

16 August 2023

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

FAO Jennifer Atkinson

:
:

Dear Jennifer

Former Boddingtons Brewery Site - Application for Full Planning Permission

Please find enclosed an application ("this Application") for Full Planning Permission for the proposed redevelopment of part of the former Boddingtons Brewery Site ('The Site'). The Applicant is Latimer Development Ltd ("the Applicant").

Background

The Site is bounded by the Travelodge and surface level carparking to the north, further surface level carparking to the east, the Manchester College to the south, and Bury New Road to the west in Manchester. It is located within an area that MCC has earmarked for regeneration, as outlined in the Great Ducie Street Strategic Regeneration Framework (SRF) and the Former Boddingtons Brewery SRF.

The Site already benefits from planning permission for a residential led scheme comprising 461 units within two buildings: Building A of part 11 and 10 storeys; and Building B of part 27, 20 and 17 storeys (the 'Original Consent'), which was approved on 30 June 2022 (Ref: 132416/FO/2021). The applicant for the Original Consent was also Latimer Development Ltd.

Since the Original Consent was approved, the Department for Levelling Up, Housing & Communities (DLUHC) has introduced possible amendments to Building Regulations to introduce a requirement for residential buildings above 30 metres to have a second staircase. Consultation on these amendments closed on 17 March 2023, and whilst the outcome of this consultation has not yet been published, on 24 July 2023 Michael Gove, the Housing Secretary, confirmed the DLUHC's intention to mandate second staircases in all new residential buildings above 18 metres, following confirmation from expert bodies that they support this lower threshold.

Proposed Development

To accommodate this incoming Building Regulations requirement, the Applicant now seeks planning permission for a residential scheme of the same footprint, with revised internal layouts to allow a second

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.

© 2023 Deloitte LLP. All rights reserved.

additional stair core and with reconfigured circulation routes, to ensure all residential units across both buildings have access to two stair cores.

In order to ensure the scheme remains viable, the revised scheme seeks to offset the loss of internal floor area due to introduction of the additional stair cores (and associated reduced efficiencies) across the two buildings. The Proposed Development will therefore accommodate a total of 505 residential units (an increase of 44 units from the 461 units approved by the Original Consent) and will in turn necessitate a relative increase in height of the Proposed Development, with Building A now reaching 12 storeys, and Building B part 29, 25 and 20 storeys.

The Proposed Development otherwise retains the same underlying design principles and strategies approved as part of the Original Consent; and the three ground floor commercial units are retained. The design of public courtyard space between Building A and Building B will also remain broadly the same.

Description of Development

The proposed Description of Development is:

“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.”

Application Documentation

The Application comprises a suite of documents as set out below, which fully explain and justify the Proposed Development.

The scope of the application documentation was agreed through pre-application consultation with Manchester City Council as the Local Planning Authority.

- Location Plan, Existing Site Plan and Elevations prepared by Assael Architects;
- Planning Application Drawings prepared by Assael Architects;
- Landscape Plans prepared by Exterior Architecture;
- Planning and Tall Building Statement prepared by Deloitte;
- Statement of Consultation prepared by Deloitte;
- Design and Access Statement prepared by Assael Architects;
- Landscape Statement prepared by Exterior Architecture;
- Affordable Housing Statement prepared by Deloitte with input from Latimer Development Group;
- Archaeology Assessment prepared by Salford Archeology (*Note: 2021 document re-submitted as no update required*);
- Broadband Connectivity Assessment prepared by GTech;

- Blue and Green Infrastructure Assessment prepared by Deloitte;
- Ecological Appraisal prepared by Temple Group;
- Crime Impact Statement prepared by Greater Manchester Police;
- Energy Statement and Environmental Standards Statement prepared by Wallace Whittle;
- Whole Life Carbon Assessment prepared by Wallace Whittle;
- Fire Strategy Report prepared by Ofir Consultants;
- Flood Risk and Drainage Strategy prepared by SGI Engineers;
- Ground Conditions Phase 1 and Phase 2 prepared by e3p (*Note: 2021 document re-submitted as no update required*); ;
- Heritage Statement prepared by Salford Archaeology;
- Local Benefits Proposal – Statement of Intent prepared by Latimer Development Ltd
- Noise and Vibration Assessment prepared by Cundall;
- Residential Management Strategy prepared by Clarion Housing Group;
- Waste Management and Servicing Strategy prepared by Curtins;
- Transport Assessment and Travel Plan prepared by Curtins;
- TV Reception Survey prepared by Gtech;
- Commercial Strategy prepared by Latimer;
- Ventilation Strategy prepared by Wallace Whittle;
- Viability Assessment prepared by Rodger Hannah; and
- Environmental Statement:
 - Construction Management – Bridgehead Consultancy Ltd
 - Air Quality – Air Pollution Services
 - Climate Change – Atkins
 - Daylight and Sunlight – GIA
 - Human Health – Atkins
 - Townscape and Visual Impact – Stantec

- Wind Microclimate - GIA
- Summary of Residual Impacts – Deloitte;
- Type 1 Cumulative Assessments – Deloitte; and,
- Non-Technical Summary – Deloitte.

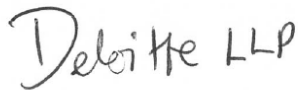
Application Submission

The Application has the Planning Portal reference: PP-12328568 and the application fee of £90,731 plus any pre-requisite Planning Portal fee has been paid online via Planning Portal.

The development is therefore wholly compliant with the policies of the Development Plan and the Proposed Development is supported by all other key material considerations. We therefore respectfully request that this Application be supported by the Planning Authority.

We would be grateful if you could notify us of the validation of the Application and please do not hesitate to contact my colleagues Eve Grant (evgrant@deloitte.co.uk) / 0161 455 6483 and Eithne Fitzgerald (eithnefitzgerald@deloitte.co.uk) / 0161 455 6963).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

For Deloitte LLP

Encl.