

13 March 2025

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

FAO Jack Naven

Dear Jack

**Union, T2, St John's- Non-Material Amendment Application to Planning Permission
132952/JO/2022**

Please find enclosed an application for Non-Material Amendment (“NMA”) under Section 96(a) of the Town and Country Planning Act 1990 (as amended) to Planning Permission Ref. 132952/JO/2022.

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

Background

On 16 November 2021, Planning Permission was originally granted for T2 Union at St John's in Manchester city centre (LPA Ref.: 126648/FO/2020). The description of development approved under application reference 126648/FO/2020 is as follows:

“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 permission was amended by a Section 73 application in April 2023 (ref: 132952/JO/2022) that related to the introduction of the “Green Room”; an extended ground floor F&B offering that maximises the frontage along the River Irwell. This has been tailored

to fit within the Union Vita Living concept, and the broader aspirations for St John's Enterprise City.

These amendments were approved on 14 April 2023 and now form the operative planning permissions of the development. This application was further amended by a Section 96a application (ref: 138954/NMC/2024) to vary condition 2 attached to planning permission ref 132952/JO/2022 to reflect design changes to the external appearance of the ground floor.

This NMA focuses on amending Condition 17b and 39 in relation planning permission 132952/JO/2022, relating to acoustic verification and BREEAM, to facilitate the phased occupation of the development.

Overview of Amendments

The proposed amendments have been agreed in principle with the Local Planning Authority during pre-application discussions that took place in March 2024.

Condition 17 – Acoustics

The wording of Condition 17, as outlined in the decision notice for Planning Permission ref: 132952/JO/2022, is currently:

- a) 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, prior to installation, in order to secure a reduction in the level of noise emanating from the site. External plant shall not be brought into use until an emergency plant noise testing schedule has been submitted to, and approved in writing by, the City Council, as local planning authority.*
- b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.*

Currently, Condition 17b requires a single verification report covering both residential and commercial spaces before the entire scheme can be operational. It is proposed to split out Condition 17b to discharge the condition in relation to residential and commercial spaces separately. Therefore Condition 17 is proposed to have three parts with the below revised wording:

- a) *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, prior to installation, in order to secure a reduction in the level of noise emanating from the site. External plant shall not be brought into use until an emergency plant noise testing schedule has been submitted to, and approved in writing by, the City Council, as local planning authority.*
- b) *Prior to the operation of the **residential aspect of the** scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.*
- c) *Prior to the operation of the **commercial aspect of the** scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.*

The proposed amendment will ensure the timely occupation of the residential units of the scheme without compromising the overall strategy to manage noise levels within the development.

Condition 39 – BREEAM

The wording of Condition 39, as outlined in the decision notice for Planning Permission ref: 132952/JO/2022, is currently:

The co-work element of the development hereby approved shall achieve a postconstruction Building Research Establishment Environmental Assessment Method (BREEAM) rating of `very good'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority prior to occupancy of each part of the development, or within a timescale to be agreed in writing by the City Council as local planning authority.

In order to confirm timescales, the wording is proposed to be amended to:

“The co-work element of the development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a 'very good' rating. Post construction review certificate(s) shall be submitted to and approved in writing by the City Council as local planning authority ~~prior to occupancy of each part of the development, or within a timescale to be agreed in writing by the City Council as local planning authority~~ within six months of the first occupation of the development.”

This will allow for BRE to undertake their assessment and provide the post-construction review certificate in line with the timescales set out in the condition, which was previously not defined.

Application Summary

The amendments proposed in this application will result in a development that is physically unchanged from the approved development currently under construction (ref: 132952/JO/2022).

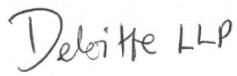
The amendments have been agreed with the Planning Authority as being non-material to the original permission.

The development therefore remains wholly compliant with the national and local policies and there are no material considerations which could justify refusal of the application. We therefore respectfully request that this application be supported by the Local Planning Authority.

The application is submitted through Planning Portal (PP-13848826). Payment has been sent via Planning Portal for the sum of £363 (including service fee of £70) in respect of the application fee.

We would be grateful if you could notify us of the validation of the Application and please do not hesitate to contact my colleague Michael Percival (mipercival@deloitte.co.uk/01614556672).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

Deloitte LLP