

8 August 2025

Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester M60 2LA

FAO Emily Booth

Dear Emily,

Union, T2, St John's- Application for Discharge of Conditions 3(a) and 3(b) attached to Planning Permission Reference: 142724/FO/2025

Please find enclosed an application for the full discharge of Condition 3 (Acoustic Insulation) attached to Planning Permission Reference: 142724/FO/2025, relating to Union T2 in Manchester City Centre. The Applicant is Union Living 2 Limited.

Planning Permission Reference: 142724/FO/2025 was approved on 24 June 2025 for:

“Creation of resident's bar (Sui Generis) at first floor.”

The application is seeking to discharge condition 3(a) and 3(b) attached to this permission.

Condition Discharge

Condition 3- Acoustic Insulation

The wording of Condition 3 is as follows:

- a) The premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority prior to the first use of the development. The approved scheme shall then be implemented prior to the first use of the development. Where*

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entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

- b) Upon completion of the development and before the use hereby approved becomes operational, a verification report shall be undertaken to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.*

A letter (**Doc ref: L05 to Renaker re T2 - Planning Condition 3a & 3b**), prepared by Matt Fisher Acoustics to Deloitte has been submitted with this application to discharge Condition 3. The letter confirms the results of music noise breakout measurements conducted in relation to the resident's bar at Union T2 and demonstrates that the bar's operation will not affect residential amenity.

Submission Summary

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

Condition Number	Full or Partial Discharge	Information Submitted
Condition 3- Acoustic Insulation	Full Discharge	Letter (<i>Doc ref: L05 to Renaker re T2 - Planning Condition 3a & 3b</i>), prepared by Matt Fisher Acoustics

This application comprises this covering letter the information set out in the table above and the Condition Discharge Application Form. The application reference is PP-14212047 and the requisite fee of £383 (including £85 service charge) has been paid via Planning Portal.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of the conditions outlined above. If you have any queries regarding this submission, please do not hesitate to contact my colleagues Michael Percival (mipercival@deloitte.co.uk / 01614556672) and Ragini Dutta (raginidutta@deloitte.co.uk / 03301386276).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP". The word "Deloitte" is written in a cursive script, and "LLP" is written in a simpler, more upright font.

Deloitte LLP