

14 October 2025

F.A.O Jen Atkinson
Manchester City Council
Town Hall
Manchester
M60 2LA

Dear Jennifer,

Former Boddingtons Brewery Site

Application for Discharge of Condition 52 (Ventilation) and 54 (decorative Louvres) - with reference to Planning Permission Reference 137941/FO/2023, as amended by 142367/NMC/2025

Please find enclosed an application for the discharge of Condition 53 and 54 attached to Planning Permission ref: 137941/FO/2023 granted on 12 March 2024 (as amended by 142367/NMC/2025).

The Planning Permission relates to the erection of two residential buildings of 12 to 29 storeys, comprising 505 residential apartments on the former Boddington Brewery site off Great Ducie Street. The Site is 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. The Applicant is John Graham Construction Limited.

For clarity, the description of development for proposals are as follows:

“Erection of two buildings part 29, 25 and 20 storeys and 12 storeys to create a mixed-use development comprising 505 residential apartments (Use Class C3a) with commercial uses (Use Class E) provided at the ground floor level, together with public realm including courtyard pocket, cycle parking, accessible parking spaces, access arrangements, and other associated works.”

Table 1 below confirms the documents submitted in support of this application for the discharge of Conditions 52 and 54.

Condition Wording	Submission Documents
<u>Condition 52</u> Prior to any above ground works, details of the NO2 and particulate filters to be installed into the ventilation system shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of a management plan for the filters including the specification, the filter maintenance, replacement and inspection frequencies, responsibility and how the requirements will be managed and maintained by any future subsequent management company or building owner. The approved details shall be implemented and retained at all times whilst the building is in use.	Kalco have reviewed monitoring results for the years 2020 to 2024, and the data shows that annual mean concentrations of NO2 are lower in the most recent year of available data, than the 2019 figures (on which the original assessment submitted for planning was based). Furthermore, of the nine sites which measured exceedances in 2019, only one of these sites measured an exceedance in 2024; this monitoring site is located approximately 1.7 km south of the development and thus not representative of conditions for future residents. Kalco have prepared a technical note (Ref. APS_P129A_1-1), which sets out the findings of the assessment, and concludes that NO2 and particulate filtration is not required on the development's ventilation system, and that air quality for future residents, without mitigation, is acceptable. This note has been reviewed by the EHO, and it has been accepted that no NO2 and particulate filtration are required to be installed (as per email correspondence from Jennifer Atkinson dated 29 September 2025). This information is therefore submitted to discharge Condition 52 in full.
<u>Condition 54</u> Notwithstanding drawings A3564-ASA-XX-XX-DR-A-0501 Rev P05 and A3564-ASA-XX-XX-DR-A-0503 Rev P05 received by the City Council, as Local Planning Authority on the 30 January 2024, prior to any above ground works, details of the louvre strategy for the commercial units shall be submitted for	A drawing of the decorative louvre (Ref. DN0107-ASL-ZZ-ZZ-DR-A-50023-P01) has been prepared by Assael. This has been installed in a sample panel on site (see photograph at Appendix A), and informally agreed on site with the Local Authority. The information submitted is in line with the sample shown on site.

Condition Wording	Submission Documents
approval in writing by the City Council, as Local Planning Authority. The strategy shall include details of decorative screens to the louvres. The approved details shall be implemented as part of the development and thereafter retained and maintained.	This information is submitted to discharge Condition 54 in full.

The application has been submitted through the Planning Portal, and comprises the following documents:

- Application Form for the discharge of conditions;
- Air Quality Technical Note (Ref. APS_P129A_1-1);
- Decorative Louvre detail drawing (Ref. DN0107-ASL-ZZ-ZZ-DR-A-50023-P01);

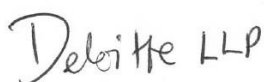
The fee of £298.00 +£85 has been paid online.

The Planning Portal Reference number for the submitted condition discharge application is PP-14410699.

We trust this application is in order and request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of these conditions.

If you require any further details, please do not hesitate to contact my colleague Eithne FitzGerald [REDACTED].

Yours sincerely



Deloitte LLP

Appendix A – Image of Sample Panel

