

04 December 2023

FAO: David Brettell

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

Dear David

Union T2, St Johns – Application for Variation of Condition 2 (Approved Drawings and Documents) attached to Planning Permission: ref: 132952/JO/2022

Please find enclosed an application for amendments under Section 96a of the Town and Country Planning Act 1990 to Planning Permission ref: 132952/JO/2022.

The Site is to 0.67 ha and is located within the St. John's Masterplan, forming part of Enterprise City. It is bounded by the under-construction Manchester Goods Yard to the east, under construction Factory to the south, the Victoria and Albert Hotel located to the north, and the River Irwell to the west ("the Site").

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:

"Variation of condition 2 (Approved Drawings and Documents) attached to planning permission ref 132952/JO/2022 to reflect design changes to the external appearance of the ground floor."

Background

The scheme was originally granted planning permission (ref: 126648/FO/2020) by Manchester City Council Planning and Highways Committee on 30th July 2020, approving the delivery of a 36-storey building comprising co-living apartments, amenity space and flexible commercial space (Sui Generis), co-working space (Use Class B1), landscaping, access and other associated works.

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This permission was amended by a S.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 forms the operative planning permissions of the development and is under construction.

Proposed Amendments

Following the approval of the amendments outlined in Planning Permission ref: 132952/JO/2022, the design team has been working to incorporate a series of amendments. These modifications have been necessitated by several factors, including requirements from Greater Manchester Police and building regulations, an ambition to enhance the operational efficiency of the scheme, and a goal to improve the visual aesthetics of the ground floor. The overall ambition is to create a design that reflects the historic setting of the scheme within the St Johns masterplan area.

The amendments proposed as part of this Section 96a application are the result of detailed design work, and can be summarised as:

- Changes to the colour of the ground floor façade, moving to a red brick finish and away from the green external envelope approved;
- Consolidation and minimisation of mechanical ventilation in the window heads for the commercial unit;
- Revised designs to the entrance to the residential lobby located at ground floor and incorporation of wind mitigation; and
- Repositioning of the transom line in the façade detail and reduction in the height of doorways, as well as making sure doors open inward rather than outward.

The technical elements of the revised designs remain unchanged save for the consolidation of the louvres based on detailed ventilation studies undertaken on the type of operation. These amendments are described in the ‘Design Changes T2 Document’ prepared by the architect, Denton Corker Marshall.

Appendix A, prepared by Denton Corker Marshall, summarises the amended drawings submitted as part of this amendment application, which supersede the originally approved drawings. We request that Condition 2 of the new Decision Notice is revised to reflect these changes.

There are no changes to any of the approved documents and the planning conditions remain unchanged save for condition 2. This allows for detailed design information to be agreed by way of discharge of conditions attached to the permission, including wind microclimate.

Pre-application Consultation

The approved development on the Site has been subject to a comprehensive process of public and stakeholder engagement, including agreement with Greater Manchester Police, Historic England, Manchester City Council Highways, Transport for Greater Manchester, Castlefield Forum, Manchester Airport Group, local businesses and residents, as well as the local Ward Councillors.

This Section 96a application is submitted following further pre-application consultation with MCC officers. Two pre-application meetings were held with senior Manchester City Council planning officers on 16 August 2023 and Friday 13 October 2023.

It was agreed in the first meeting on 16 August 2023 that the proposed amendments were acceptable, however the officers requested further detailed design development on a number of the amendments:

- Reduction to the extent of louvres on the facade of the “Green Room” commercial unit;
- Removal of louvre panel on north elevation of Level 1 facade; and
- Introduction of decorative perforated metal panel around main entrance ‘portal’.

It was agreed in the follow-up meeting in October 2023 that all the changes proposed were considered acceptable and could be progressed as a Section 96a amendment to the existing permission.

Planning Policy Framework

The key Development Plan Documents relevant to the proposals remain the Manchester Core Strategy (2012) and Saved Policies of the Manchester Unitary Development Plan (2006).

The National Planning Policy Framework (2023), Design for Access 2, the Blue and Green Infrastructure Strategy and Action Plan, the Manchester Climate Change Framework, the Manchester Residential Quality Guidance, and the St John’s Strategic Regeneration Framework (SRF) (2018) also remain as material considerations for the proposals.

Due to the design changes only relating to the choice of materials on the ground floor façade, all assessments set out in previously approved statements remain valid. Full consideration of the proposals against the planning policy framework is considered within the original Planning and Tall Building Statement approved under Planning Permission ref: 126648/FO/2020 and listed on the subsequent decision notice of Planning Permission ref: 132952/JO/2022.

The proposed amendments will contribute to the success of Union T2, which is supported by planning policy objectives at national and local levels. The proposals are also in line with key planning guidance and material considerations such as the St John's SRF. Approval of the proposed amendments would therefore support economic and regeneration benefits associated with the proposals. In summary:

- The changes are not significant in terms of the scale and form of the originally approved scheme.
- The changes will not result in a development which is noticeably different to that envisaged by the Local Planning Authority.
- The changes are not contrary to any national or local policies.

On this basis, the changes can be agreed using the S.96a mechanism in order to agree non-material design changes.

Application Submission

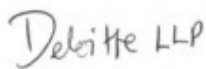
In addition to this covering letter, the application forms, notices, and certificates have also been submitted with this Application, along with a Design Statement and approved and proposed planning drawings have been prepared by Denton Corker Marshall. The Design Statement provides full details of the proposed amendments, including a comparison between the approved plans and the proposed amendments, and a design rationale.

The application has the Planning Portal (ref: PP-12640378) and the application fee will be paid online directly by the Applicant.

The development is therefore wholly compliant with the policies of the Development Plan and there are no material considerations that 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 and please do not hesitate to contact me or my colleague Michael Percival (mipercival@deloitte.co.uk / 0161 455 6672).

Yours sincerely



Deloitte LLP

Appendix A – Drawing Schedule

Consented Drawing	New Drawing
6555-P-B500-E-N Rev F – NORTH ELEVATION	6555-P-B500-E-N Rev G – NORTH ELEVATION
6555-P-B500-E-E Rev G – EAST ELEVATION	6555-P-B500-E-E Rev H – EAST ELEVATION
6555-P-B500-E-S Rev F – SOUTH ELEVATION	6555-P-B500-E-S Rev G – SOUTH ELEVATION
6555-P-B500-E-W Rev E – WEST ELEVATION	6555-P-B500-E-W Rev F – WEST ELEVATION
6555-P- B500-P-00 Rev H – GROUND FLOOR PLAN	6555-P- B500-P-00 Rev J – GROUND FLOOR PLAN
6555-P- B500-P-M Rev E – MEZZANINE FLOOR PLAN	6555-P- B500-P-M Rev F – MEZZANINE FLOOR PLAN
6555-P- B500-P-01 Rev E – FIRST FLOOR PLAN	6555-P- B500-P-01 Rev F – FIRST FLOOR PLAN
6555-P- B500-P-LRF Rev B – LOWER ROOF GA PLAN	6555-P- B500-P-LRF Rev C – LOWER ROOF GA PLAN
6555-P- B500-P-URF Rev C – UPPER ROOF GA PLAN	6555-P- B500-P-URF Rev D – UPPER ROOF GA PLAN
6555-P- B500-S-BB Rev D – SECTION BB	6555-P- B500-S-BB Rev E – SECTION BB
6555-P-B500-A-001 Rev C – TYPICAL FACADE DETAILS LEVEL 00	6555-P-B500-A-001 Rev D – TYPICAL FACADE DETAILS LEVEL 00
6555-P-B500-A-002 Rev A – TYPICAL FACADE LEVEL 00 COMMERCIAL UNIT	6555-P-B500-A-002 Rev B – TYPICAL FACADE LEVEL 00 COMMERCIAL UNIT
<i>New Drawing</i>	6555-P-B500-A-003 Rev - TYPICAL FACADE LEVEL 00 COMMERCIAL UNIT
<i>New Drawing</i>	6555-P-B500-A-004 Rev - TYPICAL FAÇADE DETAILS LEVEL 00 COMMERCIAL UNIT MAIN ENTRANCE
<i>New Drawing</i>	6555-P-B500-A-005 Rev - TYPICAL FAÇADE DETAILS LEVEL 00 COMMERCIAL UNIT
6555-P-B500-A-011 Rev B – TYPICAL FACADE DETAILS LEVEL 01-14	6555-P-B500-A-011 Rev C – TYPICAL FACADE DETAILS LEVEL 01-14
<i>New Drawing</i>	6555-P-B500-A-031 Rev - TYPICAL FAÇADE DETAILS MAIN ENTRANCE PORTAL