

26 July 2022

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: 126648/FO/2020)**

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: 126648/FO/2020. On 15 July 2021 Planning permission was granted for T2 Union at St John's in Manchester City Centre (126648/FO/2020) 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.”

Condition Discharge

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

Condition 17 – Noise Insulation Scheme

“Before the development commences, other than enabling works comprising piling and construction of the sub structure, 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. The internal noise criteria are as follows:

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- *Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not normally exceed 4 dB LAmax,F by more than 15 times)*
- *Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq*
- *Gardens and terraces (daytime) 55 dB LAeq*

Due to the proximity of the development to the Ordsall Chord it will be necessary for vibration criteria to apply which can be found in BS 6472: 2008 "Guide to evaluation of human exposure to vibration in buildings". Groundborne noise/re-radiated noise should also be factored into the assessment and design.

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB, respectively."

In July 2022, Fisher Acoustics prepared a technical note describing the scheme of acoustic insulation. The note concludes the acoustic requirements set out in the condition can be achieved.

Condition 19 – Details of Wind Mitigation

"No construction, other than enabling works comprising piling and construction of the sub structure, 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."

Urban Microclimate produced a report for an amendment to the ground floor, which is currently under consideration by the City Council. This represents the latest wind mitigation position, and therefore this report is submitted to discharge this condition.

The report outlines the wind tunnel testing that was undertaken in 2021, and outlines necessary mitigation. It concludes that there are no significant adverse cumulative effects associated with the development.

Condition 25 – Waste Management Plan (Commercial)

"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."

Vectos also produced a report for the amendment. This represents the latest waste position, and therefore this report is submitted to discharge this condition.

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.

Condition 26 – Waste Management Plan (Co-living)

“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.”

Vectos have produced a waste management plan which details the strategy for dealing with waste within the building, relating to the co-living 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.

Condition 42 – 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.”

Renaker have 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 17 – Noise Insulation Scheme	Full Discharge	Acoustic Report, prepared by Fisher Acoustics
Condition 19 – Details of Wind Mitigation	Full Discharge	Wind report, prepared by Urban Micorclimate
Condition 25 – Waste Management Plan (Commercial)	Full Discharge	Waste management plan, prepared by Vectos
Condition 26 – Waste Management Plan (Co-living)	Full Discharge	Waste management plan, prepared by Vectos
Condition 42 – Local Labour Agreement	Full Discharge	Local Labour Agreement, prepared by Renaker

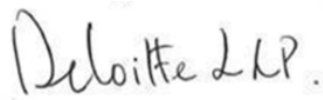
Application Submission

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 Rachel Hopkins (rachelhopkins@deloitte.co.uk).

Yours sincerely

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

Deloitte LLP

Encs.