

22 September 2023

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

Dear David

**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 multiple Conditions 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.”

Condition Discharge

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

Condition 4(b) – Landscape Materials

“Samples and specifications of all hard landscape materials shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.”

Exterior Architecture have produced a set of drawings and plans which illustrate the proposed hard landscape materials to include in the public realm strategy. The submission pack also contains a data sheet produced by Renaker which outlines the specification of all materials, comprising: Diamondcrete RA – 80mm Depth, Diamondcrete RA – 200mm Depth, Hardipave, Macadam, Threshold Branding and Blister Concrete Paving. The finish of the Diamondcrete is consistent with that approved for Manchester Goods Yard to create a consistent finish across this area of the St John's estate.

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This information is submitted to fully discharge part (b) of Condition 4.

Condition 9 – Signage Strategy

“Before first occupation of the development, a signage design strategy for all parts of the development shall be submitted to and approved in writing by the City Council as local planning authority.”

In March 2023, an application for advertisement consent was submitted to MCC (136509/AO/2023). This application sought to obtain consent for elevational signs depicting the name “U+NION” on the East and West elevation of the T1 building. The case officer confirmed that the advertisement consent was approved in principle, pending the full discharge of the signage strategy condition.

In order to fully rationalise this advertisement consent, a Signage Strategy has been produced which illustrates the general parameters and locations for advertisements across the development. Aside from the aforementioned “U+NION” sign, the Signage Strategy also outlines the broad parameters for future tenant advertisements for the ground floor units. These future tenant advertisements will be subject to separate applications for advertisement consents.

Condition 19 – Acoustic Insulation of Plant Equipment

“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 in order to secure a reduction in the level of noise emanating from the site.”

On 6 April 2023, Fisher Acoustics produced a Technical Note, detailing the relevant information requested in Condition 19. It details that, even in a worst-case scenario, noise levels at the nearest noise sensitive receptors do not exceed the applicable noise limits.

The expected noise levels at the noise-sensitive properties due to the operation of all emergency building services plant at T1 is considered to be commensurate with the maintenance of residential amenity.

Submission Summary

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

Table 1 – Summary of discharge of conditions submission

Condition Number	Full or Partial Discharge	Information submitted
Condition 4b	Partial Discharge	• Stage 5 Visual Data Sheet; • Landscape Plans comprising: – T1-EXA-G710-DE-XX-600; – T1-EXA-G710-DE-XX-601; – 51-EXA-G710-GRD-100;

		- 51-EXA-G710-GRD-101; - 51-EXA-G710-GRD-302; - 51-EXA-G710-GRD-400. Produced by Exterior Architecture.
Condition 9	Full Discharge	• Signage Strategy comprising: - T1-XSN-Z100-Sp-XX-001. Produced by X Sign.
Condition 19	Full Discharge	• Acoustic Assessment Report produced by Fisher Acoustics

Application Submission

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

The fee of £116.00 has been paid online. The Planning Portal Reference number for the submitted condition discharge application is PP- 12405039.

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



Deloitte LLP

Encs.