

STATUTORY DECLARATION
RELATING TO FORMER BODDINGTONS BREWERY SITE, DUTTON STREET, MANCHESTER,
M3 1LE

I, Chris Baker, of Willmott Dixon, Hollinwood Business Centre, Albert Mill, Albert Street, Hollinwood, Oldham, Lancashire OL8 3QL, solemnly and sincerely declare as follows:

1. My date of birth is 3rd May 1984.
2. I have been an Operation Manager at Willmott Dixon since November 2011. Willmot Dixon is a privately owned company which advises on and delivers contracting, residential development and property support business.
3. I make this statutory declaration based on facts within my own knowledge except where otherwise stated.
4. This statutory declaration relates to the property known as the former Boddingtons Brewery Site, Dutton Street, Manchester, M3 1LE (the "**Site**"), shown edged in red on the plan exhibited at **CB1**.

PLANNING BACKGROUND

5. Planning permission 118831/FO/2018 was granted on 28 February 2019 by Manchester City Council (the "**Council**") for 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. This was then varied by way a non-material amendment granted on 25 November 2021 to amend the wording of conditions 3, 4, 5, 6, 7, 8, 11 and 13 (together known as the "**Planning Permission**").
6. The Planning Permission was granted subject to a condition requiring implementation by 28 February 2022.
7. All pre-commencement conditions of the Planning Permission have been discharged and satisfied in respect of phase 1 of the approved development.
8. I make this statement in the context of an application to the Council for a Lawful Development Certificate under section 192 of the Town and Country Planning Act 1990 to confirm that works to implement the Planning Permission were undertaken prior to 28 February 2022.

9. I have been asked to confirm the facts which I am aware of from my knowledge of the Site, having been the Operations Manager and overseen the construction of the development of the Site in that period of time.

WORKS ON SITE

10. Willmott Dixon has been involved with the project at the Site for almost three months and I myself am familiar with the Site. I have been closely monitoring the recent implementation of the Planning Permission, visiting the site on a regular basis since December 2021. I first visited the site on 4th January 2022 to meet the client operations team and plan the proposed works with the supply chain partners with a view to implementing the Planning Permission.
11. Willmott Dixon Construction Limited was instructed by Pearson Fraser on 24th February 2022 to commence the works - a copy of JCT works contract is appended as Exhibit **CB2**. Appended as Exhibit **CB3** is a copy of the works programme.
12. I confirm that the project commenced on Site on 21st February 2022 and that works on each element took place as set out below and completed between 21st February 2022 and 25th February 2022:
- (a) Buried utilities survey and other site services scanning
 - (b) Trial pit excavations
 - (c) Hoarding erection
 - (d) Fencing removal
 - (e) Services removal
 - (f) Tarmac removal
 - (g) Reduced level excavations
 - (h) Importation of stone and hardcore
 - (i) Formation level stone build up
 - (j) Unexploded ordinance witnessing and probing in support of the above works.
13. The above works are authorised by the Planning Permission. I visited the Site on a daily basis between 21st February 2022 and 25th February 2022 until completion of the works.

14. I have attached at Exhibit **CB4** photographs taken of the works at the Site taken by Abi Belfield (the assist build manager employed by Willmot Dixon) between 21st February 2022 and 25th February 2022, which I can confirm are the works described above.

15. Video evidence of the works being undertaken from the 22nd February and 24th February 2022 is available and can be emailed to the Council on request.

And I make this solemn declaration conscientiously believing the same to be true by virtue of the Statutory Declarations Act 1835.

Declared by the Said **CHRIS BAKER**



At: Willmott Dixon Site office, Great Duice Street, Manchester, M3 7PT

On: 26/04/2022

2022

Signed:



Before me:

FARIS SIBT


Name:

Address: 109 Cheetham Hill Road, Manchester, M8 8PY

Solicitor/ Commissions of Oaths

AXIS
SOLICITORS

109 Cheetham Hill Road, Manchester M8 8PY

Tel & Fax: 0161 504 0084
info@axis.lawyer

SRA Number: 653526

Exhibit CB1

[illegible]

Electronic file reference	Date	DPN	CHK	COM
A2643 100 Site Wide Information				
Baseline PE	Revision			

Purpose of information	☒	☐	☐	☐	☐
The purpose of the information on this drawing is for:	Planning information	Comment	Client approval	Contribution	

All information on this drawing is not for construction unless it is marked for construction.

— Planning evaluation red line

**Prosperity UX Manchester
Developments Ltd.**

Old Brewery Gardens

Drawing title

Red Line Boundary Plan

Scale @ A1 size	Date
1:500	December 2017
Drawing NP	Status & Revision
A2943 100	R1

Assael

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London SW7 5 2TL

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W info@aussal.co.uk
E www.aussal.co.uk

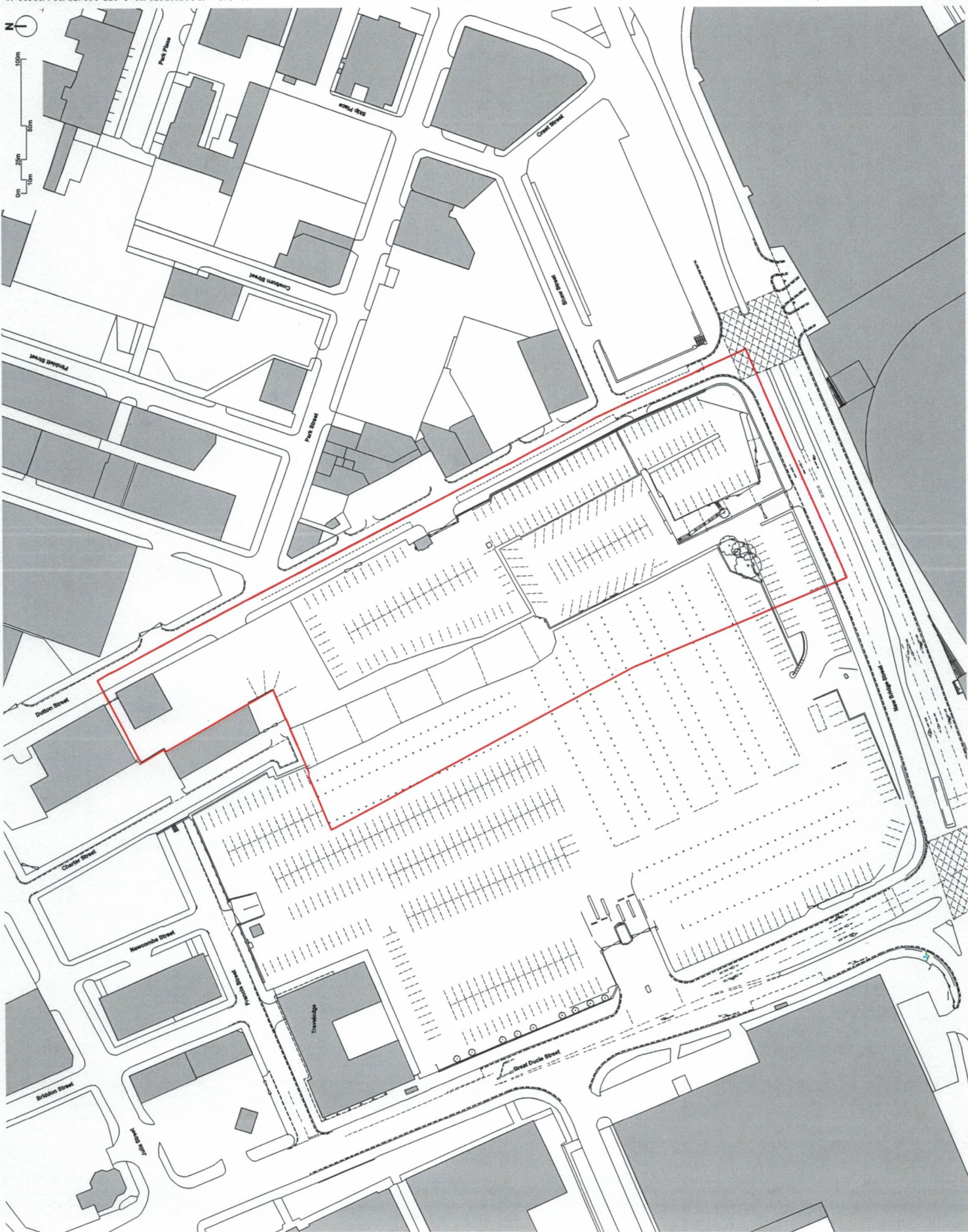


Exhibit CB2

Employers Agent Instruction JCT 2016 Design and Build Standard Form of Contract

Issued by:	Pearson Fraser Ltd	Job reference:	6.2.95
address:	Europa House Barcroft Street Bury Manchester, BL9 5BT	Instruction Number:	CC-PFL-ZZ-MC-IS-0032-01 ECEN Entrance 240122
		Issue date:	24 th January 2022
Employer:	LTE Group	Works:	City Centre Project
address:	The Manchester College Openshaw Campus Ashton old Road Manchester	Situated at:	Manchester
Contractor:	Willmott Dixon Construction	Contract dated:	17 th July 2020
Address:	Willmott Dixon Construction Limited Hollinwood Business Centre, Albert Mill, Albert Street, Hollinwood, Oldham, OL8 3QL	Under the terms of the above-mentioned contract, Pearson Fraser Ltd issue the following instructions:	

Ref	Description	Agreed/Approved Cost
31.1	UCEN Entrance Piazza Further to receipt of costs associated with the design and construction of the proposed UCEN Entrance Piazza received 6th December 2022, covering works described on drawing references CC-BBA-ZZ-ZZ-DR-A-1300 HE Green Strip GA-P02, CC-BBA-ZZ-ZZ-DR-A-1301 HE Green Strip Levels-P02, CC-BBA-ZZ-ZZ-DR-A-1302 HE Green Strip Landscape Finishes-P02 and CC-BBA-ZZ-ZZ-DR-A-1303 HE Green Strip Soft Landscape-P02, please progress with the design work and surveys required to finalise the design and place orders for the surface / finishes materials that have long lead times, required to complete the works in as short a programme as possible. The above to be carried out generally in line with the submitted costs (summarised below) to be confirmed following finalisation of the design, method of construction and programme: Groundworks, drainage, landscaping, MEP, etc: £253,226 Surveys: £34,740 Design Fees: £20,601 Temporary Works: £40,820 Preliminaries: <u>£45,323</u> Total Approximate Value: £394,709	



To be signed by or for the issuer names above:	Signed
	On behalf of Pearson Fraser Ltd

✓	Contractor	✓	Quantity Surveyor	✓	M&E Consultant	✓	Clerk of Works	✓	File
	Employer		Architect		Structural Engineer	✓	Principal Designer		

Exhibit CB3

Manchester College Programme Top Platform

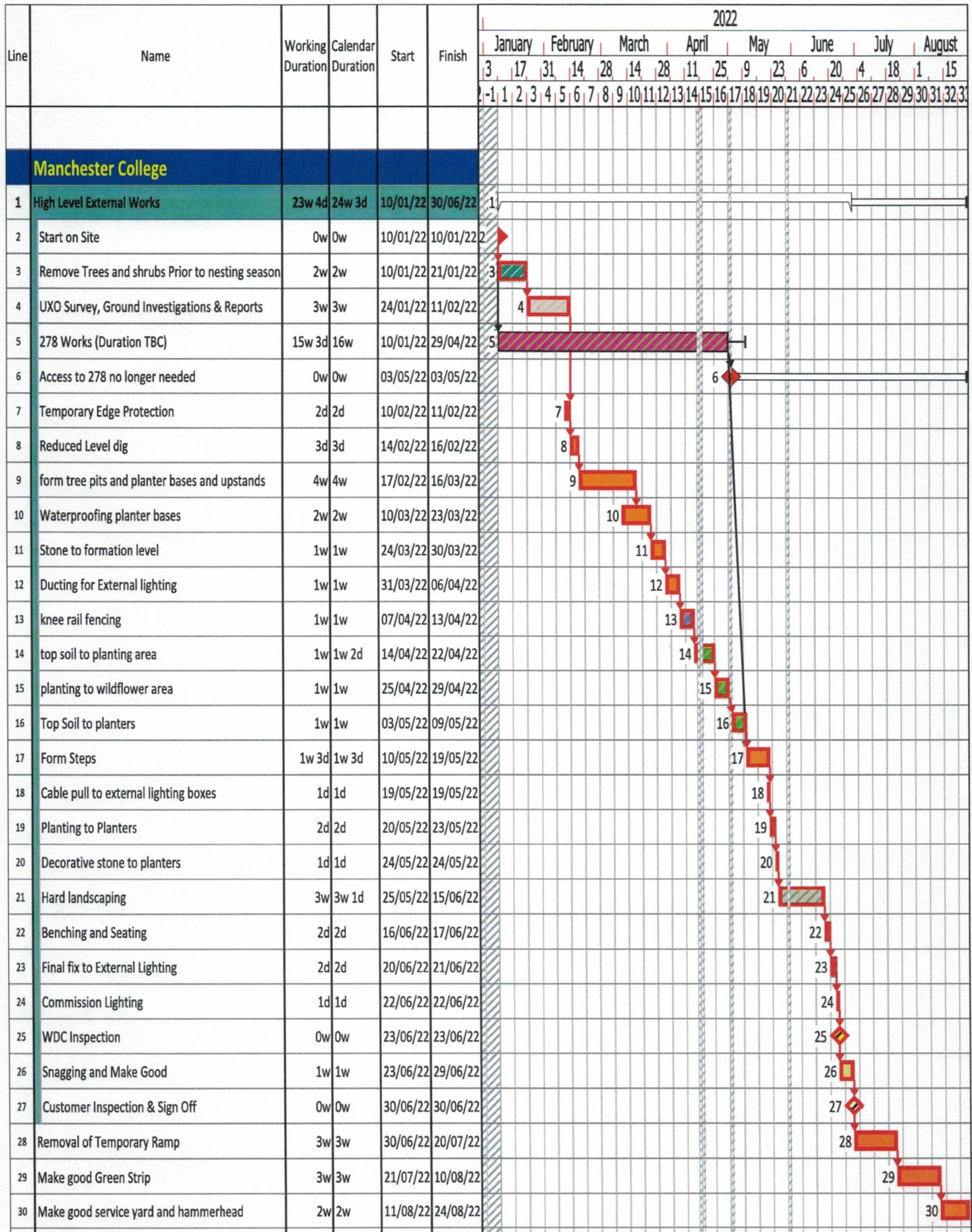


Exhibit CB4

Progress Photos-On site photos

Form Reference	F214746.53
Owned By	Abi Belfield (Willmott Dixon Construction)
Date	21/02/2022 17:05:05
Status	Completed and signed off
Location	Misc Records>SITE RECORDS

Form Location	Misc Records	
Comments	Created By	Date
Top of the ramp works	Abi Belfield (Willmott Dixon Construction)	21/02/2022 17:06:24

More than one photo and comment can be assigned to an area. However, It is useful to use the different areas for future reference when looking at the progress of areas of work.

Area 1	
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[21/02/2022 17:08:13](#)



[21/02/2022 17:08:18](#)



[21/02/2022 17:08:22](#)



[21/02/2022 17:08:29](#)



[21/02/2022 17:08:35](#)



[21/02/2022 17:08:44](#)

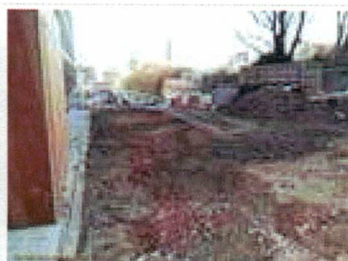


[21/02/2022 17:09:05](#)



[21/02/2022 17:09:10](#)

Location	21.02.22 - removal of hoarding and gates and erecting hoarding herbs to boundary . Area cat scanned ready for tarmac flip and reduced level dig
Area 2	N/A
Area 2 Location	N/A
Area 3	



[22/02/2022 15:50:25](#)



[22/02/2022 15:50:43](#)



[22/02/2022 15:50:53](#)



[22/02/2022 15:51:04](#)



[22/02/2022 15:51:13](#)



[22/02/2022 15:51:47](#)



[22/02/2022 15:52:02](#)

Area 3 Location	22.02 reduced dig continuation and muck away
Area 4	



[22/02/2022 15:51:52](#)

Area 4 Location	22.02.22 clearing
Area 5	



[24/02/2022 12:34:19](#)



[24/02/2022 12:53:16](#)



[24/02/2022 12:53:20](#)



[24/02/2022 12:53:24](#)



[24/02/2022 12:53:29](#)



[24/02/2022 12:53:34](#)



[24/02/2022 12:53:43](#)



[24/02/2022 12:53:47](#)

Area 5 Location

24.02. 22 flipping of tarmac in green landscape area

Area 6



[25/02/2022 15:43:04](#)



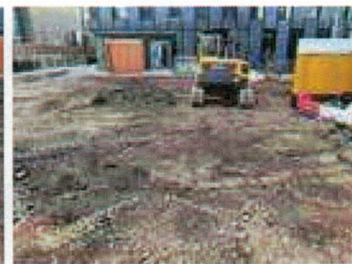
[25/02/2022 15:43:09](#)



[25/02/2022 15:43:17](#)



[25/02/2022 15:43:28](#)



[25/02/2022 15:43:33](#)



[25/02/2022 15:43:52](#)

Area 6 Location

25.02.22 completed flipping of tarmac and 2 X muck away wagons and clear of gates

Area 7

Area 7 Location

Area 8

Area 8 Location

Area 9

Area 9 Location

Area 10

Area 10 Location

Area 11

Area 11 Location

Area 12

Area 12 Location

Area 13

Area 13 Location

Area 14

Area 14 Location

Area 15

Area 15 Location

Additional Areas