

6th December 2021

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

FAO Jennifer Atkinson

Dear Jennifer,

Former Boddingtons Brewery, Manchester Application for Full Planning Permission

Please find enclosed an application full Planning Permission for a new residential-led development submitted by the Applicant, Latimer Development Ltd.

The Site comprises brownfield land of approximately 0.5 hectares (ha), which is currently used as a surface car park accessed from Great Ducie Street. It is situated at the edge of Manchester City Centre, bounded by a Travelodge and surface level carparking to the north, further surface level carparking to the east, the under-construction Manchester College to the south, and Bury New Road to the west in Manchester. Whilst not in the City Centre itself, the Site is only c. 100m from the City Centre boundary and so benefits from access to all the amenities and employment market which that offers.

Background

The Site's current use is a low-quality surface car park and comprises predominantly hard-standing. The Site comprises part of the former Boddingtons Brewery Site - now demolished. Although in physically poor condition currently, the Site is well placed to capitalise on its existing economic assets, connections and proximity to the City Centre. It is therefore considered there is a substantial amount of improvement that can be offered both on site and its immediate context through delivery of a high-quality scheme.

The Site is located within in an area that MCC has earmarked for regeneration, as outlined in the Great Ducie Street Strategic Regeneration Framework (SRF) and the Former Boddingtons Brewery SRF. The surrounding area has seen major investment in recent years, particularly in the adjacent Green Quarter and Greengate areas, and more recently in the NOMA, New Victoria and Victoria North, which has started to transform the northern edge of the City Centre. To date, the regeneration of the Great Ducie Street and Former Boddington Brewery SRF areas has been slower than elsewhere in the northern edge of the City

Centre but in recent years has started to accelerate, in particular with the construction of the Manchester College Campus immediately adjacent to the Site.

A key objective of both the Great Ducie Street and Former Boddington Brewery SRFs is to diversify the land use within the area as a means of driving regeneration. It is considered that the delivery of this residential led, mixed use scheme will further simulate the future regeneration of this neighbourhood. In addition, the publicly accessible courtyard and active commercial uses at ground floor will begin to establish the neighbourhood feel set out in the SRFs, encouraging increased pedestrian footfall, and establish a defined gateway into North Manchester.

Proposed Development

This submission proposes the demolition of existing structures and the erection of a residential led development of up to 461 residential units, ground floor commercial floorspace, five disabled car parking spaces, cycle parking provision and ancillary amenity space within two blocks of 11 to 27 stories.

The description of development as set out in the enclosed Application Form is as follows:

Erection of two buildings to create a mixed use development comprising residential uses (Use Class C3) with commercial uses (Use Class E) provided at the ground floor level, together with a new courtyard pocket park, landscaping, cycle parking, accessible parking spaces, access arrangements, and other associated works.

Application Documents

The submission comprises a suite of documents as set out below, which fully explain and justify the development proposals.

The scope of the application documentation was agreed through pre-application consultation with Manchester City Council as the Local Planning Authority.

- Location Plan, Existing Site Plan and Elevations prepared by Assael Architects;
- Planning Application Drawings (see schedule in Appendix 1) prepared by Assael Architects
- Landscape Plans prepared by Exterior Architecture;
- Planning and Tall building Statement prepared by Deloitte LLP
- Statement of Consultation prepared by Deloitte LLP
- Design and Access Statement prepared by Assael Architects
- Affordable Housing Statement prepared by Deloitte with input from Latimer Development Group
- Archaeology Assessment prepared by Salford Archeology;
- Broadband Connectivity Assessment prepared by GTech
- Crime Impact Statement prepared by Greater Manchester Police
- Ecological Appraisal prepared by The Ecological Consultant;
- Energy Statement and Environmental Standards Statement prepared by Wallace Whittle;
- Fire Strategy Report prepared by Ofr Consultants;
- Flood Risk and Drainage Strategy prepared by SGI Engineers;
- Ground Conditions Phase 1 prepared by e3p;
- Heritage Statement prepared by Salford Archaeology;
- Local Benefits Proposal – Statement of Intent prepared by Latimer Development Ltd

- Noise Report prepared by Cundalls;
- Operational and Residential Management Strategy prepared by Latimer Developments Ltd;
- Waste Management and Servicing Strategy prepared by Curtins;
- Transport Assessment and Travel Plan prepared by Curtins;
- TV Reception Survey prepared by Gtech;
- Ventilation Strategy prepared by Wallace Whittle;
- Viability Assessment prepared by Grasscroft; and
- Environmental Statement:
 - o Construction Management
 - o Air Quality – Air Pollution Ltd
 - o Ground Conditions – E3p
 - o Daylight and Sunlight – GIA
 - o Townscape and Visual Impact – Barton Willmorre
 - o Wind Microclimate - GIA
 - o Climate Change - Atkins
 - o Human Health – Atkins
 - o Summary of Residual Impacts – Deloitte; and
 - o Type 1 Cumulative Assessments – Deloitte.

Payment for the Application has been arranged by BACS for the sum of £ 85,121.00 in respect of the application fee.

I would be grateful for your written confirmation of the registration and validation of the application. If you have any questions relating to this application, please contact me using the details above or contact my colleagues Frances Hampson (fhampson@deloitte.co.uk/ 0161 455 6766) or Eithne FitzGerald (eithnefitzgerald@deloitte.co.uk/ 0161 455 6963).

Yours sincerely



John Cooper
For and on behalf of Deloitte LLP

Appendix 1 – Drawing Schedule

Dwg No.	Description
100 SERIES	EXISTING AND PROPOSED SITE
A3564-ASA-XX-XX-DR-A-0100	Site Plan Existing
A3564-ASA-XX-XX-DR-A-0101	Site Plan Proposed
200 SERIES	PLANS
A3564-ASA-XX-XX-DR-A-0200	00 Ground Floor
A3564-ASA-XX-XX-DR-A-0201	Floors 01-05
A3564-ASA-XX-XX-DR-A-0206	Floors 06
A3564-ASA-XX-XX-DR-A-0207	Floors 07-10
A3564-ASA-XX-XX-DR-A-0211	Floor 11
A3564-ASA-XX-XX-DR-A-0212	Floor 12
A3564-ASA-XX-XX-DR-A-0213	Floors 13-16
A3564-ASA-XX-XX-DR-A-0217	Floors 17-19
A3564-ASA-XX-XX-DR-A-0220	Floor 20
A3564-ASA-XX-XX-DR-A-0221	Floor 21-26
A3564-ASA-XX-XX-DR-A-0227	Roof Level
300 SERIES	SECTIONS
A3564-ASA-XX-XX-DR-A-0300	Section AA
A3564-ASA-XX-XX-DR-A-0301	Section BB
A3564-ASA-XX-XX-DR-A-0302	Section CC
A3564-ASA-XX-XX-DR-A-0303	Section DD
400 SERIES	ELEVATIONS
A3564-ASA-XX-XX-DR-A-0400	North Elevation
A3564-ASA-XX-XX-DR-A-0401	West Elevation
A3564-ASA-XX-XX-DR-A-0402	South Elevation
A3564-ASA-XX-XX-DR-A-0403	East Elevation
A3564-ASA-XX-XX-DR-A-0404	Internal East Elevation
A3564-ASA-XX-XX-DR-A-0405	Internal West Elevation
500 SERIES	BAY STUDIES
A3564-ASA-XX-XX-DR-A-0500	Bay Study 01
A3564-ASA-XX-XX-DR-A-0501	Bay Study 02
A3564-ASA-XX-XX-DR-A-0502	Bay Study 03
A3564-ASA-XX-XX-DR-A-0503	Bay Study 04