

22 May 2025

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

FAO Jack Naven

Dear Jack

T2 Union - Application for Discharge of Condition (Planning Permission Ref: 132952/JO/2022)

On behalf of our client, Union Living Manchester 1 Ltd, please find enclosed an application for the partial discharge of condition 17 (parts a), and c)) attached to planning permission ref: 132952/JO/2022, relating to the Union T2, Water Street development in Manchester City Centre.

Planning permission reference 126648/FO/2020 was approved in November 2021 for:

“Full Planning Permission for the erection of 36 storey plus basement level mixed use building comprising co-living units, amenity space and flexible commercial space (Sui Generis), co-work (Use Class B1), landscaping, access and other associated works.”

This planning permission was then subject to a Section 73 (Variation of Condition) application (planning permission reference 132952/JO/2022) with the following description of development:

“Variation of Condition 2 (Approved Drawings and Documents, including amendments to design details of ground floor to provide for food and drink use), Condition 5 (Soft Landscaping) and Condition 8 (CMP)”

It is this amended planning permission that is being built out and this application is therefore seeking to discharge condition 17a) and 17c) attached to this permission (as amended by 138954/NMC/2024, 142449/NMC/2025 and 142861/NMC/2025). The information being submitted with this letter to discharge the relevant planning condition is detailed below.

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The purpose of 142449/NMC/2025 split Condition 17 into 4 parts (a-d) to allow the submission of the commercial and residential acoustic plant information to be split, and for the validation of those elements to be split.

Feedback from the Environmental Health Officers was received as part of Application CDN/25/0171, which included the discharge of Condition 17, stating that MHVR within apartments needed to be specified and tested. This application therefore is resubmitted to discharge condition 17, as amended, in line with EHO guidance as set out in this letter.

Condition Discharge

Condition 17(a) and (c) – External Plant (Residential) and Validation

Condition 17a) and c), attached to the planning permission, is worded as follows:

“17) a) Externally mounted ancillary plant, equipment and servicing in relation to the residential aspect of the scheme shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to installation, the scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority in order to secure a reduction in the level of noise emanating from the site. External plant shall not be brought into use until an emergency plant noise testing schedule has been submitted to, and approved in writing by, the City Council as Local Planning Authority.

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c) Prior to the operation of the residential aspect of the scheme, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been 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 agreed noise criteria.”

To seek the discharge of condition 17a, Fisher Acoustics has completed an acoustic assessment of the external building services plant proposed for the residential element of the building, set out in the letter dated 22 May 2025. This letter includes details of the study undertaken to determine pre-existing daytime and nighttime noise levels. It recommends that noise levels at any residential façade and surrounding receptors during operation of emergency plant and the MHVR within apartments, so that they do not exceed daytime noise level limits.

Part c) of Condition 17 requires verification of the above study. Therefore, readings have been taken to confirm that the emergency plant and MHVR units are operating in accordance with the noise requirements set out and submitted in relation to Part a) of this condition.

In relation to providing information to discharge condition 17c, the letter includes an emergency plant noise testing schedule and concludes that the worst-case calculated noise levels due to emergency plant do not exceed the applicable noise limits. This is the only externally mounted ancillary plant. Details and noise readings of the chosen MHVR system for the residential units has also been provided in the letter, in response to EHO comments received. The verification of details set out in the acoustic assessment therefore address the requirements of Condition 17c.

Submission Summary

The following table summarises the condition to be discharged, and the information submitted to discharge the conditions:

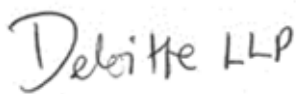
Table 1 – Condition Discharge Information Summary

Condition Number	Information Submitted
Condition 17a and 17c – Externally Mounted Plant (residential) and verification report	Acoustic Letter and verification study prepared by Fisher Acoustics

This application comprises this covering letter, the information set out in Table 1, and the Condition Discharge Application Form. A fee of £298 has been paid to Manchester City Council to support the processing and validation of this application. The application reference number is PP-14017880.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of the condition outlined above. If you have any queries regarding this submission, please do not hesitate to contact me or my colleague Michael Percival (mipercival@deloitte.co.uk / +44 161 455 6672).

Yours sincerely



Deloitte LLP