

30 June 2023

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

Dear David

**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 T1, 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 minor material amendment application 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.

An application was submitted to discharge conditions 17 (Nosie Insulation Scheme), 19 (Details of Wind Mitigation), 25 (Waste Management Plan – Commercial, 26 (Waste Management Plan – Co-living) and 42 (Local Labour Agreement) against the original consent on 14 February 2023 (Application ref: CDN/23/0108). This application was never formally approved.

The Section 73 was subsequently approved with conditions attached requiring submission of the information sought under the original consent with amended trigger points to reflect the fact that development has now commenced. The application to discharge the conditions attached to the original consent was therefore withdrawn on 05 May 2023.

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The information submitted with this letter and detailed below is unchanged from the information submitted against the original consent, with the exception of the project programme, which has been updated with the additional details requested to discharge conditions 3a (Issue of Materials Schedule), 4a (Issue of Hard Landscape Materials) and 5a (Issue of Soft Landscape Materials).

Condition Discharge

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

Condition 3a – Issue of Materials Schedule

“Within two months of the date of this consent, a programme for the issue of samples and specifications of all material to be used on all external elevations of the building shall be submitted to and approved in writing by the City Council, as local planning authority”

To discharge condition 3a, Renaker has updated their project programme to show the date for the issue of samples and specifications of external materials to be used on all elevations.

The programme is submitted to partially discharge part a) of condition 3.

Condition 4a – Issue of Hard Landscape Materials

“Within two months of the date of this consent, a programme for the issue of samples and specifications of all hard landscape materials, including seating and other items of street furniture together with a layout plan identifying the location of the materials have been submitted to and approved in writing by the City Council as local planning authority”

To discharge condition 4a, Renaker has updated their project programme to show the date for the issue of samples and specifications of hard landscape materials.

The programme is submitted to partially discharge part a) of condition 4.

Condition 5a – Issue of Soft Landscape Materials

“Within two months of the date of this consent, 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.”

To discharge condition 5a, Renaker has updated their project programme to show the date for the issue of samples and specifications of soft landscape materials.

The programme is submitted to partially discharge part a) of condition 5.

Condition 16a – Noise Insulation Scheme

“Before the development commences, other than enabling works comprising piling and construction of the sub structure commences, a scheme for acoustically insulating the proposed co-living accommodation against noise from the nearby road network shall be submitted to and approved in writing by the City

Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the co-living dwelling units are occupied.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary.”

In July 2022, Fisher Acoustics prepared a technical note describing the scheme of acoustic insulation. The acoustic requirements of the façade to appropriately mitigate these external noise levels have been identified and further refined to form the contractual acoustic requirements for the project such that the internal noise criteria of Manchester City Council can be achieved.

The note concludes the acoustic requirements set out in the condition can be achieved.

Condition 18 – Details of Wind Mitigation

“No construction, other than enabling works comprising piling and construction of the sub structure commences, shall commence unless and until full details of all wind mitigation measures, if required, have been submitted to and approved in writing by the City Council, as local planning authority. All such measures shall be fully wind tested, and accompanied by a detailed report confirming that wind conditions related to the development are satisfactory and acceptable.”

To discharge condition 18, Arc Aero have produced a Wind Microclimate Report and Technical Report. These documents detail that with the introduction of the outlined mitigation measures, wind conditions within the Site and surrounding areas are appropriate for the planned and existing uses.

Condition 24 – Waste Management Plan (Commercial) & 25 – Waste Management Plan (Co-living)

“No development, other than enabling works comprising piling and construction of the sub structure shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse, in association with all co-working and flexible commercial space, have been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.”

And

“No development, other than enabling works comprising demolition, piling and construction of the sub structure, shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse, in association with the co-living units, have been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.”

To discharge conditions 24 and 25, a Waste and Servicing Strategy has been produced by Vectos.

The waste management plan details the strategy for dealing with waste within the building, relating to the co-working space. It concludes the proposed strategy is appropriate for the development and will enable servicing and waste collection to be undertaken in an efficient manner.

Full details of the commercial unit's waste management will be submitted to Manchester City Council at a later date, once the overall design has been sufficiently progressed.

Condition 41 – Local Labour Agreement

“Prior to development commencing, other than enabling works comprising piling and construction of the sub structure, a local labour agreement, relating to the construction phase of development, shall be submitted to and agreed in writing with the City Council as local planning authority. The approved scheme shall be in place prior to the commencement of the development, and shall be kept in place thereafter.”

In order to provide the details requested in condition 41, Renaker has produced a Local Labour Agreement, and KPI document. It details the workforce projected and Renaker's commitment to appropriate targets.

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 3a – Issue of Materials Schedule	Partial Discharge	Project Programme (produced by Renaker)
Condition 4a - Issue of Hard Landscape Materials	Partial Discharge	Project Programme (produced by Renaker)
Condition 5a - Issue of Soft Landscape Materials	Partial Discharge	Project Programme (produced by Renaker)
Condition 16a – Noise Insulation Scheme	Full Discharge	Technical Note (produced by Fisher Acoustics)
Condition 18 – Details of Wind Mitigation	Full Discharge	Wind Microclimate Report and Technical Note (produced by Arc Aero)
Condition 24 – Waste Management Plan (Commercial)	Full Discharge	Waste Servicing Strategy (produced by Vectos)
Condition 25 – Waste Management Plan (Co-living)	Full Discharge	Waste Servicing Strategy (produced by Vectos)
Condition 41 – Local Labour Agreement	Full Discharge	Local Labour KPI Reporting Sheet (produced by Renaker)

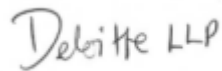
Application Submission

This application comprises this covering letter, the information set out in Table 1 and the following documentation:

- Condition Discharge Application Form; and
- The information detailed in Table 1.

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.