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8 September 2023

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

FAO Dave Brettell

Dear Dave

T1 Union, St John's Manchester – Application for Non-Material Amendments to Planning Permission for 125655/FO/2019

On behalf of our client, Vita Living T1 Limited ("the Applicant"), we hereby submit an application under Section 96(a) of the Town and Country Planning Act 1990 (as amended) in order to make Non-Material Amendments ("NMA") to Planning Permission 125655/FO/2019.

Background

On 15 July 2021, Planning Permission was granted for T1 Union at St John's in Manchester city centre (LPA Ref.: 125655/FO/2019). The description of development approved under application reference 125655/FO/2019 is as follows:

"Full Planning Permission for the erection of 32 storey plus two basement level mixed use building (sui generis), comprising co-living units, amenity space, gym and flexible commercial space, landscaping, access and other associated works."

Overview of Amendments

This application to amend planning conditions 7 and 13, as set out below, has been agreed in principle with the Local Planning Authority during pre-application discussions that took place in August 2023.

Condition 7 – Paving and Surfacing Strategy

The wording of Condition 7, as outlined in the decision notice for Planning Permission ref: 125655/FO/2019, is currently:

"Before the development hereby approved is completed, a paving and surfacing strategy for the public footpaths, vehicular crossings, and vehicular carriageways within and around the site shall be submitted to

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and approved in writing by the City Council as local planning authority. All works approved in discharge of this condition shall be fully completed before the development hereby approved is first occupied."

The proposed amendments to Condition 7 is as follows:

"Before the development hereby approved is completed, a paving and surfacing strategy for the public footpaths, vehicular crossings, and vehicular carriageways within and around the site, including timing of the works, shall be submitted to and approved in writing by the City Council as local planning authority. All works approved in discharge of this condition shall then be implemented in-line with the approved strategy ~~be fully completed before the development hereby approved is first occupied."~~

In line with the proposed condition wording, timescales for the delivery of each element (public footpaths, vehicular crossings and vehicular carriageways) will be set out alongside the submitted details.

Once validated, the details of the scheme's Paving and Surfacing Strategy (Condition 7, as amended) will be submitted for approval alongside an application for the discharge of conditions 4b (Materials), 9 (Signage Strategy), 13 (Lighting Scheme) and 19 (Acoustic Insulation of Plant Equipment).

Condition 13 – Lighting Scheme

The wording of Condition 13, as outlined in the decision notice for Planning Permission ref: 125655/FO/2019, is currently:

"The development hereby approved shall include a lighting scheme for the development, including the illumination of any part of the buildings and all areas of public realm during the period between dusk and dawn. Full details of such a scheme, including lighting columns and fittings, level and type of illumination, and how the impact on occupiers of nearby properties will be mitigated, shall be submitted to, and approved in writing by, the City Council as local planning authority before the lighting scheme is implemented, External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties.

The approved scheme shall be implemented in full before any part of the development is first occupied."

The proposed amendments to Condition 13 is as follows:

"The development hereby approved shall include a lighting scheme for the development, including the illumination of any part of the buildings and all areas of public realm during the period between dusk and dawn.

a) A programme for the submission of final details of the lighting scheme shall be submitted and approved in writing by the City Council as the Local Planning Authority. The programme shall include an implementation timeframe and details of when the final scheme will be submitted.

b) Full details of the lighting scheme including details of the lighting columns and fittings, level and type of illumination, and how the impact on occupiers of nearby properties will be mitigated, shall be submitted to, and approved in writing by, the City Council as local planning authority before the lighting scheme is implemented.

External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties.

~~The approved scheme shall be implemented in full before any part of the development is first occupied."~~

Once validated, the programme for submission and details of the scheme's Lighting Scheme (Condition 13, as amended) will be submitted for approval.

Summary

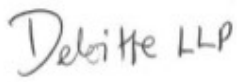
The amendments proposed in this application will result in a development that is physically unchanged from the approved development currently under construction (ref: 125655/FO/2019). The amendments have been agreed with the Planning Authority as being non-material to the original permission.

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-12379661) Payment has been sent via Planning Portal for the sum of £234.00 (plus fees) in respect of the application fee.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact my colleague Ollie Eyre (odeyre@deloitte.co.uk / 020 7303 4102).

Yours sincerely



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Enc.