

29 July 2022

F.A.O Jen Atkinson
Manchester City Council
Planning and Development
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jen,

Former Boddingtons Brewery Site
Application for Discharge of Condition 2 (Phasing) and 6 (Borehole Management) - Planning Permission
Reference: 132416/FO/2021

Please find enclosed an application for the discharge of Conditions 2 and 6 attached to Planning Permission ref: 132416/FO/2021 granted 30 June 2022.

The Planning Permission relates to the erection of two residential buildings of 11 to 27 stories on the Site bounded by a Travelodge and surface level carparking to the north, further surface level carparking to the east, the under-construction Manchester College to the south, and Bury New Road to the west in Manchester.

The Applicant is Latimer Developments Ltd.

For clarity, the description of development for proposals are as follows:

“Erection of two buildings part 27, 20, 17 storeys and part 11 and 10 storeys to form a mixed use development comprising of 461 residential apartments (Use Class C3a) and ground floor commercial uses (Use Class E) (718 sqm) together with public realm including courtyard pocket park, landscaping, car parking and other associated works.”

Table 1 below sets out the documents submitted with this application for the discharge of Condition 2 and 6.

Table 1: Condition 2 and 6 Submission Documents

Condition Wording	Submission Document(s)
<u>Condition 2</u>	A Phasing Plan has been prepared by Latimer, which addresses the requirements of the condition.

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.

Prior to the commencement of development, a detailed phasing plan (including timescales for implementation) for the development (including delivery of public realm and highways works) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall then be carried out in accordance with the phasing plan and timescales agreed unless otherwise approved in writing by the City Council, as Local Planning Authority.	As set out within this, through ongoing discussions with contractors it has been determined the development would most effectively be delivered in 1 phase. While the wider masterplan for the area comes forward, particularly the pedestrianised boulevard to the rear of the site, a temporary landscaping treatment will be installed along this boundary. This information is submitted to discharge Condition 2 in full.
<u>Condition 6</u> a) Prior to the commencement of the development, a scheme for the management of any known well features or borehole present within the site shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details as to how any redundant boreholes or well features which have been decommissioned and details as to how any boreholes or well features to be retained, once the development is complete, will be secured, protected and inspected. b) The approved scheme shall be implemented and prior to the first occupation of the development a verification report to demonstrated compliance with the details approved as part of part (a) of the condition shall be submitted for approval in writing by the City Council, as Local Planning Authority.	A Strategy for decommissioning of redundant wells found on site, which details the use of a plug and cap will be used to secured and redundant wells identified has been prepared by SGI. This information is submitted to discharge Condition 6, in regard to the requirements of part a).

Application Documentation

The application has been submitted through the Planning Portal, and comprises of the following documents:

- Application Form for the discharge of condition;
- Phasing Memo prepared by Latimer Developments Ltd.
- Strategy for decommissioning of redundant wells prepared by SGI.

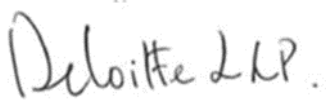
The fee of £116.00 + £32.20 has been paid online.

The Planning Portal Reference number for the submitted condition discharge application is PP-11320482.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the formal discharge of the conditions outlined above

If you require any further details, please do not hesitate to contact my colleague Eithne FitzGerald (+44 161 455 6963 / eithnefitzgerald@deloitte.co.uk).

Yours sincerely

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

Deloitte LLP