

7 November 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 Conditions 7, 11, 13, 22, 24, 28, 29 and 30 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 7 – Paving and Surfacing Strategy

Condition 7 is worded as follows:

“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.”

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

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realm and paving that fall within the Applicant's red line boundary will be 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.

Condition 11 (External Amplified Sound)

Condition 11 is worded as follows:

"No amplified sound or any music shall be produced or played in any external areas of the site, other than in accordance with a scheme detailing the levels at which any music shall be played and the hours during which it shall be played which has been submitted to and approved in writing by the City Council as local planning authority."

Fisher Acoustics have produced a technical note, detailing that, whilst there are no current proposals to play amplified sound or music external to the building, there are two external commercial units on the ground floor that have access to external space and may wish to employ external music as part of their operation.

The technical note details the calculations which have been undertaken to determine the maximum allowable sound pressure levels to achieve the replay of low-level background music whilst maintaining amenity and minimising disruption to nearby sound receptors. Table 2 of the technical note details the maximum allowable noise levels at individual loudspeakers during the daytime, and concludes that external speakers can be accommodated within the scheme.

This information is submitted to fully discharge Condition 11.

Condition 13 (Lighting Scheme)

Condition 13 is worded as follows:

"The development hereby approved shall include a lighting scheme for the development, including the illumination of any part of the buildings and all areas of public realm during the period between dusk and dawn."

a) A programme for the submission of final details of the lighting scheme shall be submitted and approved in writing by the City Council as the Local Planning Authority. The programme shall include an implementation timeframe and details of when the final scheme will be submitted.

b) Full details of the lighting scheme including details of the 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.”

Futureserv have produced a Lighting Strategy for the scheme, detailing the location of lighting bulkheads on the facade of the building, the luminescence of each fitting (841 cdm/m²) and the type and warmth of light to be emitted from each fitting. The plan illustrates that there will be 20 light fittings around the building which will all emit the same type, warmth and strength of light. These fittings will be implemented and operational from point of first occupation.

The Strategy outlines that external modelling has been undertaken by Relux Simulation software, which concludes the light-spill from the facade mounted lighting will be minimal (substantially less than that of nearby street lighting). The wall-mounts will be downward facing to further reduce potential light-spill to neighbouring properties, and it is considered that due to the location of the T1 scheme and the nature of its neighbours (The Goods Yard Office), no mitigation will be required to accompany the lighting scheme.

The Applicant does not intend to install lighting columns within the public realm, as the luminescence provided by the facade-mounted bulkheads will be sufficient to illuminate the areas of public realm around the building. Lighting columns are intended to be installed as part of nearby schemes, but these do not constitute part of the Applicant’s scheme.

This information is submitted to fully discharge parts a) and b) of Condition 13.

Condition 22 (Residents Management Strategy)

Condition 22 is worded as follows:

“Prior to occupation of the co-living units 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, smoking arrangements, security, energy management, janitorial services, common parts cleaning, exterior services, and building policies in relation to waste disposal, storage and deliveries.”

Vita have produced a Residents Management Strategy, detailing emergency procedures, maintenance strategies, site security, smoking arrangements, cleaning arrangements, energy consumption, communal opening hours and the scheme’s building policies with regard to waste disposal, storage and deliveries.

This information is submitted to fully discharge Condition 22.

Condition 24 (Surface Water)

Condition 24 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, 22nd October 2019 (061559-CUR-00-XX-RPC-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.”

Curtins have produced a verification report to confirm that the surface water management scheme has been installed in accordance with the approved Flood Risk and Drainage Summary submitted and approved as part of the Planning Application. The report details the overland flow routes, finished floor levels and entrances to the building.

This information is submitted to fully discharge Condition 24.

Condition 28 (Bicycle Storage)

Condition 28 is worded as follows:

“No part of the development shall be occupied until space and facilities for bicycle parking have been provided in accordance with the approved plans. These facilities shall then be retained and permanently reserved for bicycle parking.”

Bellsure Streetsure have produced a scheme for the bicycle parking for the scheme, including details of double-decked racks, vertical wall mounted racks and 45° angle wall mounts. The submitted information outlines the storage for 152 bicycles within the demise of the building.

This information is submitted to fully discharge Condition 28.

Condition 29 (Framework Travel Plan)

Condition 29 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.”

A Framework Travel Plan has been developed by Vectos, detailing how the scheme can be accessed by a range of transport modes, including walking, cycling, car club and public transport. The document also details how the Travel Plan will be monitored and that information gathered as part of the ongoing monitoring process will be compiled into a Travel Plan Progress Report and issued to MCC.

This information is submitted to fully discharge Condition 29.

Condition 30 (Pick Up / Drop Off Strategy)

Condition 30 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.”

A Drop Off Strategy has been produced by Vectos, detailing the proposed pick up and drop off locations, ad-hoc courier deliveries and locations of taxi areas. It also includes consideration of when major events are held at Factory.

This information is submitted to fully discharge Condition 30.

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 7	Full Discharge	- Landscape Drawings comprising: - 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. Produced by Exterior Architecture
Condition 11	Full Discharge	Acoustic Technical Note produced by Fisher Acoustics
Condition 13	Full Discharge	Lighting Scheme produced by Futureserv.
Condition 22	Full Discharge	Residents Management Strategy produced by Vita.
Condition 24	Full Discharge	Surface Water Verification produced by Curtins.
Condition 28	Full Discharge	Bicycle Storage Details produced by Bellsure Streetsure.
Condition 29	Full Discharge	Framework Travel Plan produced by Vectos.
Condition 30	Full Discharge	Drop Off Strategy produced by Vectos.

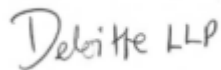
Application Submission

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-12583232.

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

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

Deloitte LLP

Encs.