

22 January 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 discharge of condition 16(b) 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 Discharge

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Condition 16(b) – Internal Noise Measurement Verification Report

Condition 16(b) of planning permission ref 132952/JO/2022 states:

“16(b) Prior to first occupation of the residential units, a verification report shall be required 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 the internal 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 internal noise criteria.”

This submission seeks to discharge condition 16(b) of planning permission ref 132952/JO/2022 with the provision of a report which sets out the internal noise measurement results conducted within the apartments and studios of Union T2. The report compares the recorded noise levels against the requirements of the planning condition relating to external noise ingress to establish the level of compliance achieved.

The report sets out the noise measurement methodology and the measured internal noise levels. The results demonstrate compliance with the daytime and nighttime noise criterion for living rooms and bedrooms when solely considering external noise source. This result was repeated in all but one apartments when considering the noise measurement when the internal MVHR unit is switched on.

Noise levels in Studio 26.09 marginally exceed recommendations due to a faulty MVHR unit. This unit is scheduled for replacement. Given that other studios with identical layouts and MVHR systems demonstrate compliance, the Applicant is confident that Studio 26.09 will meet required noise levels following the unit's replacement. It is therefore considered that full compliance with planning condition 16(b) will be achieved upon replacement of the MVHR unit in Studio 26.09.

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 Number	Full or Partial Discharge	Information Submitted
Condition 16b - Internal Noise Measurement Verification Report	Partial Discharge	Acoustic Assessment Letter 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 £215 (including service fee of £70) has been submitted with this application. The application reference number is PP-13697265.

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

A handwritten signature in dark ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP