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2 May 2024

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

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 Condition 5 attached to Planning Permission ref: 125655/FO/2019 (as amended by ref: 131175/NMC/2021). 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."

Condition Discharge

The details below set out the relevant conditions and the documents that are submitted in support of application for discharge.

Condition 5 – Soft Landscaping

The original wording of Condition 5, as appeared on the decision notice for ref: 125655/FO/2019, was:

5 a) No part of the development, other than enabling works comprising piling and construction of the sub structure shall commence until soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall include details of all planters together with full details of all planting arrangements, including trees.

b) The approved scheme shall be implemented not later than 12 months from the date the building is first occupied.

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c) If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

A non-material amendment application was submitted in July 2021 and approved in October 2021 (131175/NMC/2021), which amended the wording to:

"a) No part of the development, other than enabling works comprising piling and construction of the sub structure shall commence ***until a programme for issue of*** *soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall include details of all planters together with full details of all planting arrangements, including trees.*

b) The approved scheme shall be implemented not later than 12 months from the date the building is first occupied.

c) If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place."

Condition 5 (part a) was partially discharged on 30 January 2022, which approved the programme for submission of the soft landscaping details.

This application seeks to redischarge part a) of Condition 5 (Soft Landscaping), to include samples and specifications of soft landscaping materials.

Exterior Architecture have produced a Planting General Arrangement Plan, which illustrates the location extent of planting across the landscaping of T1, and also includes samples and specifications of the species proposed.

This information is resubmitted to discharge part a) of Condition 5 (Soft Landscaping).

Submission Summary

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

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Table 1 – Summary of discharge of conditions submission

Condition 1	Information Submitted
Condition 5	Planting General Arrangement Plan produced by Exterior Architecture, comprising: • T1-EXA-G710-PL-GRD-100; • T1-EXA-G710-PL-GRD-101; • T1-EXA-G710-DE-XX-700; and • T1-EXA-G710-PL-GRD-200.

Application Submission

This application comprises this covering letter and the information set out in Table 1.

The fee of £145.00 (plus Planning Portal fees) has been paid online.

The Planning Portal Reference number for the submitted condition discharge application is PP-13001872.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full and partial 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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