MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant	Agent (if used)
Union Living Manchester 1 Ltd C/o Agent	Michael Percival Deloitte LLP 100 Embankment Cathedral Approach Manchester M3 7FB

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 7 (Paving and Servicing Strategy) attached to planning permission 125655/FO/2019 as amended by 138043/NMC/2023

Location: Union T1, Water Street, Manchester, M3 4JQ,

Date of application: 26 June 2025

Application number: CDN/25/0611

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Paving and Servicing Strategy
The following information has been submitted in respect of this planning condition:

- T1 Hard Landscape DetailsSurfaces (Doc ref: T1-EXAG710-DE-XX-600 Rev C07)
- T1 Hard Landscape DetailsEdges (Doc ref: T1-EXA-G710-DE-XX-601 Rev C07)
- T1 Hard Landscape DetailsFurniture (Doc ref: T1-EXAG710-DE-XX-602 Rev C04)
- T1 Public Realm Tree Pit Details (Doc ref: T1-EXAG710-DE-XX-700 Rev C03)
- T1 Public Realm Raised Planter Details (Doc ref: T1-EXA-G710-DE-XX-701 Rev C08)
- T1 General Arrangement Plan (Doc ref: T1-EXA-G710-PLGRD-100 Rev C14)
- T1 Specification Plan (Doc ref: T1-EXA-G710-PL-GRD-101 Rev C08)
- T1 Planting Plan (Doc ref: T1-EXA-G710-PL-GRD-200 Rev C07)
- T1 Public Realm Levels Plan (Doc ref: T1-EXA-G710-PLGRD-300 Rev C05)
- T1 Diamondcrete Setting Out Plan (Doc ref: T1-EXA-G710-PL-GRD-400 Rev C09)
- St Johns T1 Landscape Specification (Doc ref: T1-EXA-G710-RP-XX-920)- Drawing Issue Register (Doc ref: T1-EXA-G710-RE-XX-000)Stamped as received by the City Council as Local Planning Authority on 26 June 2025, unless specified otherwise.

The submitted information is acceptable in regard to condition 7 only. To fully comply with the requirements of the condition, the development shall be completed in

accordance with the approved details, as well as then be managed and maintained in accordance with them for the development's lifetime.

The areas of adopted highway adjacent to boundary of Union T1 form part of an agreed S.278 strategy and will be delivered upon completion of the adjacent schemes to ensure a consistent approach to the public realm and highways around the St John's estate. These
S.278 works have been agreed by the different developers within St John's and has been signed-off by MCC Highways.

Condition 7 is discharged on this basis.

Date: 21 July 2025

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.