

21 February 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 or full discharge of conditions 7, 8, 17(a) and 30 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 a condition attached to this permission. The information being submitted with this letter to discharge the relevant planning condition is detailed below.

Condition 16(a) was discharged on 14 August 2024 under planning application ref CDN/23/0444. Condition 17(a) has been submitted under CDN/24/1118 and is in the process of being determined by the LPA. The feedback from the Environmental Health Officers on the information for 17(a) has confirmed approval and therefore Condition 17(b) has been submitted to verify the results.

Condition Discharge

Condition 7 – Highways works

Condition 7 attached to the planning permission is worded as follows:

“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 Water Street, shall be submitted to and approved in writing by the City Council as local planning authority. All works approved in discharge of this condition shall be fully completed before the development hereby approved is first occupied.”

To seek the discharge of condition 7, Exterior Architecture has prepared a General Arrangement Plan which shows the paving and surfacing strategy for the development. It includes details on the proposed hard landscape and soft landscape, such as the location of different paving, retaining wall, railing, trees and shrubs in and around the Site.

This is in line with the S.278 agreement that has been undertaken in relation to the public highway and surrounding pavements. The details set out in the plan therefore addresses requirements of the Condition 7.

Condition 8 – Secure By Design (Partial)

Condition 8 of planning permission ref. 132952/JO/2022 states:

“The development shall be carried out in accordance with the Crime Impact Statement Reference 0589/CIS/04 Version A dated 18.03.20. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.”

Enclosed is a letter from GMP’s Secure by Design officers confirming that an inspection has taken place, and that the construction phase meets the Secure by Design requirements in relation to the Crime Impact Statement referenced in the condition wording. Full SBD certification will be submitted to the design team to allow for discharge the SBD condition once the building is complete, which is scheduled to take place at the end of March 2025.

This condition is therefore intended to be partially discharged by this application so that the development can be used or occupied whilst the final certificate is being issued following inspection once operational. This will then be submitted to allow for full discharge of Condition 8.

Condition 17(a) – Acoustic Verification of Plant

Condition 17a attached to the planning permission is worded as follows:

“a) Externally mounted ancillary plant, equipment and servicing 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.

The scheme shall be submitted to and approved in writing by the City Council as local planning authority, prior to installation, 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.”

To seek the discharge of condition 17a, Fisher Acoustics has completed an acoustic assessment of the external building services plant.

It includes details of the study undertaken to determine pre-existing daytime and nighttime noise levels. It is recommended that noise levels at any residential façade during operation of emergency plant does not exceed daytime noise level limits. The report also includes an emergency plant noise testing schedule concludes that the worst-case calculated noise levels due to emergency plant do not exceed the applicable noise limits.

The details set out in the acoustic assessment therefore address requirements of Condition 17a. Part b) of Condition 17 required verification of the above study once the building is complete and operational, which will be discharged once the building finishes construction in H1 2025.

Condition 30 – Ground Conditions Verification

Condition 30 attached to the planning permission is worded as follows:

“No occupation of any part of the development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan")

for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.”

As no remediation was recommended, enclosed is a memo outlining the details of the watching brief during the works that confirms there was no unexpected contamination found or uncovered during the work. This provides confirmation that the findings of the SI were met throughout the development and no remediation was required. On this basis, Condition 30 merits discharge.

Submission Summary

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

Table 1 – Condition Discharge Information Summary

Condition Number	Full or Partial Discharge	Information Submitted
Condition 7	Full	General Arrangement Plan
Condition 8 – Secure by Design	Partial Discharge (pre-completion only)	Secure by Design – letter of comfort
Condition 17a – Externally Mounted Plant Verification	Partial Discharge (Part A only)	Acoustic Letter prepared by Fisher Acoustics
Condition 30 – Ground Conditions Verification	Full	Ground Conditions Review prepared by Curtins

This application comprises this covering letter the information set out in Table 1 and the Condition Discharge Application Form. A fee of £215 (including service fee of £70) has been submitted with this application. The application reference number is PP-13799171.

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

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