

15 April 2025

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Jack Naven

Dear Jack

Union, T2, St John's – Full Planning Application for Change of Use (Level 1- Amenity Level) and Basement Layout Amendments

Please find enclosed a drop-in Full Planning Application for change of use to Union T2, specifically the co-living building's amenity space on Level 1 and alterations to the basement layout.

The proposals alter the form of the residents' amenity areas (Sui Generis) to public houses, wine bars, or drinking establishments for the exclusive use of residents and their guests (also Sui Generis). This application also looks to amend the basement layout to accommodate a laundry room, which was previously located on level 1.

The Applicant is Vita Living T2 Limited ("the Applicant"), a wholly owned subsidiary of Vita Group.

Description of Development

The proposed Description of Development is:

"Full Planning Application for Change of Use on Level 1 of Union T2 from ancillary co-living residential amenity space (Sui Generis) to public houses, wine bars, or drinking establishments for the exclusive use of residents and their guests (Sui Generis), a long with amendment of the basement layout to accommodate laundry room."

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Background

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 variation of condition application (132952/JO/2022) 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 and is proposed to be subjected to the change of use as set out in this covering letter and supporting documentation submitted with the application.

The Site

The Site of Union T2 is 0.67 ha in size and is located within the St. John’s Masterplan, forming part of Enterprise City. The Site subject to this Application (the “Site”) is 781 sq. m. (0.07 ha) and broadly aligns with the existing footprint of Union T2 tower, reflecting the area that is subject to the change of use.

The wider T2 Site is bounded by Manchester Goods Yard to the east, Factory to the south, the Victoria and Albert Hotel located to the north, and the River Irwell to the west. The building is largely complete and is due for occupation in June 2025.

Proposed Development

This drop-in application is submitted for:

1. Level 1 - change of use of the residents’ amenity space (Sui Generis) on level 1 of Union T2 into a bar for the exclusive use of residents and their guests (Sui Generis).
2. Basement – amendment of basement layout to accommodate laundry room, relocated from level 1.

Level 1

As approved, the amenity space offering on level 1 of Union T2 includes lounge, library, laundry room, informal meeting spaces, hot-desking, gym, and commercial uses.

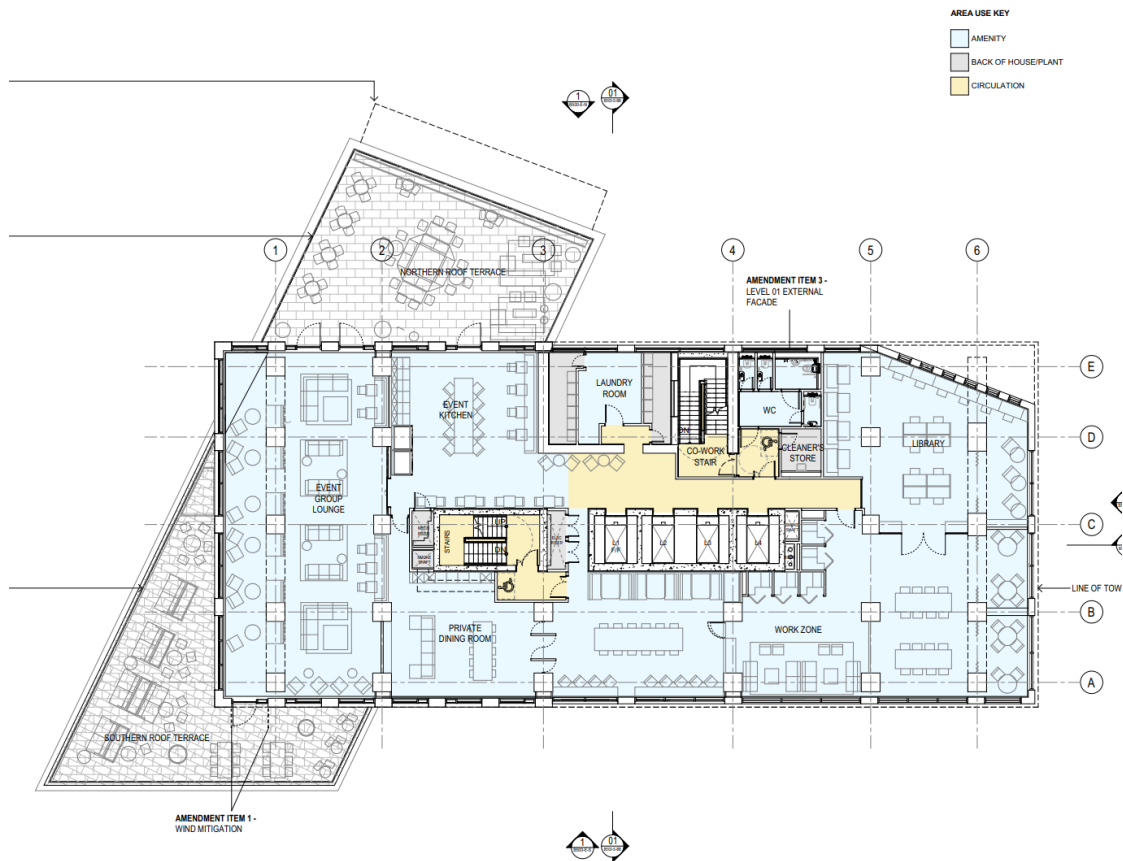


Figure 1- Existing layout of Level 1 of Union T2

The Proposed Development would reconfigure the space to provide a bar facility, club room, cellar store and additional seating and lounge areas to better suit the proposed residents' bar area. Please refer to proposed layout plan Ref: 6555-P-B500-P-01 submitted with this application.

The alteration supports the Applicant's longstanding aspiration to cultivate social interaction for residents by providing top quality residential amenity spaces. The hours of operation for internal areas of the Proposed development, as agreed in principle with the Case Officer, are as follows:

- Monday to Sunday- 08:00 to 00:00

The red line boundary pertains only to the amenity floor and does not include the external terraces. The external terrace areas have no amplified speakers and the hours of operation, agreed under CDN/24/0960 will remain. There will also be no change in the number of patrons on the north or south external terraces.

The acoustic consultant has reviewed the changes, as set out in a letter submitted with this application and has confirmed there will be no change to acoustic details set out in their report reference PR0635-Rep04-MPF, dated 13 September 2024. An Operational Management Strategy has also been submitted to provide further details.

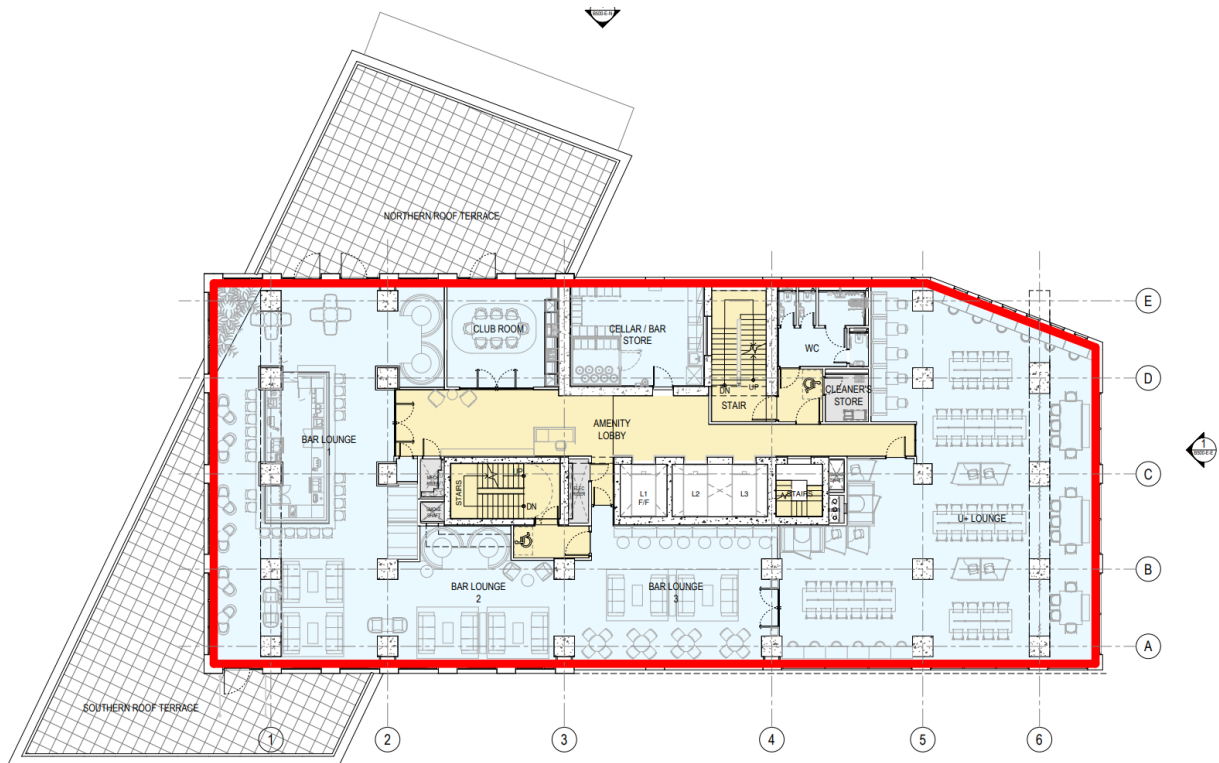


Figure 2- Proposed layout highlighting bar on Level 1 of Union T2

Basement Level

Currently, the basement comprises of cycle storage, bin storage, plant, and service rooms, as shown in Figure 3. To replace areas removed from Level 1, the Proposed Development alters the approved basement layout to accommodate a laundry room.

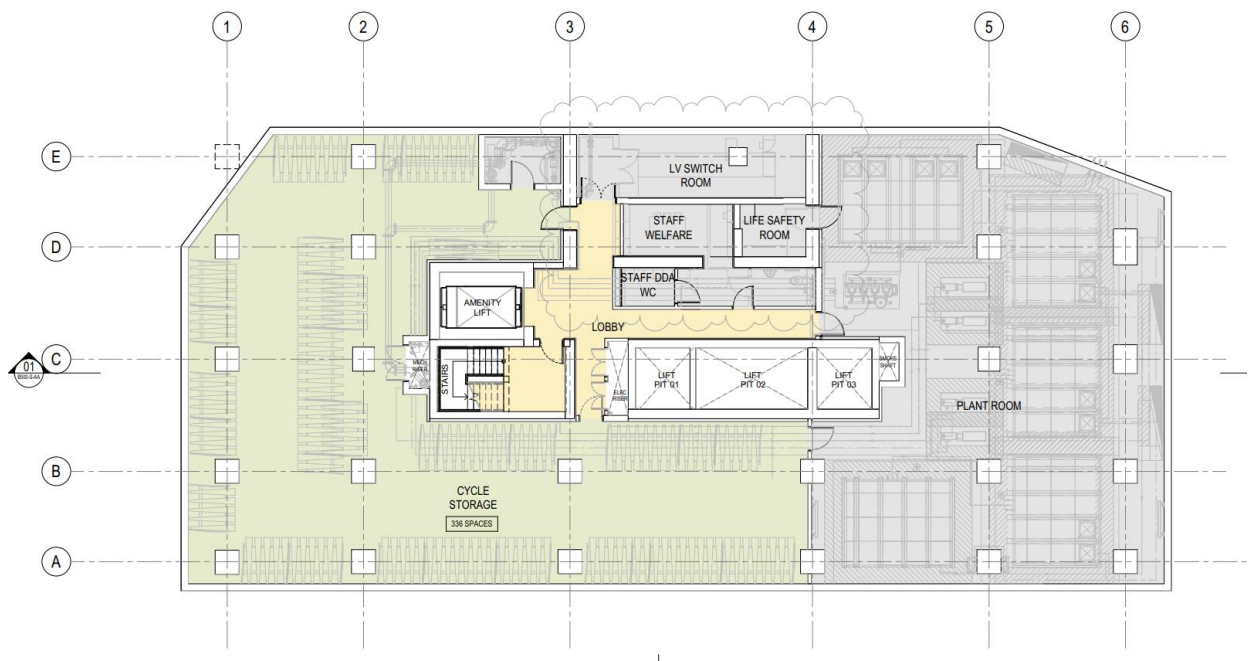


Figure 3- Existing Layout of Basement in Union T2

This relocation will not impact the number or accessibility of cycle storage spaces required by Condition 26 attached to planning permission 132952/JO/2022, outlining the provision of 412 cycle spaces. The proposed layout of the basement area is shown on Figure 4 below.

The new basement layout ensures the efficient use of existing basement space for the benefit of residents. Full details are shown on proposed layout plan Ref: T2-DCM-G200-PL-B1-001_Ver9 submitted with this application.

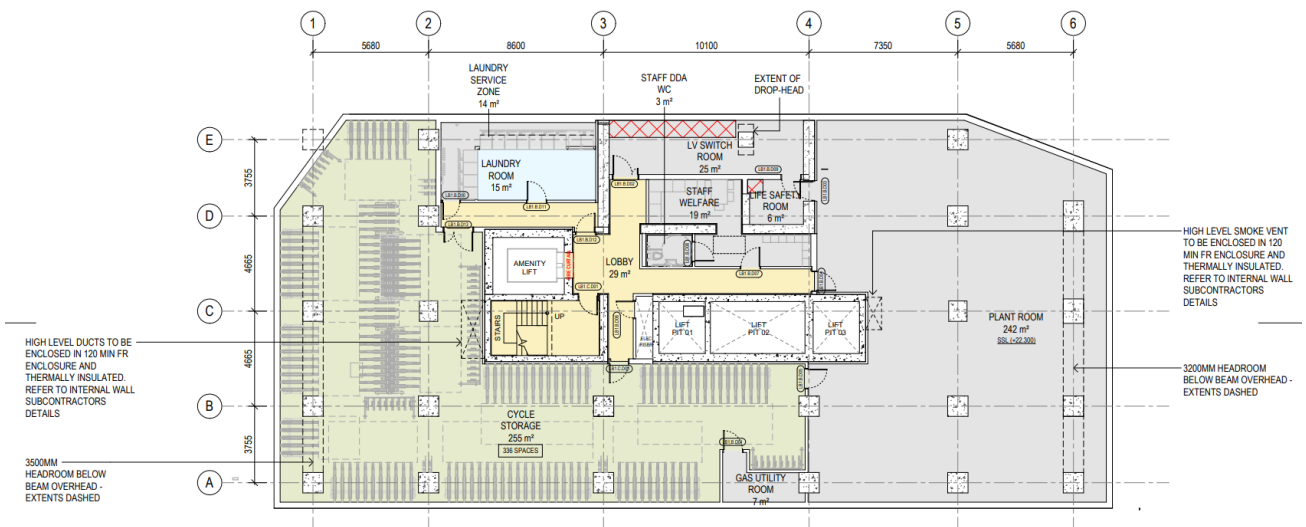


Figure 4- Proposed basement layout

Planning Policy Framework

The key Development Plan documents relevant to the Proposed Development are:

- The 2012 Manchester Core Strategy and the Addendum to the Manchester Core Strategy (2024);
- Saved Policies of the 2006 Manchester Unitary Development Plan (UDP); and,
- The Places for Everyone Plan (2024).

Other material considerations associated with the Proposed Development are as follows:

- The National Planning Policy Framework (the “NPPF”) (2024);
- Supplementary Planning Documents (SPDs); and
- Planning Practice Guidance (PPG).

Table 1 - Relevant Planning Policies and Material Considerations

Document	Policy
Manchester Core Strategy (2012) and the Addendum to the Manchester Core Strategy (2024)	• CC1 – Primary Economic Development Focus: City Centre and Fringe • CC7 – Mixed Use Development • DM1 – Development Management
Saved Policies of the 2006 Manchester UDP	• DC26 – Development and Noise
Places for Everyone (PfE) Plan (2024)	• Policy JP-Strat2 – City Centre • Policy JP-P4 – New Retail and Leisure Uses in Town Centres
Material Considerations: • St John’s Strategic Regeneration Framework (2014 and 2016 update)	

Planning Policy Assessment

The Proposed Use

PfE Plan Policy JP-Strat2 notes that “the City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester”. Furthermore, PfE Plan Policy JP-P4 outlines that the City Centre is located highly on the hierarchy for retail and leisure uses. Core Strategy Policy CC1 notes a range of economic development uses, including retail, leisure, and entertainment will be encouraged in the City Centre.

The Proposed Development, located in Manchester City Centre, will support the City’s leisure activity offerings, and positively impacts the City’s economic development uses. The proposals are relatively small scale, with the areas remaining accessible for residents and their guests only. This will attract more visitors to the St. John’s area and assist in its vitality. On this basis, the Proposed Development complies with Core Strategy Policy CC1, PfE Plan Policies JP-Strat2 and JP-P4.

Furthermore, Core Strategy Policy CC7 notes that “The City Centre presents the most viable opportunities for mixed-use development” and that employment uses within residential development is encouraged. Although of a small scale, the Proposed Development creates a greater mix of uses within Union T2 in Manchester City Centre, with

a small net increase in on-site employment related to the operation of the new use. The Proposed Development is therefore in compliance with Policy CC7.

Design

St John's SRF (2014 and 2016) seeks to ensure that new housing meets the needs of the city in terms of quality, design, and sustainability. The SRF also adds that the proposed mix of complementary uses ought to combine to create a distinctive sense of place that should support activity and vitality on weekdays, in the evenings, and at the weekend.

Amenity Considerations (Noise)

Core Strategy Policy DM1 – Development Management requires that all development should consider specific issues related to the nature of the development. Saved Policy DC26 of the 2006 Manchester UDP notes that “the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City”.

The Applicant has consulted with a qualified acoustics consultant to test and seek to ensure that the Proposed Development is wholly compliant to the noise requirement as specified on the planning permission ref: 132952/JO/202. A letter from Fisher Acoustics is submitted in support of this Application to confirm that the Proposed Development is compliant with the approved Acoustic Assessment.

In summary, the proposals do not include external loudspeakers and there will be no changes to the patron numbers on the north or south external terrace at Level 1. The function of this terrace is consistent with the details that were agreed by discharge of the relevant planning condition (CDN/24/0960). Appropriate levels of acoustic insulation for internal areas are also provided in accordance with the discharge of the above condition and the Proposed Development therefore is in accordance with Core Strategy and Saved Policy of the Manchester UDP.

Summary

The Proposed Development has been fully considered against the relevant policies of the Development Plan and addresses the requirements of the Development Plan as a whole. In addition, no material considerations have been identified that would justify refusal of this Application.

In addition to this Covering Letter, the following documentation is submitted in support of this Application:

- Application Form;
- Site Location Plan;

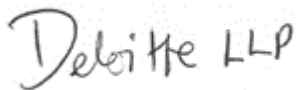
- Existing Floor Plan for Level 1, prepared by Denton Corker Marshall;
- Proposed Floor Plan for Level 1, prepared by Denton Corker Marshall;
- Existing Floor Plan for Basement, prepared by Denton Corker Marshall;
- Proposed Floor Plan for Basement, prepared by Denton Corker Marshall;
- Operational Statement, prepared by Union; and
- Noise Impact Review Letter from Fisher Acoustics.

The Application has the Planning Portal reference: PP-13814126 and the application fee of £673.00 has been paid online via Planning Portal.

The development is therefore wholly compliant with the policies of the Development Plan and there are no material considerations which would justify refusal of the Application. We therefore respectfully request that this Application be supported by the Planning Authority.

We would be grateful if you could notify us of the validation of the Application. Please do not hesitate to contact my colleague Michael Percival (mipercival@deloitte.co.uk / +44 161 455 6672) if you have any questions.

Yours sincerely

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

Deloitte LLP