

11 December 2025

F.A.O Jen Atkinson
Manchester City Council
Town Hall
Manchester
M60 2LA

Dear Jennifer,

Former Boddingtons Brewery Site

Application for Discharge of Condition 16 (Boundary Treatment) and Condition 23a (Noise - Residential Units) - with reference to Planning Permission Reference 137941/FO/2023, as amended by 142367/NMC/2025

Please find enclosed an application for the discharge of Condition 16 and 23a attached to Planning Permission ref: 137941/FO/2023 granted on 12 March 2024 (as amended by 142367/NMC/2025).

The Planning Permission relates to the erection of two residential buildings of 12 to 29 storeys, comprising 505 residential apartments on the former Boddington Brewery site off Great Ducie Street. The Site is 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 John Graham Construction Limited.

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

“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.”

Table 1 below confirms the documents submitted in support of this application for the discharge of Conditions 16 and 23a.

Condition Wording	Submission Documents
<u>Condition 16</u> “Prior to any above ground works, details of the boundary treatment, including gates to public realm, shall for the development be submitted for approval in writing by the Council, as Local Planning Authority. The approved details shall then be implemented as part of the development and be in place prior to the first occupation of the development. The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.”	An application to discharge this condition was previously refused (Ref. CDN/25/0766), and the pack of information has been updated to reflect comments received. To satisfy the requirements of this condition, the following documents are submitted for review and approval. The drawings (DN0107-EXA-ZZ-GF-DR-L-00603) produced by Exterior Architecture detail the exact design specifications of gates to the public realm, and location of these marked up relative to the ground floor. The specification for the fences is now a weldmesh, following comments received via email from Jennifer Atkinson dated 23 October 2025. The drawings (DN0107-EXA-ZZ-GF-DR-L-0010) produced by Exterior Architecture detail the boundary treatment including the hard and soft landscapes, kerbs and edges types within the public realm. This has been specified to align with the adjacent Manchester College and Waterhouse Gardens sites, for a consistent public realm treatment. This information is submitted to discharge Condition 16 in full.
<u>Condition 23a</u> Notwithstanding the Noise and Vibration Assessment prepared by Cundall received by the City Council, as Local Planning Authority on the 20 September 2023, prior to any above ground works: (a) a scheme for acoustically insulating and ventilating the proposed residential accommodation against noise from the local traffic network and, following an	An Acoustic Technical note (Ref CSGA-C2164-TN01) has been prepared by CSG Acoustics, which addresses the requirements of the condition. Following comments received from the EHO on 5 September 2025, additional testing was undertaken in October 2025. An additional report (Ref CSGA-C2164-TN03) has been prepared which supplements report Ref, CSGA-C2164-TN01.

Condition Wording	Submission Documents
assessment of the potential for overheating (AVO Assessment), any further noise mitigation measures to deal with equipment to mitigate overheating shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation and ventilation scheme shall be completed before the first occupation of the development. Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved: • Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times) • Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq • Gardens and terraces (daytime) 55 dB L Aeq Where applicable (entertainment/music): Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.	This technical note includes a review and assessment of relevant noise survey data, including the noise impact assessment prepared by Cundall and incorporates noise survey data from rush hour and nighttime periods. The report also details suitable façade, glazing and ventilation specification in line with the internal noise requirements of the planning condition. This information is submitted to discharge Condition 23 a) in full.

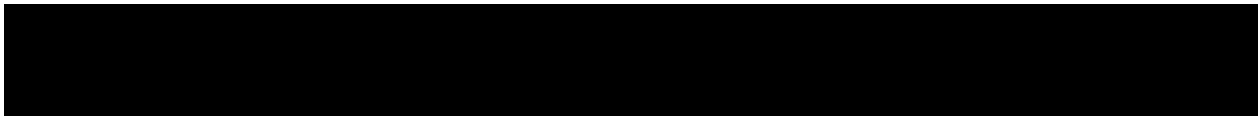
The application has been submitted through the Planning Portal, and comprises the following documents:

- Application Form for the discharge of conditions;
- Fence and Gate Detail Drawing (Ref. DN0107-EXA-ZZ-GF-DR-L-00603)
- General Arrangement GF Drawing (Ref. DN0107-EXA-ZZ-GF-DR-L-00101)
- Acoustic Technical note (Ref CSGA-C2164-TN01) and Addendum (Ref. CSGA-C2164-TN03)

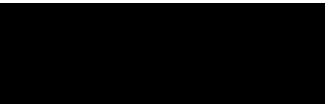
The fee of £298.00 +£85 service charge has been paid online.

The Planning Portal Reference number for the submitted condition discharge application is PP-14553066.

We trust this application is in order and request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of these conditions.



Yours sincerely



Deloitte LLP