

8 June 2022

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

Dear Angela

**Circle Square Plots 2, 3 & 4 – Application for Discharge of Conditions 3, 6 and 9 of Planning Permission
Ref: 111025/FO/2016/C1 (amended by 121851/JO/2018)**

Please find enclosed an application for the discharge of Conditions 3, 6 and 9 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.”

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	Comments
3	BREEAM (wording as per 126839/NMC/2020) <i>“The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a ‘very good’ rating. Post construction review certificate(s) shall be submitted to, and approved in writing by the local planning authority, within three months of the occupation of the buildings hereby approved.”</i>	Full Discharge	BREEAM Certificate	NB. Time trigger updated to within three months of occupation – approved under application ref: 126839/NMC/2020 (approved 28/05/20)
6	Contaminated Land (wording as per 128666/NMC/2020) <i>On the basis of the Interim Remediation Verification Report (065782-CUR-00-XX-RP-GE-0004-P02 Interim Validation Report), prepared by Curtins, within three months of practical completion, a verification report to validate that the work undertaken (as detailed in condition 2 (i) application ref no121051 as amended by 121850 as amended by 126859) conforms to the remediation proposals shall be submitted to and agreed in writing by the City Council as Local Planning Authority.</i> <i>For the avoidance of doubt practical completion and occupation of buildings 2 and 4 is permitted pending submission of the finalised Remediation Verification Report and its approval in writing within three months of practical completion of buildings 2 and 4.</i>	Full Discharge	Remediation Verification Report, prepared by Curtins	NB. Time trigger amended to within three months of PC – approved under application ref: 128666/NMC/2020 (approved 25/11/2020)
9	Secure by Design (wording as per 128323/NMC/2020) <i>“The development hereby approved (excluding the demolition, clearance and the junction improvement works) shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall achieve a Secured by Design accreditation. Written confirmation of Secured by Design accreditation shall be submitted to, and approved in writing by the local planning authority, within three months of the occupation of the building hereby approved.”</i>	Full Discharge	Secure by Design Certificate	NB. Time trigger amended to within three months of occupation – approved under application ref: 128323/NMC/2020 (approved 16/11/2020) The pre-commencement element of condition 9 (as per condition wording attached to application reference 111025/FO/2016/C1) previously discharged under application ref: CDN/17/0548.

Application Submission

In addition to the documents listed in Table 1 and this covering letter, the application comprises:

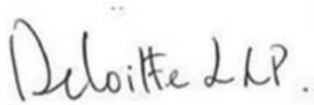
- Application Form.

The application has been submitted through the Planning Portal and the reference number for this application is PP-11297791.

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 conditions 3, 6 and 9, 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 dark ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

Deloitte LLP

Encl.