

24 March 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 4a, 5, 7a, 8, 12, 13 and 14 of Planning Permission Ref: 118831/FO/2018

Please find enclosed an application to discharge conditions attached to Planning Permission Ref: 118831/FO/2018 in relation to the to the Former Boddingtons Brewery Site, M3 1LE. The applicant is Salboy Ltd.

Background

The description of development, as stated on the decision notice (Planning Permission ref. 118831/FO/2018), 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 (NMA) application (Ref 132287/NMC/2021) was approved on 25 November 2021 to amend the wording of Condition 3, 4, 5, 6, 7, 8, 11 and 13.

Condition Discharge

This section sets out the relevant conditions and documents that are submitted in support of the application for the discharge of Conditions 4a (Local Labour), 5 (WSI Report), 7a (Site Investigation), 8 (Construction Management Plan), 12 (Ecological Method Statement), 13 (Invasive Species) and 14 (Bat Dawn Re-entry Survey).

Condition 4 (Local Labour)

The wording of Condition 4 is as follows:

“(a) Prior to the commencement of each relevant phase of development as detailed in Condition 2, a local labour agreement, in order to demonstrate commitment to recruit local labour for both the construction and operations element of each relevant phase of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction and occupation phases of a relevant phase of the development.

“(b) Within six months of the first occupation of each relevant phase of the development, details of the results of the scheme shall be submitted for consideration.”

To support the partial discharge of Condition 4 (part a only), please find enclosed a Local Labour Agreement provided by the site contractor, Domis.

Condition 5 (Written Scheme of Investigation)

The wording of Condition 5 is as follows:

“No development shall take place of each relevant phase of development as detailed in Condition 2 until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works to be undertaken in relation to each relevant phase in accordance with a Written Scheme of Investigation (WSI), prepared by the appointed archaeological contractor.

The WSI should be submitted to and approved in writing by the local planning authority. A phase of development shall not be occupied until the site investigation has been completed in accordance with the approved WSI. The WSI shall cover the following:

a. A phased programme and methodology of investigation and recording to include:

a. specific desk-top research

b. evaluation through trial trenching

c. informed by the above, more detailed targeted excavation and historic research (subject of a new WSI)

b. A programme for post investigation assessment to include:

a. analysis of the site investigation records and finds

b. production of a final report on the significance of the archaeological and historical interest represented.

c. Dissemination of the results commensurate with their significance, including

a. provision for interpretation panels and a booklet.

d. Provision for archive deposition of the report and records of the site investigation.

e. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.”

To support the full discharge of Condition 5, please find enclosed a Written Scheme of Evaluation (WSI) for an archaeological evaluation prepared by Salford Archaeology.

Condition 7 (Site Investigation)

The wording of Condition 7 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: [our emphasis in bold]

- 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.

(b) When the relevant phase of development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the residential element of each relevant phase of development.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development of that phase shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

To allow partial discharge of Condition 7 (part a only), please find enclosed an Explosive Ordnance Desk Top Study prepared by EOD Contracts Limited and Site Investigation Proposal (March 2023).

Condition 8 (Construction Management Plan)

The wording of Condition 8 is as follows:

“Prior to the commencement of each relevant phase of development as detailed in Condition 2, a detailed construction management plan outlining working practices during development shall be submitted to and approved 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;*
- Location, removal and recycling of waste;*
- Routing strategy and swept path analysis;*
- Parking of construction vehicles and staff; and*
- Sheeting over of construction vehicles.*

That phase of development shall be carried out in accordance with the approved construction management plan.

To allow the full discharge of Condition 8, please find enclosed a Construction Management Plan prepared by Domis (March 2023).

Condition 12 (Ecological Method Statement)

The wording of Condition 12, is as follows:

“No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of then demolition works.

To allow the full discharge of Condition 12, please find enclosed an Ecological Method Statement prepared by Penny Anderson Associates Ltd.

Condition 13 (Invasive Species)

The wording of Condition 13, is as follows:

“Prior to the commencement of each relevant phase of development (including vegetation clearance) as detailed in Condition 2 a methodology for the control of invasive species shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented in full for that phase of the development.”

To allow full discharge of Condition 13, please see the enclosed Japanese Knotweed Survey Report, prepared by Japanese Knotweed Solutions Ltd.

Condition 14 (Bat Drawn Re-entry Survey)

The wording of Condition 14 is as follows:

“A bat dawn re-entry survey is to be undertaken prior to the demolition works commencing and submitted to the City Council, as Local Planning Authority, for approval in writing to confirm roosting potential for the two walls within the car park area.

If any time bats are found then a method statement for the demolition including for the protection of any bats is agreed in writing by the City Council, Local Planning Authority prior to demolition works commencing. Any method statement for demolition shall then be implemented for the duration of the demolition works.”

To support partial discharge of Condition 14, please find enclosed an Ecological Method Statement prepared by Penny Anderson Associates Ltd. Due to seasonal constraints, an update to this Method Statement will be provided upon completion of outstanding bat activity surveys of walls in the south-east of the site in spring/summer 2023. In the meantime, these walls will be safeguarded by a 30m buffer to allow work to commence on the development.

Summary

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

Condition		Partial or Full Discharge	Documents Submitted
4a	Local Labour Agreement	Partial discharge (part (a) only)	Local Labour Agreement provided by Domis
5	Written Scheme of Investigation	Full discharge	Written Scheme of Evaluation (WSI) for an archaeological evaluation prepared by Salford Archaeology
7a	Detailed Site Investigation Proposal	Partial discharge (part (a) only)	Explosive Ordnance Desk Top Study prepared by EOD Contracts Limited Site Investigation Proposal prepared by Domis Construction LTD Phase 1 Desk-Based Study, prepared by Wardell Armstrong
8	Construction Management Plan	Full discharge	Construction Management Plan prepared by Domis
12	Method Statement for demolition including	Full discharge	Ecological Method Statement prepared by Penny Anderson Associates Ltd

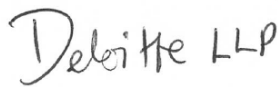
Condition		Partial or Full Discharge	Documents Submitted
	measures for protecting birds		
13	Methodology for control of invasive species	Full discharge	Survey Report, prepared by Japanese Knotweed Solutions Ltd Japanese Knotweed Location Plan (drawing reference: JK23-8626-01)
14	Bat Dawn Re-entry Survey	Partial discharge	Ecological Method Statement prepared by Penny Anderson Associates Ltd.

The application has been submitted through the Planning Portal and the reference number for this application is PP-11981005

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 discharge of Conditions 4a, 5, 7a, 8, 12, 13 and 14 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



Deloitte LLP

Enc.