



Planning

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Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Former Boddingtons Brewery Site
Address line 1	Dutton Street
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	
Description of site location must be completed if postcode is not known:	
Easting (x)	383881
Northing (y)	399254
Description	

Land bounded by Dutton Street to the east, New Bridge Street to the south, the Manchester College development site to the west, and warehouse buildings between Charles Street and Dutton Street to the north.

2. Applicant Details

Title	
First name	
Surname	-
Company name	Deansgate Securities LLP
Address line 1	1 Ambassador Place
Address line 2	Stockport Road
Address line 3	
Town/city	Altrincham

2. Applicant Details

Country	United Kingdom
Postcode	WA15 8DB
Are you an agent acting on behalf of the applicant?	
☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	John
Surname	Cooper
Company name	Deloitte LLP
Address line 1	Hanover Building
Address line 2	Corporation Street
Address line 3	
Town/city	Manchester
Country	
Postcode	M4 4AH
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of two buildings (a part 17, part 12 storey building and a part 26, part 23 storey building) to form 556 residential units (Use Class C3a) together with the creation of 3490 sqm of commercial floor space (Use Classes A1, A2, A3, B1 and D1) with associated landscaping, access and other associated works.

Reference number

118831/FO/2018 as amended by 132287/NMC/2021

Date of decision (date must be pre-application submission)

28/02/2019

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 2 – Phasing; Condition 4 – Local Labour Agreement (Construction Phase); Condition 5 – Archaeological Written Scheme of Investigation; 1.4Condition 6 – Surface Water Drainage; Condition 7 (a) – Ground Conditions and UXO; Condition 8 – Construction Management Plan; Condition 13 – Japanese Knotweed

4. Description of the Proposal

Has the development already started?

☐ Yes ☒ No

5. Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☒ Yes ☐ No

If Yes, please indicate which part of the condition your application relates to

Condition 7 relates to part a) only. All conditions are submitted solely to discharge conditions in line with Phase 1 (Top Platform) as defined in Condition 2.

6. Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Phasing Plan for Old Brewery Gardens (Ref.: 273-LYR-XX-ZZ-DWG-L-1003); Social Value Plan prepared by Willmott Dixon – the Manchester College; Archaeological Trench Location Plan prepared by Orion – the Manchester College; Archaeological Written Scheme of Investigation prepared by Orion – the Manchester College; Site Drainage General Arrangement and Drainage Calculations prepared by AECOM - the Manchester College; Drainage General Arrangement Plan prepared by Aecom - Top Platform; UXO Report prepared by 1st Line Defence – the Manchester College; Factual Ground Conditions Report prepared by Brownfield Solutions Limited – the Manchester College; Phase 1 Ground Investigation Report prepared by Aecom – the Manchester College; Remediation Strategy prepared by LK Group – the Manchester College; Verification Report prepared by prepared by LK Group – the Manchester College; Construction Management Plan with covering note for Phase 1 prepared by Willmott Dixon; Construction Noise Assessment prepared by Hoare Lea; and Preliminary Ecological Appraisal including Japanese Knotweed prepared by Wardell Armstrong – Top Platform.

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

8. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Conditions to be discharged and the information to be prepared to support the discharge of these planning conditions. This has also been discussed with the MCC Planning Officer handling the case.

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)