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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

16 December 2025

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

Dear Angela,

Commercial Unit 2, No. 3 Circle Square, Manchester
Full Planning Application for Change of Use

Please find enclosed a Full Planning Application for change of use to commercial unit 2 (ground floor and mezzanine floor) at No 3. Circle Square to allow gym use (the "Proposed Development").

The Applicant is Bruntwood Circle Square 12 Ltd ("the Applicant").

Description of Development

The Description of Development as set out on the Application Form is:

"Full Planning Application for Change of Use of Commercial Unit 2 of No. 3 Circle Square from Use Class E (a (excluding convenience retail), b, c, e, f) to Use Class E (a (excluding convenience retail), b, c, d, e, f, g) to allow gym use."

Background

Planning permission for No.3 Circle Square (Ref: 134288/FO/2022) was approved on 4 November 2022. The description of development on the decision notice 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, and other associated works."

No.3 Circle Square has reached practical completion in July 2025.

The Site

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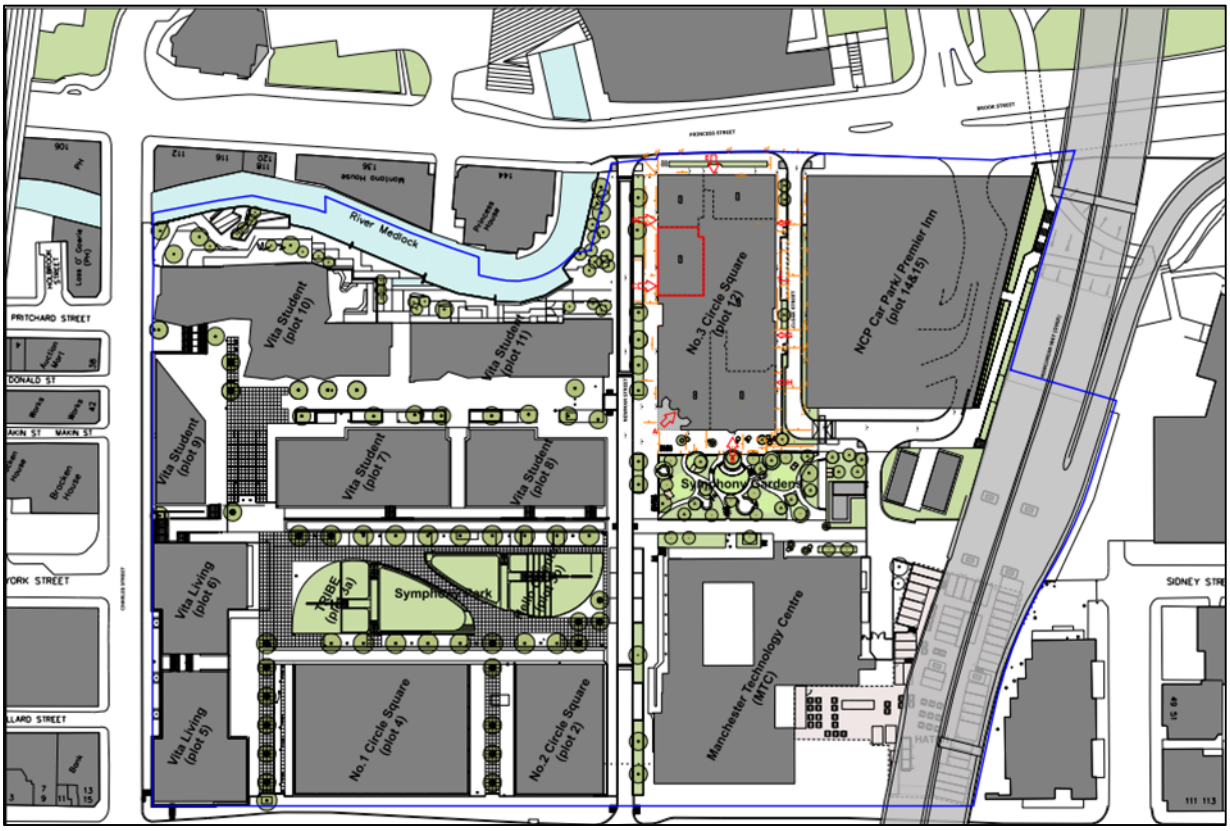
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No.3 Circle Square is bound by Newman Street (formerly Brancaster Road) to the north, Princess Street to the east, Cloak Street and the Mancunian Way to the south and Manchester Technology Centre to the West.

The Site subject to this Application (the "Site") limits to commercial unit 2 (ground floor and mezzanine floor), it does not go beyond the existing building fabric of No.3 Circle Square.

The Site spans 199 sq. m.

Figure 1 Site Location Plan



Pre-Application Consultation

This Application is submitted following pre-application consultation with the case officer – Mr. Jack Naven at Manchester City Council via email and telephone correspondence, where agreement in principle has been sought on the scope and format of this Application.

One specific query raised was the waste management arrangement of the proposed gym. The Applicant subsequently confirms that upon operational, any waste management requirement will be incorporated into the wider No.3 Circle Square building operation, approved under Ref: 134288/FO/2022.

Proposed Development

This Application is submitted for the change of use of commercial unit 2 (ground floor and mezzanine floor) to allow the introduction of a gym at No.3 Circle Square. The Site is currently vacant.

Under the Planning Permission for No.3 Circle Square, all ground floor commercial units are restricted to Use Classes E(a(excluding convenience retail), b, c, e, f), which does not allow the use of any of the commercial units (including the Site) as a gym (Use Class E(d) or Use Class E(g) if classified as an ancillary amenity offering to the office accommodation).

The proposed gym is envisaged to be for the exclusive use of building occupiers at No.3 Circle Square, however, this Application seeks to introduce Use Class E(d and g) to the Site for full flexibility.

Ground floor of the Site is expected to include a range of cardio and resistance equipment and 2no. free weight areas. Mezzanine floor is expected to accommodate a yoga/fitness studio zone. Notwithstanding the layouts of the Site falling outside the remit of this Application, indicative layouts of the Site are included within Figure 2 below for reference which illustrates the location of the free weight areas. It should be noted that no free weights area is proposed at mezzanine floor (Figure 3). This informs the acoustics assessment carried out for the Proposed Development.

Figure 2 Indicative Layout (Ground Floor)

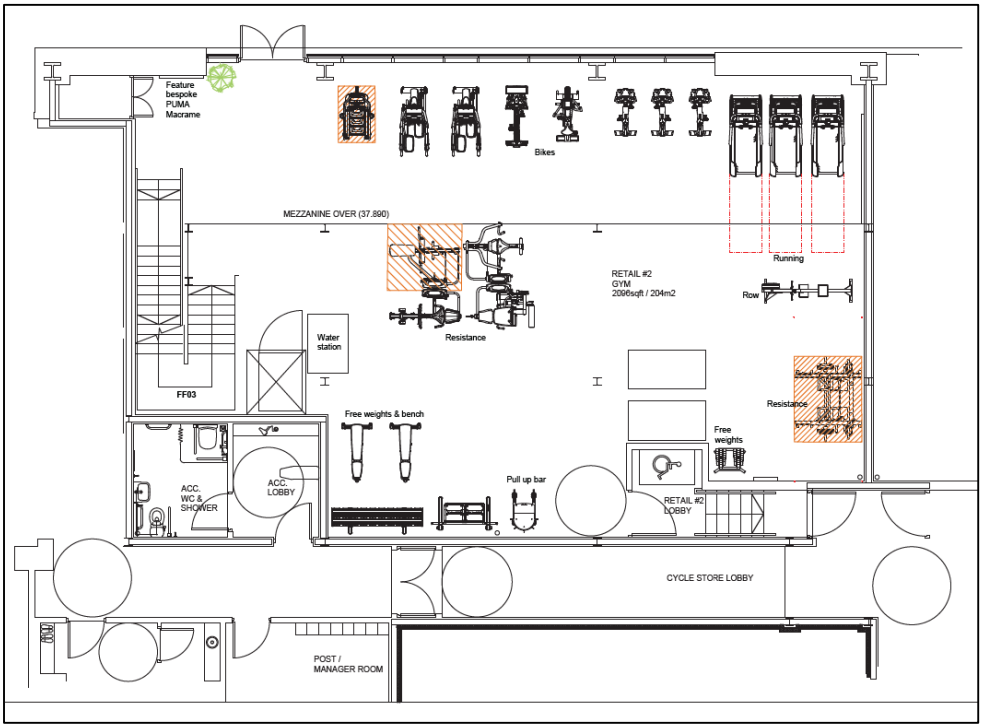
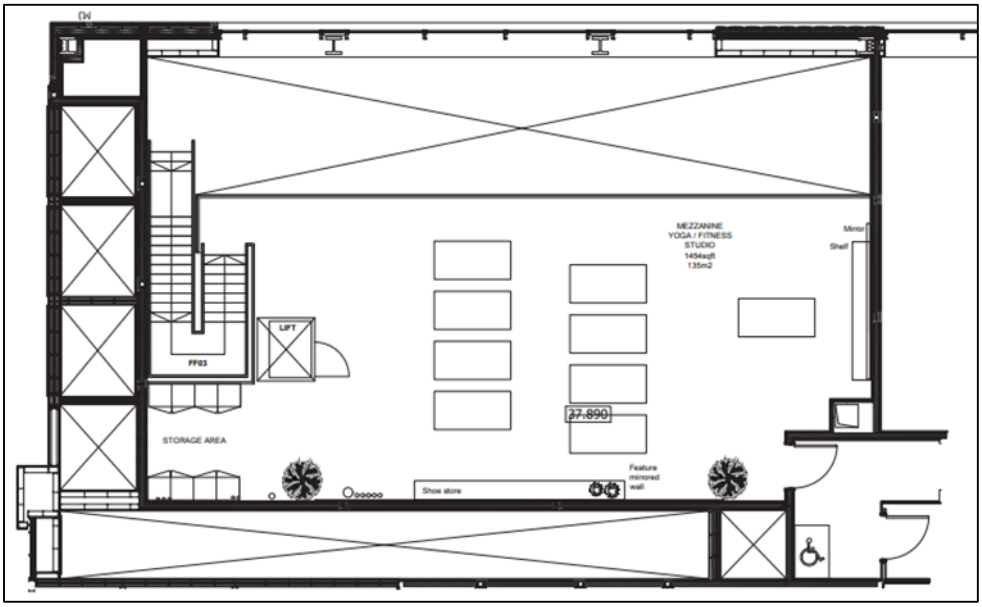


Figure 3 Indicative Layout (Mezzanine Floor)



Proposed hours of opening of the gym are 6:00am to 7:00pm, from Monday to Friday.

There are no external alterations to the Site proposed as part of this Application.

Planning Policy Framework

The key Development Plan documents relevant to the Proposed Development are:

- The 2012 Manchester Core Strategy and the Addendum to the Manchester Core Strategy (2024);
- Saved Policies of the 2006 Manchester Unitary Development Plan (UDP); and,
- The Places for Everyone Plan (PfE) (2024).

Other material considerations associated with the Proposed Development are as follows:

- The National Planning Policy Framework (the "NPPF") (2024, with minor updates introduced in February 2025);
- Draft Manchester Local Plan (2025)[1];

[1] The Draft Manchester Local Plan (2025) is at Regulation 18 consultation at the time this Letter is written. Given its current status as draft and at Regulation 18 stage, it is of very limited weight as a material consideration.

- Former BBC Site Strategic Regeneration Framework (SRF), endorsed by MCC Executive Committee on 24 July 2013;
- Planning Framework, Former BBC Site, Oxford Road, Report to the Executive Committee, endorsed on 14 April 2015; and,
- Former BBC Site - Delivery Strategy and Phasing Plan, Report to Executive Committee endorsed on 29 July 2015.

The relevant policies pertinent to this application are set out in detail below.

Planning Policy Assessment

Principle of Development

Relevant Planning Policies and Material Considerations

Core Strategy Policy CC7 – Mixed Use Development outlines "Active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function, or as part of a development which will create such an environment".

Core Strategy Policy EN11 – Quantity of Open Space, Sport and Recreation notes new sport and recreation facilities would be created and encouraged as opportunities arise.

Places for Everyone Policy JP-P1 – Sustainable Places requires development to be well-served by amenities including health facilities.

Places for Everyone Policy JP-P7 – Sport and Recreation requires new development to provide new and/or improved existing sport and recreation facilities.

The SRF promotes active frontages, preferably with ground floor commercial use and should aim to provide visual interest for pedestrians. It is also emphasised that the active ground floor uses should be linked with targeted towards creating a sense of place and a distinctive offer that is appealing to target occupiers.

Paragraph 96 of the NPPF requires planning decisions to achieve healthy, inclusive and safe places which enable and support healthy lives, through both promoting good health and preventing ill-health.

Applicant's Response

The overarching objective of the Proposed Development is to introduce a gym (sport and recreation facility) into the Site, in turn enhancing the amenity offering at No.3 Circle Square.

The Proposed Development will promote active ground floor uses within Circle Square, which will enliven the public realm, promote the sense of place and improve security. The Proposed Development will facilitate and support this through the occupation of the commercial unit 2 of No.3 Circle Square, whereby improving the amenity offering of the building.

The Proposed Development will provide active space, which will complement the existing active frontage from the commercial unit adjacent (commercial unit 1 of No.3 Circle Square) and active frontages on the opposite side of Newman Street as part of the Circle Square Masterplan. Active frontage is therefore enhanced along this key route within the Circle Square Masterplan area.

Care and consideration have been taken into the design of the Proposed Development, and the Proposed Development will bring forward beneficial effects to the occupiers of No.3 Circle Square and, indirectly, to the wider community by facilitating activation of ground floor commercial spaces.

Therefore, the principle of the Proposed Development is in accordance with relevant planning policies and material considerations.

Amenity Consideration – Noise, Operational Management, and Waste Management

Relevant Planning Policies and Material Considerations

Core Strategy Policy DM1 – Development Management requires that all development should consider specific issues related to the nature of the development.

Saved Policies DC26.1 of the Manchester Unitary Development Plan states “The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City”.

Applicant’s Response

The Applicant acknowledge the importance of ensuring the Proposed Development will not give rise to any undue negative amenity impact to nearby residents.

In relation to noise impact, this Application is supported by an Acoustics Impact Assessment (prepared by Sol Acoustics) which assess the potential noise impact of the Proposed Development. Appropriate noise limits, in consideration of the ProPG: Gym

Acoustics Guidance, have been set and relevant mitigation measures e.g. acoustics floors have been recommended.

It is expected further acoustics verification testing will be required via a planning condition attached to any planning permission granted for this Application.

In relation to operational management of the Proposed Development, this Application is supported by an Operational Management Plan which sets out details on areas for instance access control, emergency procedures, crime and safety, etc… this ensures the Proposed Development will operate without introducing any undue amenity impact to nearby residents from operational management perspective.

In relation to waste management, as aforementioned, the Proposed Development will not result in any material change from the Waste Management Strategy approved and attached to the No.3 Circle Square planning permission Ref: 134288/FO/2022. Any waste management requirement will be incorporated into the wider No.3 Circle Square building operation.

Therefore, the Proposed Development is in accordance with relevant planning policies and material considerations in the perspective of amenity considerations.

Summary

The Proposed Development has been fully considered against the policies of the Development Plan and is consistent with the Development Plan when considered as a whole. In addition, no material considerations have been identified that would justify refusal of this Application.

In addition to this Covering Letter, the following documentation is submitted in support of this Application:

- Application Form;
- Site Location Plan (ref: CS3-BAR-03-XX-DR-A-05-0200-P01);
- Suite of drawings prepared by Bridge Architects and the Applicant:
    - CS3-BAR-03-MZ-DR-A-05-0220-P01
    - CS3-BAR-03-MZ-DR-A-05-0221-P01
    - 00371176-1000 Rev B
    - 00371176-1001 Rev C

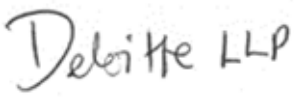
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- Operational Management Plan prepared by the Applicant; and,
- Acoustics Feasibility Report prepared by Sol Acoustics.

The Application has the Planning Portal reference: PP-14559922 and the application fee of £673.00 has been paid online via Planning Portal.

We would be grateful if you could notify us of the validation of the Application. Please do not hesitate to contact my colleagues Jemma Brabrook (jbrabrook@deloitte.co.uk / 0161 455 6903) or Matthew Lam (mlam@deloitte.co.uk / 0161 455 8448) if you have any questions.

Yours sincerely



For **Deloitte LLP**
Encl.