

23 June 2025

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

FAO Jack Naven

Dear Jack

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 Condition 7 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.”

On 30 October 2023, a Non-Material Amendment application (ref: 138043/NMC/2023) was granted for:

“Non-material amendment to amend conditions 7 (Paving and Surfacing Strategy) and 13 (Lighting Scheme) attached to Planning Permission 125655/FO/2019.”

The NMA amended wording of Condition 7 attached to the original application (ref: 125655/FO/2019) and therefore this application relates to the amended wording of Condition 7.

Condition 7- Paving and Surfacing Strategy

“Before the development hereby approved is completed, a paving and surfacing strategy for the public footpaths, vehicular crossings, and vehicular carriageways within and around the site, including timing of the works, shall be submitted to and approved in writing by the City

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Council as local planning authority. All works approved in discharge of this condition shall then be implemented in-line with the approved strategy.”

Exterior Architecture have produced a series of landscaping plans, which detail the proposals for all areas of public realm and hard landscaping within the Applicant’s red line boundary, excluding adopted highways. The areas of public realm and paving that fall within the Applicant’s red line boundary were delivered and implemented from the point of practical occupation (February 2024).

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. This information is submitted to fully discharge Condition 7.

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 7- Paving and Surfacing Strategy	Full Discharge	<p><u>Landscape Drawings:</u></p> <ul style="list-style-type: none"> • T1 Hard Landscape Details-Surfaces (Doc ref: T1-EXA-G710-DE-XX-600 Rev C07) • T1 Hard Landscape Details-Edges (Doc ref: T1-EXA-G710-DE-XX-601 Rev C07) • T1 Hard Landscape Details-Furniture (Doc ref: T1-EXA-G710-DE-XX-602 Rev C04) • T1 Public Realm Tree Pit Details (Doc ref: T1-EXA-G710-DE-XX-700 Rev C03) • T1 Public Realm Raised Planter Details (Doc ref: T1-

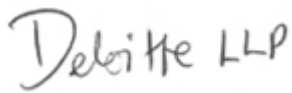
		<p><i>EXA-G710-DE-XX-701 Rev C08)</i></p> <ul style="list-style-type: none"> • T1 General Arrangement Plan (<i>Doc ref: T1-EXA-G710-PL-GRD-100 Rev C14)</i> • T1 Specification Plan (<i>Doc ref: T1-EXA-G710-PL-GRD-101 Rev C08)</i> • T1 Planting Plan (<i>Doc ref: T1-EXA-G710-PL-GRD-200 Rev C07)</i> • T1 Public Realm Levels Plan (<i>Doc ref: T1-EXA-G710-PL-GRD-300 Rev C09)</i> • T1 Public Realm Levels Plan sheet 1 (<i>Doc ref: T1-EXA-G710-PL-GRD-301 Rev C07)</i> • T1 Public Realm Levels Plan sheet 2 (<i>Doc ref: T1-EXA-G710-PL-GRD-302 Rev C05)</i> • T1 Diamondcrete Setting Out Plan (<i>Doc ref: T1-EXA-G710-PL-GRD-400 Rev C09)</i> • St Johns T1 Landscape Specification (<i>Doc ref: T1-EXA-G710-RP-XX-920)</i> • Drawing Issue Register (<i>Doc ref: T1-EXA-G710-RE-XX-000)</i>
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This application comprises this covering letter, the information set out in Table 1 and the Condition Discharge Application Form. A fee of £383 (including service fee of £85) has been submitted with this application. The application reference number is PP- 14110942

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 me or my colleague Michael Percival [REDACTED]
[REDACTED]

Yours sincerely

Yours sincerely

A handwritten signature in grey ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

Deloitte LLP