



LATIMER

Latimer Developments Limited

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Part of Clarion Housing Group

MCC Planning Department
Manchester City Council
Town Hall
Manchester
M60 2LA

Dear Sirs,

Former Boddington's Brewery, Gt Ducie Street – 132416/FO/2021

I write further the pre-commencement element of condition 2 on the decision notice;

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.

Due to the confined nature of the site, the full site area will be required continuously throughout the construction period, this allowing for sufficient space to be designated for associated site management and ancillary requirements. On this basis it is proposed the development will be delivered as a single phase.

Accordingly, we expect the scheme to achieve practical completion in line with our indicative programme (enclosed) without the requirement for any interim elements, or a phased approach on site:

Enabling works

Start on Site	September 2022
Completion	January 2023

Main Works (incl. agreed finishes to surrounding area as agreed)

Start on Site	January 2023
Completion	October 2025

Yours faithfully,

Hugh Taylor

Latimer by Clarion Housing Group

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