

17 March 2023

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

FAO Jennifer Atkinson

Dear Jennifer

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 (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."

Pre-Application Consultation

The approved development on the Site was subject to a comprehensive process of public and stakeholder engagement, including engagement with Historic England, Places Matter, the Environment Agency, Greater Manchester Police, local businesses and residents, and local ward councillors.

This application is submitted following consultation with the Planning Authority in March, April and May 2022 with the case officer, David Brettell. During a site visit on 9 May 2022, it was agreed with the case officer that all the changes proposed can be progressed as an NMA to the existing permission.

Non-Material Amendments to the Approved Development

This application is to facilitate a number of amendments to the approved scheme, following detailed design development. The NMA is for:

“The variation of Condition 2 (Approved Drawings) and Condition 3b (Material Samples) attached to Planning Permission 125655/FO/2019 for amendments to the elevations and introduction of a façade mounted clock to the west elevation.”

Overview of Amendments

Following the granting of planning permission in 15 July 2021, the Applicant has undertaken a detailed design and construction review to ensure that the scheme design is fully co-ordinated, deliverable and compliant with Building Regulations.

These have resulted in some internal functional changes, which require non-material alterations which primarily relate to the façade of the building, including specifically changes to the arrangement of some spandrel panels and doors. The Applicant is also seeking to introduce a façade mounted clock to the West Elevation of the building to support the placemaking strategy for St John’s – further details of which will be submitted as part of the discharge of Condition 9 (Signage Strategy).

Details of the plans to be substituted are provided in Appendix 1.

The amendments to the referenced drawings facilitate the following changes:

- Material of side spandrel panel to Level 01 windows changed from insulated black back-painted glass to semi opaque black tinted glass;
- Material of spandrel panels adjacent to amenity WC area on Level 01 changed from insulated black back-painted glass to insulated black opaque aluminium;
- Material of curtain walling spandrel panels concealing Level 01 floor edge changed from insulated black back-painted glass to insulated black opaque aluminium;
- Curtain walling panels on Level 01 relocated in connection with internal reorganisation of Level 01 amenity space.
- Height of external doors reduced by 200mm to make them 2200mm high;
- New external façade-mounted clock proposed to West Elevation only; and
- Post room hatch/window on ground floor omitted.

Planning Policy Framework

The Planning Policy Framework relevant to the proposed development has not changed since the approval of the original application.

The key Development Plan documents remain the 2012 Core Strategy and Saved Policies of the 2006 Manchester UDP. Full consideration of the proposed development against the planning policy framework is considered within the original Planning Statement, dated 10 September 2019.

Application Submission

This application comprises this Covering Letter and the following documentation:

- Application Form and Notice Certificates – prepared by Deloitte;
- Site Location Plan – prepared by Denton Corker Marshall;
- Vita T1 Drawing Schedule of Changes – prepared by Denton Corker Marshall; and
- Drawings & Plans – prepared by Denton Corker Marshall.

Summary and Conclusion

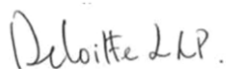
The amendments proposed in this application will result in a development that is substantively unchanged from the approved development on site (ref: 125655/FO/2019). The amendments have been agreed with the Planning Authority as being non-material to the determination of the original permission.

The development is therefore 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 Planning Authority.

The application is submitted through Planning Portal (ref: PP-11753217). 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



Deloitte LLP

Enc.

Appendix 1 - Amendments to the approved plans

The proposed amendments to the plans approved under Condition 2 are detailed below:

Drawing Name	Approved Drawing	New Drawing Reference / Comments
Level 00 Proposed Site Plan	6548-P-B500-P-00-001 Rev C	<i>No change</i>
North Elevation	6548-P-B500-E-N - REV E	6548-P-B500-E-N Rev F
Proposed Contextual North Elevation	6548-P-B500-E-N-001 - REV D	<i>No change</i>
East Elevation	6548-P-B500-E-E - REV E	6548-P-B500-E-E Rev F
Proposed Contextual East Elevation	6548-P-B500-E-E-001 - REV D	<i>No change</i>
South Elevation	6548-P-B500-E-S - REV E	6548-P-B500-E-S Rev F
Proposed Contextual South Elevation	6548-P-B500-E-S-001 - REV D	<i>No change</i>
West Elevation	6548-P-B500-E-W - REV E	6548-P-B500-E-W Rev F
Proposed Contextual West Elevation	6548-P-B500-E-W-001 - REV E	<i>No change</i>
Basement Level B2 GA Plan	6548-P-B500-P-B2 - REV B	<i>No change</i>
Basement Level B1 GA Plan	6548-P-B500-P-B1 - REV B	<i>No change</i>
Level 00 GA Plan	6548-P-B500-P-00 - REV C	<i>No change</i>
Mezzanine Level GA Plan	6548-P-B500-P-M - REV B	<i>No change</i>
Level 01 GA Plan	6548-P- B500-P-01 Rev B	6548-P- B500-P-01 Rev C
Levels 02 - 05 GA Plan	6548-P- B500-P-TYP-001 Rev C	<i>No change</i>
Levels 06 - 31 GA Plan	6548-P- B500-P-TYP-002 Rev C	<i>No change</i>
Levels 06-09, 13-16, 20- 23, 27- 30 GA Plan	6548-P- B500-P-TYP-003 Rev A	<i>No change</i>
Levels 15 GA Plan	6548-P- B500-P-15 Rev A	<i>Drawing omitted</i>

Lower Roof Level GA Plan	6548-P- B500-P-LRF Rev E	<i>No change</i>
Upper Roof Level GA Plan	6548-P- B500-P-URF Rev E	<i>No change</i>
Proposed GA Section A-A	6548-P- B500-S-AA Rev D	<i>No change</i>
Proposed GA Section B-B	6548-P- B500-S-BB Rev D	<i>No change</i>
Area Schedule	6548-A- Z100-A-001 Rev N	<i>No change</i>
Typical Façade Details Level 00 (Double Height)	<i>New drawing</i>	6548-P-B500-A-001 Rev C
Typical Façade Details Level 01	6548-P-B500-A-011 - REV A	6548-P-B500-A-011 Rev D
Typical Façade Details Typical Apartment Level	6548-P-B500-A-021 Rev C	<i>No change</i>
Typical Façade Details Roof Level	6548-P-B500-A-051 Rev D	<i>No change</i>

Table 1 - Amendments to the approved plans