

8 April 2022

Planning Department
Manchester City Council
PO Box 352
Town Hall
Manchester
M60 2LA

Dear David

**T2 Union – Application for Discharge of Conditions
(Planning Permission Ref: 126648/FO/2020)**

On behalf of our Client, Union Living Manchester 2 Ltd, please find enclosed an application for the discharge of a Condition attached to Planning Permission ref: 126648/FO/2020. On 16 November 2021 Planning permission was granted for T2 Union at St John's in Manchester City Centre for:

“Full Planning Permission for the erection of 36 storey plus basement level mixed use building comprising co-living units, amenity space and flexible commercial space (Sui Generis), co-work (Use Class B1), landscaping, access and other associated works.”

The information submitted to discharge the conditions below replicates what was submitted for the T1 application (ref: 125655/FO/2019). T1 is located across Water Street, and is running slightly ahead of T2. The T2 project is the second building in a two building programme. This approach has been agreed with Manchester City Council planning department.

Condition Discharge

The details below set out the relevant conditions and the documents that are submitted in support of application for discharge.

Condition 3b – Materials of External Façade

“Samples and specifications of all materials to be used on all external elevations to include jointing and fixing details and a strategy for quality control management, shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. The development shall be carried out in accordance with the approved details.”

On 10 March 2022, the architect, applicant and principal contractor (Renaker) presented samples of external façade materials for Union T1 to Manchester City Council on site. On 25 March 2022, the

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.

© 2022 Deloitte LLP. All rights reserved.

architect produced a schedule of the external façade materials that was presented to Manchester City Council. This information is submitted to discharge part (b) of Condition 3 attached to Planning Permission Ref. 126648/FO/2020. The T2 façade replicates the T1 façade in its entirety and this information is therefore also submitted to discharge part (b) of Condition 3 of this consent.

Submission Summary

The following table summarises the condition to be discharged and the information submitted pursuant to the discharge of the condition:

Table 1 – Summary of discharge of conditions submission

Condition Number	Full or Partial Discharge	Information submitted
3b - Materials of External Facade	Partial	Materials schedule containing the details of the façade samples that was presented to the LPA, prepared by Vita and Renaker

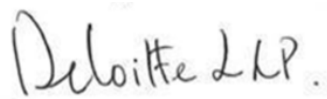
Application Submission

This application comprises this covering letter, the information set out in Table 1 and the following documentation:

- Condition Discharge Application Form; and
- The information detailed in Table 1.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full and partial discharge of the conditions outlined above. If you have any queries regarding this submission, please do not hesitate to contact me or my colleague Rachel Hopkins (rachelhopkins@deloitte.co.uk).

Yours sincerely



Deloitte LLP

Encs.