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08 September 2023

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
PO Box 532
M60 2LA

FAO Jennifer Atkinson

Dear Jennifer

Former Boddingtons Brewery Site, Dutton Street, Manchester – Section 73 (Minor Material Amendment) Application for Variation of Condition 3 (Approved Drawings and Documents) Planning Permission Reference 118831/FO/2018

Please find enclosed an application for minor material amendments under Section 73 of the Town and Country Planning Act 1990 ("MMA") to Planning Permission ref. 118831/FO/2018 in accordance with Section 73 of the Town and Country Planning Act 1990.

The application relates to the Former Boddingtons Brewery Site and the applicant is Salboy Ltd.

The Site

The Site is to 1.37 ha and is bounded by Dutton Street to the east, Trinity Way to the south, surface car parking on the Former Boddington Brewery site to the west, and warehouse buildings between Charles Street and Dutton Street to the north.

Background

The approved Description of Development, as stated on the decision notice, is as follows:

"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."

A non-material amendment (Ref. 132287/NMC/2021) was approved in relation to the scheme in November 2021 which amended the trigger points of eight pre-commencement conditions to allow for a discrete area of public realm works, known as the 'Top Platform', which supported the opening of the adjacent Manchester College, to be carried out.

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Following this and the approval of the necessary pre-commencement conditions in February 2022 (Ref. CDN/21/0931), the planning permission was lawfully implemented on 14 June 2022. A further application to discharge the pre-commencement conditions for the remainder of the site was submitted in March 2023 (Ref. CDN/23/0215) and approved in June 2023.

A non-material amendment (Ref. 137321/NMC/2023) was approved in June 2023 to amend condition 6a to allow early enabling works to begin prior to the required information related to the drainage install being available to submit to support project delivery programme.

On 22 August 2023, a further condition discharge application (Ref. CDN/23/0398) was approved in regard of pre-work conditions 7a and 11. Discharge of these conditions has allowed works to begin on the remainder of the site outside of the 'Top Platform'.

A further non-material amendment application (ref. 137897/NMC/2023) was submitted on 23 August 2023 to incorporate an additional fire staircase into all approved blocks to meet with building regulations and consequent layout reconfigurations and changes to the elevations and floorplans. The application is currently pending consideration, with a target determination date for 20th September 2023.

Further detailed design work has been carried out and internal reconfiguration of Block A has led to the introduction of a proposed basement area in the building that was not shown on the approved plans.

Pre-application Consultation

The approved development was subject to a comprehensive process of public and stakeholder engagement, including engagement with Greater Manchester Police, Historic England, Manchester City Council Highways, Transport for Greater Manchester, Greater Manchester Archaeology Advisory Service, Places Matter! Design Review Panel, local businesses and residents, and local Ward Councillors.

This application for a revised scheme with the inclusion of an additional basement within Block A is submitted following pre-application consultation with Manchester City Council as the Local Planning Authority. A Pre-Application Meeting was held with senior officers at Manchester City Council on 24 May 2023 to present the proposed amendments.

The principle of the proposed amendments is supported by officers and following a detailed review of the design pack, it was agreed via email correspondence on 26 July 2023 that the changes proposed could be progressed as a minor material amendment to the planning permission.

Description of Development

The proposed Description of Development is:

"Variation of condition 3 (Approved Drawings and Documents) attached to planning permission ref: 118831/FO/2018 for inclusion of a basement within Block A."

Variation of Condition 3 – Approved Drawings and Documents

It is proposed to include a basement within Block A. The basement area is illustrated in supporting document ref: '0022 - Brewery Block A - Basement Design Brochure'. The proposed amendments are

minor in nature and will act to further enhance the development by providing additional space for plant equipment and cycle storage within the basement, supporting a better ground floor arrangement opening onto Dutton Street, where the principal elevation and entrance to the building is located. These ground floor changes are subject to the concurrent NMA detailed above (Ref. 137897/NMC/2023).

The layout of the basement consists of plant equipment to the southeast including a wet and riser pump, and bike storage located in the northwest portion. Due to the change in levels across the site, the western elevation will be partially exposed.

As the Site ground profile slopes downwards from the pavement of Dutton Street to the street level of Charter Street, the west façade of the basement which faces Charter Street is visible and above ground. Its external doors are proposed to comply with building regulations to ensure the safety of occupiers in the event of a fire. As illustrated on elevation drawing (ref: 0022-SP-ZZ-XX-DR-A-0503-P2), the facade treatment of Block A Basement remains as brick clad to be in keeping of the character of the approved building.

Structural considerations

The building construction methodology and structural approach is unchanged from that approved. Due to the ground profile of the Site and the proposed building height, deep piled foundations are required to support the building. While it was known that the excavation work would have needed to be carried out when the original application was submitted and approved in 2018, it had originally been planned to be backfilled once the piling works had been completed. Renaissance Structural Engineers have prepared a technical note (ref: 'BRW-REN-AA-ZZ-RP-S-DN001') in support of the application.

Construction Impacts

The content and conclusions of the Construction Management Plan (CMP) approved under condition discharge application (ref. CDN/23/0215) remain unchanged. To support this application, please see a Construction Management note, prepared by DOMIS Construction. This note confirms the information in the CMP is relevant to and consistent with the works to be carried out in relation to the addition of the basement to Block A as outlined by this Section 73 application.

Environmental Impact Assessment ("EIA") Screening

The approved development was subject to an EIA. An Environmental Statement ("ES") was submitted with the application in January 2018 ("the 2018 ES"). The 2018 ES has not been subsequently updated and so the 2018 ES is the most up-to-date ES pertaining to the Site.

Due to the limited nature and scale of the changes to the approved development the proposed amendment – in isolation or cumulatively with changes progressed in previous and concurrent amendment applications - will have no significant environmental effects on socio-economic, townscape and visual impact, archaeology and cultural heritage, noise and vibration, traffic and access, air quality, flood risk, daylight and sunlight or wind microclimate.

The conclusions of these chapters are therefore unchanged by the current proposals and updates to the 2018 ES have been screened out.

Planning Policy Framework

The key Development Plan documents relevant to the proposals remain the 2012 Manchester Core Strategy and Saved Policies of the 2006 Manchester Unitary Development Plan.

The following documents also forms a material consideration in the determination of this application: the National Planning Policy Framework (2021); Design for Access 2; the Blue and Green Strategy and Action Plan; the Climate Change Emergency and Playing our Full Part on Climate Change; and the Former Boddingtons' Brewery Strategic Regeneration Framework (2015).

Full consideration of the proposals against the planning policy framework is considered within the original Planning and Tall Building Statement approved under Planning Permission ref: 118831/FO/2018.

The proposed amendments will contribute to the success of the development, a scheme which is supported by planning policy objectives at national and local levels. The proposals are also in line with key planning guidance and material considerations including the SRF (2015). Approval of the proposed amendments would therefore support economic and regeneration benefits associated with the proposals.

Variation to Condition 3 – Drawing References

As part of this application submission, two revised plans are submitted to illustrate the proposed basement elevation and level (ref: 0022-SP-ZZ-B1-DR-A-03B1-P2 and 0022-SP-ZZ-XX-DR-A-0503-P2). For completeness, Appendix A shows the original plans approved under the planning permission (as amended and subject to concurrent live Section 96a application Ref. 137897/NMC/2023) alongside the revised plans.

Application Submission

In addition to this covering letter, the following documentation is submitted in support of this application:

- Application Form and Notice Certificates;
- Site Location Plan;
- Architectural Drawings, prepared by Studio Power (August 2023);
- Construction Management note, prepared by DOMIS Construction;
- Basement Design note, prepared by Renaissance (ref: BRW-REN-AA-ZZ-RP-S-DN001-P01); and
- 0022 – Brewery Block A – Basement Design Brochure, prepared by Studio Power (August 2023).

Summary

The application fee to Manchester City Council for £234 has been provided via the Planning Portal (PP-12408354).

On the basis of the information submitted, we seek your formal agreement that the proposed amendment for the basement is acceptable and can be dealt with as a minor material amendment.

If you require any further details, please do not hesitate to contact my colleague Joe McElhone (0161 455 6994 / joemcelhone@deloitte.co.uk) and Jasmine Sandhu (0113 341 6838 / jasminesandhu@deloitte.co.uk).

Yours sincerely



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Appendix A – Condition 3 drawings

Drawing Name	Approved Drawings (as proposed to be amended by NMA application Ref. 137897/NMC/2023)	Proposed Drawing Reference to be amended by this Section 73 application
Contextual Ground Floor Plan	A2943 120 R1	
Contextual Roof	A2943 121 R1	
Demolition plans	A2943 150 R1	
Great Ducie Street Floor Plan 30m Datum	0022-SP-ZZ-B2-DR-A-03B2-P1-Basement 2 - Great Ducie Street Floor Plan	
New Bridge Street Floor Plan 35.6m Datum	0022-SP-ZZ-B1-DR-A-03B1-P1-Basement 1 - New Bridge Street Floor Plan	0022-SP-ZZ-B1-DR-A-03B1-P2-Basement 1 - New Bridge Street Floor Plan
Dutton Street Floor Plan 40m Datum	0022-SP-ZZ-00-DR-A-0300-P1-Ground Floor - All Blocks	
First Floor Plan	0022-SP-ZZ-01-DR-A-0301-P1-First Floor Plan	
Second Floor Plan	0022-SP-ZZ-02-DR-A-0302-P1-Second Floor Plan	
Third Floor Plan	0022-SP-ZZ-03-DR-A-0303-P1-Third Floor Plan	
Fourth Floor Plan	0022-SP-ZZ-04-DR-A-0304-P1-Fourth Floor Plan	
Fifth Floor Plan	0022-SP-ZZ-05-DR-A-0305-P1-Fifth Floor Plan	
Sixth Floor Plan	0022-SP-ZZ-06-DR-A-0306-P1-Sixth Floor Plan	
Seventh Floor Plan	0022-SP-ZZ-07-DR-A-0307-P1-Seventh Floor Plan	
Eight Floor Plan	0022-SP-ZZ-08-DR-A-0308-P1-Eighth Floor Plan	
Ninth Floor Plan	0022-SP-ZZ-09-DR-A-0309-P1-Ninth Floor Plan	
Tenth Floor Plan	0022-SP-ZZ-10-DR-A-0310-P1-Tenth Floor Plan	
Eleventh Floor Plan	0022-SP-ZZ-11-DR-A-0311-P1-Eleventh Floor Plan	
Twelfth Floor Plan	0022-SP-ZZ-12-DR-A-0312-P1-Twelfth Floor Plan	
Thirteen Floor Plan	0022-SP-ZZ-13-DR-A-0313-P1-Thirteenth Floor Plan	
Fourteenth Floor Plan	0022-SP-ZZ-14-DR-A-0314-P1-Fourteenth Floor Plan	
Fifteenth Floor Plan	0022-SP-ZZ-15-DR-A-0315-P1-Fifteenth Floor Plan	

Sixteenth Floor Plan	0022-SP-ZZ-16-DR-A-0316-P1-Sixteenth Floor Plan	
Seventeenth Floor Plan	0022-SP-ZZ-17-DR-A-0317-P1-Seventeenth Floor Plan	
Eighteenth Floor Plan	0022-SP-ZZ-18-DR-A-0318-P1-Eighteenth Floor Plan	
Nineteenth Floor Plan	0022-SP-ZZ-19-DR-A-0319-P1-Ninteenth Floor Plan	
Twentieth Floor Plan	0022-SP-ZZ-20-DR-A-0320-P1-Twenieth Floor Plan	
Twenty First Floor Plan	0022-SP-ZZ-21-DR-A-0321-P1-Twenty-First Floor Plan	
Twenty Second Floor Plan	0022-SP-ZZ-22-DR-A-0322-P1-Twenty-Second Floor Plan	
Twenty Third Floor Plan	0022-SP-ZZ-23-DR-A-0323-P1-Twenty-Third Floor Plan	
Twenty Fourth Floor Plan	0022-SP-ZZ-24-DR-A-0324-P1-Twenty-Fourth Floor Plan	
Twenty Fifth Floor Plan	0022-SP-ZZ-25-DR-A-0325-P1-Twenty-Fifth Floor Plan	
Roof Plan	0022-SP-ZZ-RF-DR-A-2700-P1-Roof Plan	
Building A Section AA	0022-SP-ZZ-XX-DR-A-0400-P1-Building A Section AA	
Building A Section BB	0022-SP-ZZ-XX-DR-A-0401-P1-Building A Section BB	
Building B & C Section CC	0022-SP-ZZ-XX-DR-A-0402-P1-Building B & C Section CC	
Building D & E Section DD	0022-SP-ZZ-XX-DR-A-0403-P1-Building D & E Section DD	
Building B & Commercial Units Section EE	0022-SP-ZZ-XX-DR-A-0404-P1-Building B & Commercial Units Section EE	
Building E & Commercial Units Section FF	0022-SP-ZZ-XX-DR-A-0405-P1-Building E & Commercial Units Section FF	
Building A North Elevation	0022-SP-ZZ-XX-DR-A-0500-P1-Building A North Elevation	
Building A East Elevation	0022-SP-ZZ-XX-DR-A-0501-P1-Building A East Elevation	
Building A South Elevation	0022-SP-ZZ-XX-DR-A-0502-P1-Building A South Elevation	
Building A West Elevation	0022-SP-ZZ-XX-DR-A-0503-P1-Building A West Elevation	0022-SP-ZZ-XX-DR-A-0503-P2-Building A West Elevation
Building B North Elevation	0022-SP-ZZ-XX-DR-A-0504-P1-Building B North Elevation	
Building B & C East Elevation	0022-SP-ZZ-XX-DR-A-0505-P1-Building B & C East Elevation	
Building C South Elevation	0022-SP-ZZ-XX-DR-A-0506-P1-Building C South Elevation	
Building B & C West Elevation	0022-SP-ZZ-XX-DR-A-0507-P1-Building B & C West Elevation	

Building C North Elevation	0022-SP-ZZ-XX-DR-A-0508-P1-Building C North Elevation	
Building B South Elevation	0022-SP-ZZ-XX-DR-A-0509-P1-Building B South Elevation	
Building D&E North Elevation	0022-SP-ZZ-XX-DR-A-0510-P1-Building D&E North Elevation	
Building D & E East Elevation	0022-SP-ZZ-XX-DR-A-0511-P1-Building D & E East Elevation	
Building D & E West Elevation	0022-SP-ZZ-XX-DR-A-0512-P1-Building D & E West Elevation	
Building D South Elevation	0022-SP-ZZ-XX-DR-A-0513-P1-Building D South Elevation	
Building E North Elevation	0022-SP-ZZ-XX-DR-A-0514-P1-Building E North Elevation	
Building E South Elevation	0022-SP-ZZ-XX-DR-A-0515-P1-Building E South Elevation	
Additional drawings		
Site Wide Elevations NMA	0022-SP-ZZ-XX-DR-A-0516-P1-Site Wide Elevations NMA	
Ladder Sections Building C	A2943 500 R1	
Ladder Sections Building A	A2943 501 R1	
Block A – Section AA & BB		0022-SP-XX-ZZ-DR-A-0410-P1