Deloitte LLP
100 Embankment, Cathedral Approach,
Manchester, M3 7FB

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitte.co.uk

12 December 2024

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

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Exterior Architecture have produced a series of landscaping plans (also submitted to discharge part b) of Condition 4 under ref: CDN/23/0638), 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 condition to be discharged, and 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	Landscape drawings: • T1-EXA-G710-DE-XX-600 • T1-EXA-G710-DE-XX-601 • T1-EXA-G710-DE-XX-602 • T1-EXA-G710-DE-XX-700 • T1-EXA-G710-DE-XX-701 • T1-EXA-G710-PL-GRD-100 • T1-EXA-G710-PL-GRD-101 • T1-EXA-G710-PL-GRD-200 • T1-EXA-G710-PL-GRD-300 • T1-EXA-G710-PL-GRD-301 • T1-EXA-G710-PL-GRD-302 • T1-EXA-G710-PL-GRD-400 • T1-EXA-G710-RE-XX-000 • T1-EXA-G710-RP-XX-920

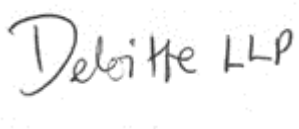
This application comprises this covering letter the information set out in Table 1 and the Condition Discharge Application Form. A fee of £215 (including service fee of £70) has been submitted with this application. The application reference number is PP-13610601.

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

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submission, please do not hesitate to contact me or my colleague Michael Percival (mipercival@deloitte.co.uk/ +44 161 455 6672).

Yours sincerely



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