

23 July 2021

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

Dear David

**T1 Union – Application for Discharge of Conditions
(Planning Permission Ref: 125655/FO/2019)**

On behalf of our Client, Union Living Manchester 1 Ltd, please find enclosed an application for the discharge of multiple Conditions attached to Planning Permission ref: 125655/FO/2019.

On 15 July 2021 Planning permission was granted for T1 Union at St John's in Manchester City Centre (125655/FO/2019) for:

“Full Planning Permission for the erection of 32 storey plus two basement level mixed use building (sui generis), comprising co-living units, amenity space, gym and flexible commercial space, landscaping, access and other associated works.”

Condition Discharge

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

Condition 3 – Samples of External Façade

- a) *“Prior to the commencement of the development, other than enabling works comprising piling and construction of the sub structure, a programme for the issue of samples and specifications of all material to be used on all external elevations of the building shall be submitted to and approved in writing by the City Council, as local planning authority.*
- b) *Samples and specifications of all materials to be used on all external elevations of the development 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.”*

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. Real Estate Services regulated by RICS.

On the 11th June 2021, Renaker produced a programme containing the dates in which the relevant material samples will be presented to Manchester City Council for approval. This information is submitted to discharge part (a) of Condition 3.

Conditions 4 – Samples of Hard Landscaping Materials

- a. *“No development shall commence, other than enabling works comprising piling and construction of the sub structure, unless and until a programme for issue of samples and specifications of all hard landscape materials, including details of seating and other items of street furniture together with a layout plan identifying the location of the materials have been submitted to and approved in writing by the City Council as local planning authority.*
- b. *Samples and specifications of all hard landscape materials 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.*
- c. *The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.”*

On the 11th June 2021, Renaker produced a programme containing the dates in which the relevant material samples will be presented to Manchester City Council for approval. This information is submitted to discharge part (a) of Condition 4.

Condition 5 - Samples of Hard Landscaping Materials (as amended)

A concurrent application for non-material amendments under Section 96A of the Town and Country Planning Act 1990, to the approved development, includes an application to amend the wording of Condition 5 as highlighted in red below. This change has been agreed in principle with the local authority and it is anticipated that the NMA will be approved prior to discharge of the planning conditions and hence is included in this application.

- a. *No part of the development, other than enabling works comprising piling and construction of the sub structure shall commence until a programme for issue of soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall include details of all planters together with full details of all planting arrangements, including trees.*
- b. *Samples and specifications of all hard landscape materials 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.*
- c. *The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.*
- d. *The approved scheme shall be implemented not later than 12 months from the date the building is first occupied.*

On the 11th June 2021, Renaker produced a programme containing the dates in which the relevant material samples will be presented to Manchester City Council for approval. This information is submitted to discharge the amended part (a) of Condition 5.

Condition 15 – Construction Management Plan

“A Construction Management Plan shall be submitted to and approved by the Council. This will contain a Noise & Vibration section (in addition to a dust emission section) that shall base the assessment on British Standard

5228, with reference to other relevant standards. It shall also contain a community consultation strategy which includes how and when local businesses and residents will be consulted on matters such out of hours works”

On the 7th June 2021, Renaker produced a Construction Management, Methodology and Programme Plan, detailing the relevant information requested in Condition 15. This information is submitted to fully discharge Condition 15.

Condition 18 – Acoustic Insulation Plan

“Before the development commences, other than enabling works comprising piling and construction of the sub structure commences, a scheme for acoustically insulating the proposed co-living accommodation against noise from the nearby road network shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the co-living dwelling units are occupied. Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The internal noise criteria are as follows:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not normally exceed 45 dB LAmax,F by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Gardens and terraces (daytime) 55 dB LAeq

Due to the proximity of the development to the Ordsall Chord it will be necessary for vibration criteria to apply which can be found in BS 6472: 2008 "Guide to evaluation of human exposure to vibration in buildings". Groundborne noise/re-radiated noise should also be factored into the assessment and design.

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.”

A Noise Mitigation Measures document has been produced, which details the recommended mitigation measures, and concludes the established noise limits are in line with those detailed in BS4142:2014. This information is submitted to fully discharge Condition 18.

Condition 20 – Wind Mitigation

“No construction other than enabling works comprising piling and construction of the sub structure commences shall commence unless and until full details of all wind mitigation measures, if required, have been submitted to, and approved in writing by the City Council, as local planning authority. All such measures shall be fully wind tested, and accompanied by a detailed report confirming that wind conditions related to the development are satisfactory and acceptable.”

Urban Microclimate have prepared a note confirming full details of wind mitigation measures to be delivered as part of the development, which have been subject to full wind tunnel testing. It details the mitigation measures, in the form of screens, planters and trees. In summary, conditions are expected to be suitable and tolerable for proposed use, with no impacts assessed as unacceptable. This information is submitted to fully discharge Condition 20.

Condition 21 – Piling Details

“Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been

demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.”

A Piling Risk Assessment relating to the entire T1 and Manchester Goods Yard site was approved by Manchester City Council in order to discharge condition X attached to planning permission XXX for MGY on XXX. This information is resubmitted with this application to fully discharge condition 21.

Condition 26 – Waste Storage and Disposal Strategy

“No development, other than enabling works comprising piling and construction of the sub structure commences, shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse, in association with all office uses, flexible commercial elements, has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.”

A Waste and Servicing Strategy has been produced by Vectos, which illustrates the waste storage, disposal and recycling strategy for the development. The strategy outlines the forecasted number of deliveries needed to service the site. It is concluded that the forecast deliveries, waste management and refuse collection proposed is appropriate for the development. This information is submitted to discharge Condition 26.

Condition 27 – Recycling Strategy

“No development, other than enabling works comprising piling and construction of the sub structure, shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse, in association with all co-living units, has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.”

A Waste and Servicing Strategy has been produced by Vectos, which illustrates the waste storage, disposal and recycling strategy for the development. Chapter 5 outlines the recycling rates forecasted and confirms each recycling stream, bin provision and collection for each use. It also confirms general waste will be further processed by the waste contractor to reduce waste going to landfill. This information is submitted to discharge Condition 27.

Condition 35 – Highway Cleanliness and Wheel Wash Facilities

“The wheels of contractors' vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.”

On the 7th June 2021, Renaker produced a document describing the management of site and highway cleanliness. It confirms the measures to be undertaken to ensure the surrounding streets remain clean, namely, a dedicated gateman monitoring vehicles leaving the site, a jet wash unit at the exit gate, and sweeping of surrounding highway as necessary. This information is submitted to discharge Condition 35.

Condition 37 – Local Labour Agreement

“Prior to development commencing, other than enabling works comprising piling and construction of the sub structure, a local labour agreement, relating to the construction phase of development, shall be submitted to and agreed in writing with the City Council as local planning authority. The approved scheme shall be in place prior to the commencement of the development, and shall be kept in place.”

On the 7th June 2021 Renaker produced a Local Labour Agreement and Schedule to illustrate the labour localities for a 36-month period. This information is submitted to discharge Condition 37.

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
Condition 3a	Partial Discharge	Materials schedule containing the details and dates in which external façade samples will be presented to the LPA for approval, prepared by Renaker
Condition 4a	Partial Discharge	Materials schedule containing the details and dates in which details and sample of hard landscaping and street furnishing samples will be presented to the LPA for approval, prepared by Renaker
Condition 5a	Partial Discharge	Materials schedule containing the details and dates in which details and sample of hard landscaping and street furnishing samples will be presented to the LPA for approval, prepared by Renaker
Condition 15	Full Discharge	Construction Management, Methodology and Programme Plan, prepared by Renaker
Condition 18	Full Discharge	Acoustic Mitigation Measures, prepared by Fisher Acoustics
Condition 20	Full Discharge	Wind Mitigation Measures Scheme and cover note, prepared by Urban Microclimate
Condition 21	Full Discharge	Piling Details, prepared by RSK
Condition 26	Full Discharge	Waste and Servicing Strategy, prepared by Vectos
Condition 27	Full Discharge	Waste and Servicing Strategy, prepared by Vectos
Condition 35	Full Discharge	Document describing the utilities used to maintain site and road cleanliness, prepared by Renaker
Condition 37	Full Discharge	Local Labour Agreement for 36-month period, prepared by Renaker

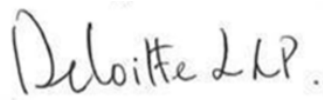
Application Submission

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

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

Deloitte LLP

Encs.