

29 May 2025

Michael Percival
100 Embankment
Cathedral Approach
Manchester
M3 7FB

To whom it may concern,

Re: Tenure Plan for Union T2, Water Street as required by paragraphs 4.1 to 4.4 of the Section 106 agreement

It is a requirement of the Section 106 agreement "*Planning Obligation by Agreement Under Section 106 of the Town and Country Planning Act 1990 Relating to Land Bound by Water Street to the East, the V&A Hotel to the North, and the Bonded Warehouse and Railway Viaducts to the South, Manchester*", dated 14 April 2023, for a "*Management and Tenure Plan*", a single scheme for the management of all the Development Bedrooms (including for the avoidance of doubt the Discounted Rooms) and the Studio Units, to be approved in writing by the City Council as Local Planning Authority.

Paragraphs 1.1.1 to 1.1.13 of the Section 106 agreement outlines what the "*Management and Tenure Plan*" will include.

Paragraphs 4.1 to 4.4 of the Section 106 agreement confirms the requirement of the Management and Tenure Plan to be submitted within twelve months of the Commencement of the Development and for no discounted room to be occupied until the Management and Tenure Plan has been approved in writing by the Council.

Having examined the document "*U+NION Tenure Plan – Tower 2*", received by the City Council as the Local Planning Authority on 28 May 2025, the City Council can confirm that the submitted document addresses all the matters stipulated in the Section 106 agreement and that all matters outlined in the document are considered to be acceptable.

Please note this advice is given in good faith and on the basis of the information provided.

Should the proposal change from the information received on the 28 May 2025, then my advice may change, and I would advise you to contact the City Council to discuss the matter further.

Please contact Jack Naven on the above contact details, should you require any further information.

Yours sincerely,

A handwritten signature in black ink, reading "Jennifer Atkinson". The signature is written in a cursive style with a large initial 'J'.

Jennifer Atkinson

Principal Planning Manager

Development Management Central Team