Deloitte.

Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M3 7FB

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitte.co.uk

19 March 2026

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

FAO Angela Leckie

Dear Angela,

Commercial Unit T5, Blocks 5 and 6, Circle Square, Manchester
Application for Discharge of Conditions 13, 15, 23, 24 of Planning Permission Ref: 116450/FO/2017

Please find enclosed a condition discharge application in relation to Commercial Unit T5, Blocks 5 and 6 at Circle Square, Manchester, with Planning Permission Ref: 116450/FO/2017. The application is submitted by Manchester Charles Street Residential Scottish LP ('the Applicant').

This application is submitted to discharge condition 13 (Opening Hours), 15 (Acoustics – Plant Equipment), 23 (Fumes, Vapours and Odours), and 24 (Acoustics – Use of Unit) specifically related to Unit T5, attached to Planning Permission 116450/FO/2017.

Planning Permission Reference 116450/FO/2017 approved the following description of development:

"Resubmission of application ref no 111026 (as amended by 116413/NMC/2017) (Blocks 5 and 6) to incorporate amendments comprising additional floor of accommodation (now 37 storeys but overall height of tower element reduced 0.5m) and changes to number (6 additional) and mix of apartments. Original consent for Erection of part 17, part 36 storey building to comprise 411 residential apartments (Class C3) (14 studios, 136 x 1 bed, 228 x 2 bed and 33 x 3 bed) with mid and top roof level private dining / media room / gardens, ground and mezzanine floor residential amenity uses and lower ground, ground and mezzanine level 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 associated junction improvements to Oxford Road / Charles Street, access, servicing, and landscaping)."

Conditions Discharge

This section sets out the relevant condition and documents that are submitted in support of the application for discharge of condition 13 (Opening Hours), 15 (Acoustics – Plant Equipment), 23 (Fumes, Vapours and Odours), and 24 (Acoustics – Use of Unit) specifically related to Unit T5 attached to planning permission 116450/FO/2017.

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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/Full Discharge and Information Submitted

Condition Wording		Partial or Full Discharge	Documents Submitted
13	**Opening Hours** Before any use hereby approved commences, within each of the ground floor units details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall not be operated outside the hours approved in discharge of this condition.	Partial Discharge – commercial unit T5 only	The Applicant confirms the opening hours for Commercial Unit T5, will be Monday to Sunday, 8:00am to 6:00pm.
15	**Acoustics – Plant Equipment** Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.	Partial Discharge – commercial unit T5 only	Acoustics Assessment (Plant Equipment), (ref. MPF/PR0538/L20) prepared by Fisher Acoustics The Applicant confirms there is no externally mounted ancillary equipment proposed to service commercial unit T5 (all associated plant equipment are internally located)
23	**Fumes, Vapours and Odours** Final details of the method of extraction of any fumes, vapours and odours from (a) the residential accommodation ; and **(b) the ground floor units** shall be submitted to and approved in writing by the City Council as local planning authority prior to occupation of each use / ground floor A3 / A4 unit The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.	Partial Discharge – part (b), related to commercial unit T5 only	The Applicant confirms there is no fumes, vapours and odours extraction scheme proposed associated to commercial unit T5.
24	**Acoustics – Use of Unit** The Commercial Units shall be acoustically insulated in accordance with the Recommendations in Deloitte, Noise Impact, Phase 1B Circle Square dated January 2016 by Fisher Acoustics and the specifications in relation to structure bourne noise as set out in Fisher Acoustics letter dated 6th April 2016 with the	Full Discharge	Acoustics Assessment – (Use of Unit), (ref. MPF/PR0538/L25) prepared by Fisher Acoustics The Applicant confirms Unit T5 has no music replay system, limiting noise sources to domestic activities (customer/employee voices).

Condition Wording		Partial or Full Discharge	Documents Submitted
	implementation of these approved works to be confirmed within a Verification Report to be submitted to and approved in writing by the City Council as Local Planning Authority prior to occupation of any part of the development. The approved measures shall remain in situ whilst the use or development is in operation. For the avoidance of doubt any changes to the approved the structure are prohibited at any time without written approval of the planning authority.		Internal noise levels are therefore substantially lower than the allowable levels specified in the documents referenced in Condition 24.

Summary

In addition to the documents listed in Table 1 and this Covering Letter, the application also comprises the Application Form, submitted through the Planning Portal under Ref: PP-14415747.

A fee has been paid to Manchester City Council for £298, 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 discharge of condition 13, 15, 23, and 24 as outlined above. If you require any further details, please do not hesitate to contact my colleagues [redacted].

Yours sincerely

[redacted]

For Deloitte LLP