Deloitte.
*Together makes progress*

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

Direct phone: +44 161 455 6512
johcooper@deloitte.co.uk

2 October 2026

**FAO Angela Leckie**
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Angela

**Circle Square Plot 12 – Application for Discharge of Condition 12, 13 and 24 of Planning Permission Ref: 134288/FO/2022**

Please find enclosed a condition discharge Application in relation to No.3 Circle Square (Plot 12), Planning Permission Ref: 134288/FO/2022. The application is submitted by Bruntwood Circle Square 12 Limited (the "Applicant").

This application is submitted to discharge Condition 12 (Environmental Standards Post-Completion), Condition 13 (BREEAM Certificate) and Condition 24 (Revised Travel Plan) attached to Planning Permission ref. 134288/FO/2022.

Planning Permission Reference 134288/FO/2022 approved the following description of development:

*"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."*

The Planning Permission Ref: 134288/FO/2022 was subject to 3no. Non-Material Amendment Applications, as follows:

- Ref: 136085/NMC/2023 (approved on 21 February 2023) to amend Condition 10 (Drainage); and,
- Ref: 141022/NMC/2024 (approved on 10 October 2024) to amend Conditions 2 (Approved Drawings), 6 (Landscape and Highways), 8 (Roof Terrace Opening Hours), 32 (F&B Management), 33 (Doors), 34 (Cycle Parking), and 40 (Ground Floor Uses).
- Ref: 142846/NMC/2025 (approved on 29 May 2025) to amend Conditions 4b (Remediation Verification) and 42 (Air Source Heat Pump).

Deloitte.
*Together makes progress*

**Condition Discharge**

This section sets out the relevant condition wording and the documents that are submitted in support of the application for discharge of Conditions 12 ,13 and 24.

Table 1 below confirms the condition and supporting information submitted with this Application.

| | Condition Wording | Partial or Full Discharge | Supporting Information |
|---|---|---|---|
| 12 | **Environmental Standards Post Completion –**<br><br>*The development hereby approved shall be carried out in accordance with the targets set out within the CIRCLE SQUARE NO.3, MANCHESTER, ENVIRONMENTAL STANDARDS STATEMENT, JUNE 2022 REF: 2021.305 by Element Sustainability. A post construction statement shall be submitted within 12 months of occupation of the development.* | Full Discharge | Post-Construction Statement prepared by Elements Sustainability |
| 13 | **BREEAM Certificate –**<br><br>*The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least an 'Excellent' rating. Post construction review certificate(s) shall be submitted to and approved in writing by the City Council as local planning authority, within three months of the buildings hereby approved being first occupied.* | Full Discharge | BREEAM Certificate |
| 24 | **Framework Travel Plan –**<br><br>*The development hereby approved shall be carried out in accordance with the Framework Travel Plan by Curtins stamped as received on 06-07-22*<br>*In this condition a travel plan means a document that includes the following*:<br>*i) the measures proposed to be taken to reduce dependency on the private car by building occupiers;*<br>*ii) a commitment to surveying the travel patterns of residents within the first six months of use of the development or when two thirds of the units are occupied (whichever is sooner) and thereafter from time to time;*<br>*iii) mechanisms for the implementation of the measures to reduce dependency on the private car;*<br>*iv) measures for the delivery of specified travel plan services;*<br>*v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car;*<br>*vi) measures to identify and promote walking routes connecting Spinningfields, Salford Metrolink, the City* | Full Discharge | Revised Travel Plan (Ref: 89150-CUR-XX-XX-T-TP-00001 P01) prepared by Curtins |

| Condition Wording | | Partial or Full Discharge | Supporting Information |
|---|---|---|---|
| | *Centre and areas towards the Victoria Station and the Civic Quarter;*<br>*vii) details of cycle parking within the public realm*<br><br>*Within 3 months of the completion of the travel survey, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use* | | |

Deloitte.
*Together makes progress*

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

Direct phone: +44 161 455 6512
johcooper@deloitte.co.uk

In addition to the documents listed above and this Covering Letter, the application also comprises the application form.

The Application has been submitted via the Planning Portal (ref.PP-15268247). A fee has been paid to Manchester City Council for £309, 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 Conditions 12 ,13, and 24 as outlined above.

If you require any further details, please do not hesitate to contact my colleagues Jemma Brabrook (0161 455 6903 / jbrabrook@deloitte.co.uk) and Matthew Lam (0161 455 8448 / mlam@deloitte.co.uk).

Kind regards

Deloitte LLP

**For Deloitte LLP**
Encl.