

14 June 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 Conditions 7a and 11 attached to Planning Permission Ref: 118831/FO/2018

Please find enclosed an application for the full discharge of Conditions 7a (Site Investigation) and 11 (Piling) attached to Planning Permission Ref: 118831/FO/2018 in relation to the Former Boddingtons Brewery Site, M3 1LE. The applicant is Salboy 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.

Condition Discharge

This section sets out the relevant conditions and documents that are submitted in support of the application for the discharge of Conditions 7a (Site Investigation) and 11 (Piling).

Condition 7a (Site Investigation)

The wording of Condition 7a is as follows:

“Notwithstanding the phase 1 desk based ground conditions report prepared by Wardell Armstrong stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018, (a) before each relevant phase of development as detailed in Condition 2 hereby approved commences, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- Submission of detailed site investigation proposals; Submission of details of liaison with a UXO specialist to complete a detailed threat assessment of the risk of UXO prior to any intrusive site investigation works and site development;*
- Submission of an updated site investigation and risk assessment report;*
- Asbestos management report;*
- Submission of a remediation strategy.*

The development of that phase shall then be carried out in accordance with the approved details.”

To allow the full discharge of Condition 7a, please find enclosed the following documents:

- Explosive Ordnance Desk Top Study prepared by EOD Contracted Limited (February 2023)
- Site Investigation proposal prepared by Brownfield Solutions Ltd (March 2023)
- Phase II Geo-Environmental Assessment Report prepared by Brownfield Solutions Ltd (April 2023)
- Addendum Ground Gas Risk Assessment prepared by Brownfield Solutions Ltd (June 2023)
- Remedial Strategy prepared by Brownfield Solutions Ltd (June 2023)

Please note that the Explosive Ordnance Desk Top Study and Site Investigation were previously submitted under condition discharge application (ref. CDN/23/0215) in order to partially discharge Condition 7a; however it was agreed via email correspondence with Manchester City Council on 06.06.23 that all information relevant to this condition would be resubmitted in order to fully discharge Condition 7a.

The submitted Phase II Geo-Environmental Assessment Report addresses all comments and requests for information received from the Environmental Health team at Manchester City Council in March 2023.

Condition 11 (Piling)

The wording of Condition 11, is as follows:

“Prior to the commencement of each relevant phase of the development, excluding the Top Platform Phase (Phase A), details of the method for piling, or any other foundation design using penetrative methods, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall then be implemented during the construction of the development.”

To allow the full discharge of Condition 11, please find enclosed a Piling Risk Assessment prepared by Brownfield Solutions Ltd (April 2023). This document confirms the proposed piling method for the site.

Summary

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

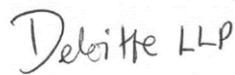
Condition		Partial or Full Discharge	Documents Submitted
7a	Detailed Site Investigation Proposal	Full discharge	- Explosive Ordnance Desk Top Study prepared by EOD Contracted Limited (February 2023) - Site Investigation proposal prepared by Brownfield Solutions Ltd (March 2023) - Phase II Geo-Environmental Assessment Report prepared by Brownfield Solutions Ltd (April 2023) - Addendum Ground Gas Risk Assessment prepared by Brownfield Solutions Ltd (June 2023) - Remedial Strategy prepared by Brownfield Solutions Ltd (June 2023)
11	Piling	Full discharge	Piling Risk Assessment, prepared by Brownfield Solutions Ltd (April 2023)

The application has been submitted through the Planning Portal and the reference number for this application is PP-12203153.

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 full discharge of Conditions 7a and 11 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 Niall Alcock (0161 455 6787 / nalcock@deloitte.co.uk)

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

Deloitte LLP

Enc.