

30 November 2023

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

FAO Jennifer Atkinson

Dear Jennifer,

Former Boddingtons Brewery Site, Dutton Street, Manchester – Application for Discharge of Condition 9a attached to Planning Permission Ref: 118831/FO/2018

Please find enclosed an application for the partial discharge of Condition 9(a) (Materials Schedule) to Planning Permission Ref: 118831/FO/2018 in relation to the Former Boddingtons Brewery Site, now named Waterhouse Gardens, M3 1LE. The applicant is Salboy (SPV Co 4) Ltd.

Background

The 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 allowed the trigger points of eight pre-commencement conditions to be amended. This facilitated a specific and discrete area of public realm works, known as the ‘Top Platform’, to come forward to support the opening and full operation of the adjacent Manchester College scheme.

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 non-material amendment (Ref: 137321/NMC/2023) was approved in July 2023, to amend the condition wording for condition 6a to allow early enabling works to commence. This was to support the project delivery programme by allowing trial trenching and investigations, archaeological dig, earthworks and ground remediation prior to drainage information being available.

In addition, a concurrent Section 73 application (Ref: 138031/JO/2023) was submitted in September 2023 to modify the approved plans and include a basement area in Block A. This application is currently pending

determination by Manchester City Council. Therefore, we submit the accompanying documents to this cover letter in the context of both the Planning Permission (ref: 118831/FO/2018) and the Section 73 application (Ref: 138031/JO/2023) in order for the requirements of Condition 9a not to be carried across to the forthcoming Decision Notice for Ref. 138031/JO/2023.

Condition Discharge

This section sets out the relevant condition and documents that are submitted in support of the application for the discharge of Conditions 9a.

Condition 9a (Materials Schedule)

The wording of Condition 9a is as follows:

“Prior to any above ground works associated with a phase of development, (a) a programme for the issue of samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority, the programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in and a strategy for quality control management.”

To allow the partial discharge of Condition 9 (part a only), please find enclosed the 'Waterhouse Gardens - Façade Programme' document prepared by Domis Construction (November 2023). This document outlines the material schedule for the entire Waterhouse Gardens Site.

In addition, drawings of the sample window frames on the north elevation attached to building block B are provided to show the jointing and fixing details. Sample Panel 1 (ref: 0022-SP-B2-XX-DR-A-00201-REV-B) illustrates the red brick arch and cross sections for the window frame. Sample Panel 2 (ref: 0022-SP-B2-XX-DR-A-00202-REV-B) shows the materials listed in the façade programme match with the proposed window design. These drawings show the extents of the full-scale Visual Mock-Up (VMU) panels that will be constructed on-Site for final approval of the façade construction in-line with the submitted programme.

Thus, the information provided is sufficient for Manchester City Council to allow the partial discharge of Condition 9 (part a only).

Summary

Table 1 below summarises the information submitted in support of this application.

Condition		Partial or Full Discharge	Documents Submitted
9a	Materials Schedule	Partial discharge (part a only)	- Façade Programme prepared by Domis (November 2023) - Sample Panel 2, drawing ref: 0022-SP-B2-XX-DR-A-00202-REV-B

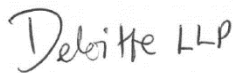
Condition		Partial or Full Discharge	Documents Submitted
			Sample Panel 1, drawing ref: 0022-SP-B2-XX-DR-A-00201-REV-B

The application has been submitted through the Planning Portal and the reference number for this application is PP-12633058.

A fee has been paid to Manchester City Council for £116, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the partial discharge of Condition 9 (part a only) as outlined above.

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

Yours sincerely



Deloitte LLP

Enc.