Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitte.co.uk

Direct phone: 0161 455 6512
johcooper@deloitte.co.uk

17 June 2024

F.A.O Jen Atkinson
Manchester City Council
Planning and Development
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jennifer,

Former Boddingtons Brewery Site
Application for Discharge of Condition 12 (Construction Management Plan) and 15a (Local Benefits)- with reference to Planning Permission Reference 137941/FO/2023

Please find enclosed an application for the discharge of Condition 12 and 15a attached to Planning Permission ref: 137941/FO/2023 granted on 12 March 2024.

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 Latimer Development Ltd.

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 12 and 15a.

Table 1:

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms.

© 2024 Deloitte LLP. All rights reserved.

Deloitte.

Condition Wording	Submission Documents
Condition 12 Prior to any construction works (save for the enabling works) a detailed construction management plan outlining working practices during construction have be submitted for approval in writing by the Local Planning Authority, which for the avoidance of doubt should include; • Display of an emergency contact number; • Details of Wheel Washing; • Dust suppression measures; • Compound locations where relevant; • Consultation with local residents/local businesses; • Location, removal and recycling of waste; • Routing strategy and swept path analysis; • Parking of construction vehicles and staff; and • Sheeting over of construction vehicles. Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended. The development shall be carried out in accordance with the approved construction management plan	A Construction Management Plan titled '**Boddingtons CMP CB Rev 3'** has been prepared by Graham, which addresses the requirements of the condition. The plan details proposed outline programme and key activities for the construction works, construction logistics, and management of safety, health and environmental quality. This information is submitted to discharge Condition 12 in full.
Condition 15a Prior to the commencement of the development (save for any enabling works), details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for	A Local Benefits/ Social Value Delivery Plan (SVDP) titled '**15a- GRAHAM Boddingtons Manchester Social Value Delivery Plan Final'** has been prepared by Graham, which addresses the requirements of a Local Benefits Proposal for the condition.

Condition Wording	Submission Documents
approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes: i) the measures proposed to recruit local people including apprenticeships. ii) mechanisms for the implementation and delivery of the Local Benefit Proposal. iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives.	The plan outlines measures proposed to recruit local people, mechanisms for the implementation and delivery of the Local Benefits Proposal and measures to monitor and review the effectiveness of the proposal in achieving the required objectives. This information is submitted to discharge Condition 15 in relation to Part a).

Application Documentation

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

- Application Form for the discharge of condition;
- Boddingtons CMP CB Rev 3 prepared by Graham; and,
- Boddingtons Manchester Social Value Delivery Plan prepared by Graham.

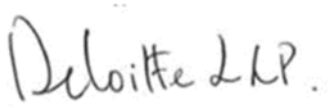
The fee of £145 +£70 has been paid online.

The Planning Portal Reference number for the submitted condition discharge application is PP-13120313.

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 colleagues Eithne FitzGerald (0161 455 6963 / eithnefitzgerald@deloitte.co.uk) and Ragini Dutta (0330 138 6276 / raginidutta@deloitte.co.uk).

Yours sincerely



Deloitte LLP