

1 July 2022

Manchester City Council
Planning Department
Albert Square
Town Hall Extension
M60 2LA

FAO Angela Leckie

Dear Angela,

No.3 Circle Square, Manchester City Centre

Please find enclosed an application submitted on behalf of Bruntwood Circle Square 12 Ltd for Full Planning Permission for the erection of a 15 storey office building, new public realm and associated works, including back of house and ancillary areas ("the Proposed Development").

The 0.96 hectare site is bounded by Newman Street (formerly Brancaster Road) to the north, Princess Street to the east, Cloak Street and the Mancunian Way to the south and Manchester Technology Centre to the West (the 'Site').

The Site benefits from an extant planning consent (ref: 125451/FO/2019 (as amended), approved by Manchester City Council in February 2020 for a 15 storey office building with ground floor commercial units. This application was supported by an Environmental Statement and suite of technical assessments that concluded that the proposal was acceptable and of an appropriate scale and massing.

The proposed Development includes:

- 15 storey office development comprising 36,448 sq. m (GEA), including mezzanine floor and amenity level with roof terrace;
- Commercial retail floorspace at ground level to provide additional active frontage into Circle Square;
- Creation of 'Symphony Gardens', providing a new informal landscaped area open to the public;
- 118 long stay cycle parking spaces, 18 short stay / visitor cycle parking spaces within the public realm.

The Site is currently comprised of vacant land to the east (formerly a construction compound for Circle Square), temporary grassed area to the west, car parking spaces and a substation to the south.

Description of Development

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

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The description of development on the application form for Planning permission 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, refuse store and other associated works

Application Documentation

This covering letter should be read in conjunction with the following documents submitted with the applications:

Document / Plan	Consultant
Application red-line boundary plan	Bridge Architects
Proposed plans, elevations and sections	Bridge Architects
Accommodation Schedule	Bridge Architects
Design and Access Statement	Bridge Architects
Landscaping Strategy	Planit
Statement of Consultation	Deloitte
Planning and Tall Building Statement	Deloitte
Crime Impact Statement	Greater Manchester Police: Design For Security
Environmental Standards Statement including Energy Strategy and BREEAM Pre-Assessment	Crookes Walker and Element Sustainability
Air Quality Assessment	Hoare Lee
Heritage Statement	KM Heritage
Construction Noise and Vibration Assessment Acoustic Planning Report	Sandy Brown
Outline Construction Management Plan	GMI Construction Group
Phase 1 Preliminary Risk Assessment Phase 2 Ground investigation	Curtins
Television and Radio Baseline Survey Television and Radio Written Scheme	Pager Power
Framework Travel Plan	Curtins

Document / Plan	Consultant
Transport Assessment	Curtins
Local Labour Agreement	Bruntwood
Ventilation Strategy	Crookes Walker
Archaeological Desk Based Assessment	Pre-Construct Archaeology
Ecological Assessment	Brookes Ecological
Waste Management Strategy	Curtins

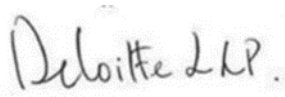
An Environmental Statement of the proposals, comprising:

- **Volume 1: Environmental Statement including:**
 - Introduction;
 - Methodology;
 - Site, Surroundings and Description of Proposals;
 - Consideration of Alternatives;
 - Construction Management (including Construction Management Plan as appendices);
 - Sunlight, Daylight and Overshadowing Chapter prepared by GIA (including Sunlight, Daylight and Overshadowing Assessment as appendices);
 - Townscape and Visual Impact Chapter prepared by Planit;
 - Water Quality, Drainage and Flood Risk Chapter prepared by Curtins (including Flood Risk Assessment and Drainage Strategy as appendices);
 - Wind Microclimate Chapter prepared by Nove Fluid Mechanics (including Wind Microclimate Assessment as appendices);
 - Climate Change prepared by Element Sustainability;
 - Type 1 Cumulative Effects, and
 - Summary of Residual Impacts.
- **Volume 2: Technical Appendices**
 - Construction Management Plan;
 - Sunlight, Daylight and Overshadowing Assessment;
 - Townscape and Visual Impact Assessment;
 - Flood Risk Assessment and Drainage Strategy;; Wind Microclimate Assessment; and
 - Climate Change.
- **Volume 3: Non-Technical Summary**

Payment of the planning application fee in the sum of £83,027.00 has been made directly to Manchester City Council under Planning Portal Reference PP-11362837. I would be grateful if you could confirm receipt of this fee and subsequent written confirmation of validation of this application.

If you require any further information, please do not hesitate to contact me or my colleague Rachel Poole (rpoule@deloitte.co.uk / 0161 455 6272)

Yours sincerely

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

Deloitte LLP

Encs.