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7 October 2024

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

Dear Jack

T2 Union – Application for Discharge of Conditions (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 multiple conditions 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 conditions attached to this permission. The information being submitted with this letter to discharge the relevant planning conditions is detailed below.

Condition Discharge

Condition 11 – Management and Maintenance Strategy

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Condition 11 attached to the planning permission is worded as follows:

"Before first occupation of the building full details of a Management and Maintenance Strategy for the external areas of the development, including planting arrangements, boundary treatments, furniture and lighting, shall be submitted to, and approved in writing by, the City Council as local planning authority."

To seek the discharge of condition 11, Exterior Architecture has prepared a Management and Maintenance Strategy that outlines the Future Landscape Management Plan ('LMP') and includes a Management and Maintenance Programme.

The LMP has been developed to ensure the long-term management of the landscaped setting while enabling it to contribute positively to the visual amenities of the area and create usable and valued spaces for the residents to enjoy. The Maintenance Management Programme gives timescales for maintenance activities related to soft landscaping, trees, shrub planting and hard landscape. These include weed control, pest control, watering schedule and pruning along with other maintenance strategies.

The details set out in the submitted Management and Maintenance Strategy therefore addresses the requirements of the Condition 11.

Condition 12 – Lighting Scheme

Condition 12 attached to the planning permission is worded as follows:

"The development hereby approved shall include a lighting scheme for the development, including the illumination of any part of the building and all areas of public realm during the period between dusk and dawn. Full details of such a scheme, including lighting columns and fittings, level and type of illumination, and how the impact on occupiers of nearby properties will be mitigated, shall be submitted to, and approved in writing by the City Council as local planning authority before the lighting scheme is implemented. External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties. The approved scheme shall be implemented in full before any part of the development is first occupied."

To discharge condition 12, Futurserv has prepared an External Lighting Scheme that shows the required details and assess the lux levels on the surrounding area and spill light outside of the site boundary.

The details set out in the submitted External Lighting Scheme therefore addresses the requirements of the Condition 12.

Condition 20 – Residents Management Strategy

Condition 20 attached to the planning permission is worded as follows:

"Prior to occupation of the co-living use, a Residents Management Strategy shall be submitted to, and approved in writing by, the City Council, as local planning authority. The Residents Management Strategy shall include details of maintenance, security, energy management, janitorial services, common parts cleaning, exterior services, and building policies in relation to waste disposal, storage and deliveries."

To discharge condition 20, Union have prepared a Residents Management Strategy that includes the required details of health and safety plan including maintenance, energy consumption, waste disposal, emergency procedures, general management plan, site security, training, safety, deliveries, training and services.

The details set out in the submitted Residents Management Strategy therefore addresses the requirements of the Condition 20.

Condition 22 – Surface Water Management

Condition 22 attached to the planning permission is worded as follows:

"The development hereby approved shall not be occupied unless and until surface water management has been implemented in accordance with the Flood Risk and Drainage Summary, Curtins, 18 March 2020 (071297-CUR-00-XX-RP-C-92001-V03) and an assessment of overland flow routes to include inlets, finished floor levels, ground levels and entrances of the buildings is submitted and approved in writing by the Local Planning Authority."

To discharge condition 22, Curtins have prepared a Surface Water Drainage Management Plan that includes a drainage layout, overland flows plan and proposed levels for landscape. They provide an assessment of overland flow routes, including inlets and confirming the finished floor level and ground level for the proposed development.

The details set out in the submitted Surface Water Drainage Management Plan therefore addresses the requirements of the Condition 22.

Condition 27 – Framework Travel Plan

Condition 27 attached to the planning permission is worded as follows:

"Before first occupation of any part of the development, a Framework Travel Plan including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective. The results of the monitoring and review processes shall be submitted in writing to the local planning authority and

any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented."

To discharge condition 27, SLR Consulting have prepared a Framework Travel Plan which outlines an audit of the accessibility of the site by sustainable travel modes, travel plan measures to be adopted and an Action Plan for the delivery of the Travel Plan. It also suggests targets of the travel plan, monitoring and travel plan budget strategies.

The details set out in the submitted Framework Travel Plan therefore addresses the requirements of the Condition 27.

Condition 28 – Taxi, Pick Up and Drop Off Strategy

Condition 28 attached to the planning permission is worded as follows:

"Prior to the first occupation of the development, a detailed strategy for visitor pick-up and drop-off locations, ad-hoc drop-off co-living deliveries and the design and locations of all taxi areas, shall be submitted to, and approved by, the City Council, as local planning authority."

To discharge condition 28, SLR Consulting have prepared a Taxis, Pick-up and Drop-off Strategy that details the proposed highway layout, proposed pick-up and drop-off strategy and servicing strategy. The proposed strategy considers potential vehicular and pedestrian conflicts and suitable measures to mitigate issues related to delivery and traffic during major events at Aviva Studios.

The details set out in the submitted Taxis, Pick-up and Drop-off Strategy therefore addresses the requirements of the Condition 28.

Condition 42 – Water Safety Management Strategy

Condition 42 attached to the planning permission is worded as follows:

"Prior to occupation of the development a Water Safety Management Plan shall be submitted to and approved in writing by the Local Planning Authority it shall include training for staff members, any signage that will be in place, any CCTV, lighting and rescue equipment (also public rescue equipment)."

To discharge condition 42, Union have prepared a Water and Safety Plan which describes the contract specific organisation and systems for managing water and safety. It outlines emergency procedures, key contacts for services, mitigating measures and core management principles. The document also addresses site security, first aid training, accidents and includes a water safety risk review.

The details set out in the submitted Water and Safety Plan therefore addresses the requirements of the Condition 42.

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Condition 44 – Terrace Capacity

Condition 44 attached to the planning permission is worded as follows:

Prior to the first use of the terrace details, an assessment shall be submitted for approval in writing. This shall include capacity and operational hours, and shall be approved before the terrace is first used.

In relation to external terrace patron noise, an assessment shall be submitted for approval to the City Council, as local planning authority, with calculations provided to determine how ratings have been established at the receptors, including the distance from source to receptor used in calculations.

To discharge condition 44, Fisher Acoustics have prepared an External Terrace Seating Noise Study which outlines environmental noise surveys carried out to determine the prevailing ambient noise levels at and around the site at carefully considered times and locations. It also assesses the impact of noise on residential receptors and noise propagation from proposed external seating and refers to national policies and published guidance. The study concludes that a negligible change in noise level of +0.6 dB(A) is expected at the closest receptors due to the proposed external seating.

The details set out in the submitted External Terrace Seating Noise Study therefore addresses the requirements of the Condition 44.

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 11 – Management and Maintenance Strategy	Full Discharge	Management and Maintenance Strategy titled '*Management and Maintenance Strategy*' (prepared by Exterior Architecture)
Condition 12 – Lighting Scheme	Full Discharge	External Lighting Scheme titled *'T2-FUT-G530-PL-XX-001 (P01) External Lighting Layout'* (prepared by Futurserv)
Condition 20 – Residents Management Strategy	Full Discharge	Residents Management Strategy titled *'Residents Management Strategy U+nion T2'* (prepared by Union)

Condition 22 – Surface Water Management	Full Discharge	Surface Water Drainage Management Plan titled '*071297-Drainage Planning Conditions Report 24.07.24 Full'* (prepared by Curtins)
Condition 27 – Framework Travel Plan	Full Discharge	Framework Travel Plan titled *'V01.1_Discharge Condition No. 27_FTP '* (prepared by SLR Consulting)
Condition 28 – Taxi, Pick Up and Drop Off Strategy	Full Discharge	Taxis, Pick-up and Drop-off Strategy titled '*V01.1_Discharge of Condition No. 28 - Pick up and Drop off Strategy '* (prepared by SLR Consulting)
Condition 42 – Water Safety Management Strategy	Full Discharge	Water and Safety Plan titled '*Water Management Strategy U+nion T2 '* (prepared by Vita)
Condition 44 – Terrace Capacity	Full Discharge	External Terrace Seating Noise Study titled *'PR0635-rep04-mpf - St Johns Union T2 Mcr - External seating noise study'* prepared by Fisher Acoustics)

This application comprises this covering letter the information set out in Table 1 and the condition Discharge Application Form.

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 submission, please do not hesitate to contact me or my colleague Ollie Eyre (odeyre@deloitte.co.uk).

Yours sincerely

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