepared by Bruntwood.

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

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

Condition no.	Condition Wording	Partial or Full Discharge	Documents Submitted
18	Event Management Strategy <i>“Before the areas of public realm hereby approved are first brought into use a detailed Event Management Strategy which includes detail of the following:</i> <i>(a) Details of the types of events that would be held within the space;</i> <i>(b) Any temporary traffic measures that would be required to be put in place;</i> <i>(c) How full access for pedestrians and service vehicles to surrounding streets and buildings would be maintained;</i> <i>(d) Locations for vehicles including cranes to unload; and</i> <i>(e) An Operating Schedule for prevention of crime and disorder and prevention of public nuisance.</i> <i>shall be submitted and agreed in writing by the City Council as Local Planning Authority.”</i>	Full Discharge	Events Management Strategy prepared by Bruntwood.

Application Submission

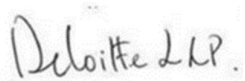
In addition to the documents listed in Table 1 and this Covering Letter, the application comprises:

- Application Form.

The application has been submitted through the Planning Portal and the reference number for this application is PP-11687888.

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 express written consent that the enclosed information is sufficient to allow the full discharge of condition 18, as outlined above. If you require any further details, please do not hesitate to contact my colleague Jemma Brabrook (0161 455 6903 / jbrabrook@deloitte.co.uk)

Yours sincerely

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

For
Deloitte LLP

Encl.