

2 December 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 2- Amenity Level)

Please find enclosed a Full Planning Application for change of use to Union T2, specifically the building's co-working space on Level 2 approved under 132952/JO/2022. The Applicant is Vita Living T2 Limited ("the Applicant"), a wholly owned subsidiary of Vita Group.

The proposals alter the form of the co-working space (Use Class E) to gymnasium (Sui Generis) for the exclusive use of residents ("the Proposed Development").

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) to extend the ground floor commercial unit. It is this amended planning permission that is broadly completed, but the commercial spaces are currently unoccupied. The commercial space on Level 2 is therefore subjected to the proposed Change of Use as set out in this application.

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This application has been discussed in advance with the Local Planning Authority who have confirmed acceptance subject to all relevant material considerations and compliance with policy being demonstrated. The details are 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 478 sq. m. 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 Water Street to the east, Festival Square and 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 was occupied by residents in June 2025.

Description of Development

The Description of Development as set out on the Application Form is:

"Full Planning Application for Change of Use on Level 2 of Union T2 from co-working space (Use Class E) to ancillary gymnasium, co-working space, staff office, marketing suite, and laundry room for the exclusive use of co-living residents (Sui Generis) and associated works."

Proposed Amendments

As approved, level 2 of Union T2 includes co-working spaces (as seen in Figure 1). However, due to a lack of demand these spaces are currently vacant.

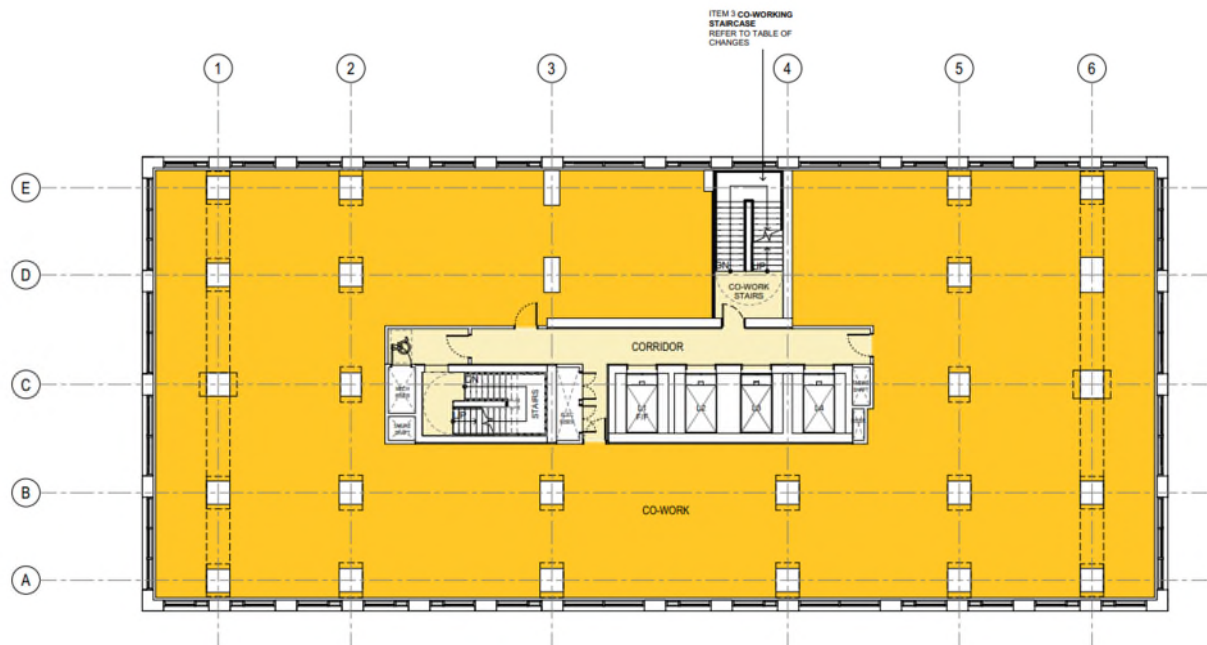


Figure 1- Existing layout of Level 2 of Union T2

The Proposed Development under this new change of use application would reconfigure the space to provide a gymnasium along with a laundry room, staff office, show suite and ancillary co-working space. Please refer to Figures 2 and 3 for the proposed layout.

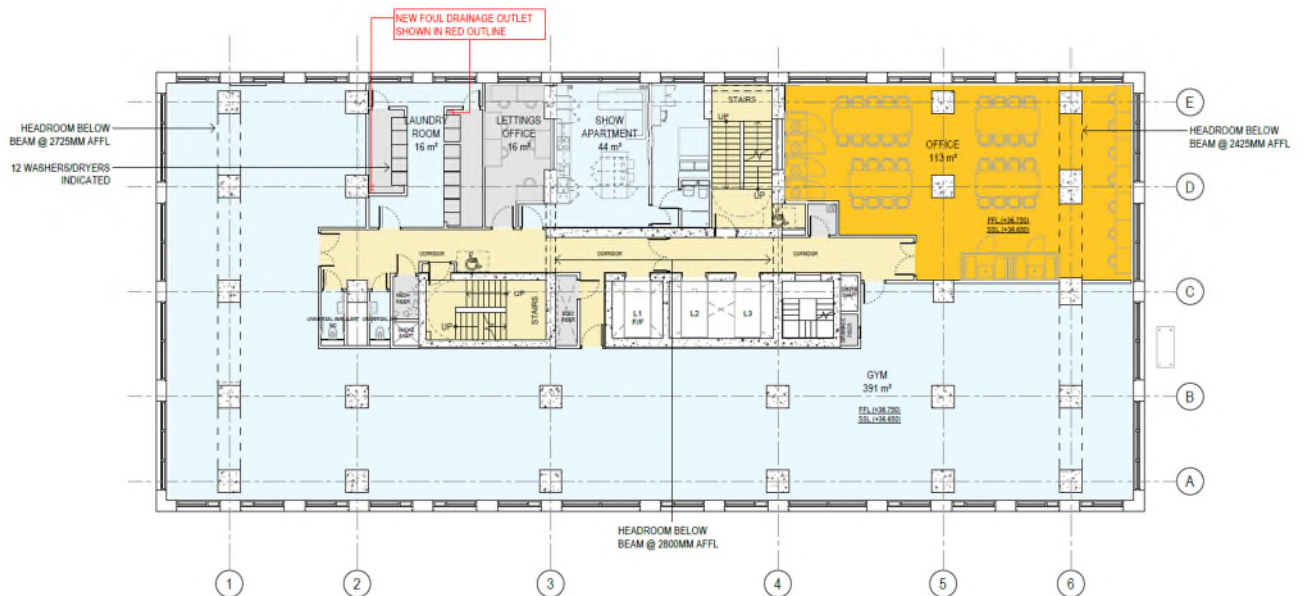


Figure 2 - Proposed layout plans (Doc ref: T2-DCM-XX-02-PL-A-20001).

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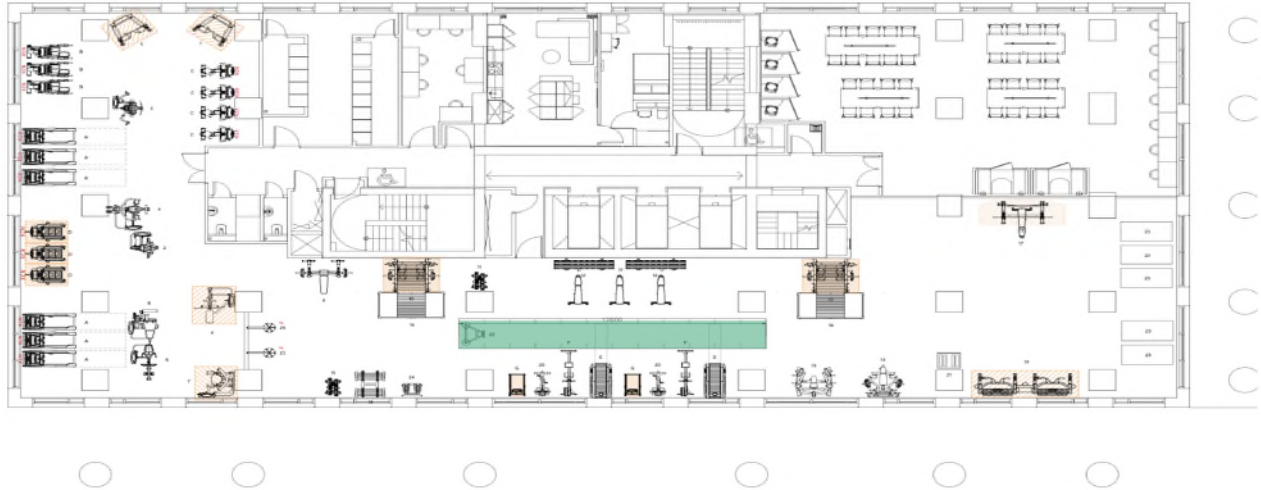


Figure 3- Proposed furniture layout for Level 2 of Union T2 (Doc ref: 45818TV Union 3- Option 210052D)

The Proposed Development would provide an enhanced amenity offer for residents. It would also facilitate optimum utilisation of the space and is designed to accommodate the diverse lifestyles of residents, offering the convenience to use a gym within their residential building.

Access to the floor is restricted to residents only, controlled via lift and stair core access control systems using fobs. The hours of operation for the Proposed Development are 06:00 to 23:00 daily. Access details are provided in the submitted Resident's Management Strategy for further detail.

Waste Management for the gym will be as per the waste management plan for the Union T2 building, which is included within this Application for completeness. All waste from the gym will be taken to the bin store and disposed of via the weekly bin collections.

The gym will be equipped with a sound system for background music. To mitigate any potential noise impact from this, the internal music noise levels within the gym will be controlled to specific maximum allowable levels. This is designed to ensure compliance with the recommended noise levels for both residential units and non-residential areas.

A small weight area is proposed centrally. However, any noise and vibration impact from the use of the weights will be mitigated with the installation of proprietary resilient floor coverings in the weights area of the gym as set out in the acoustic report (Doc ref: Gym Noise Impact Statement)

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 (PfE) (2024).

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

- The National Planning Policy Framework (the “NPPF”) (2025);
- Supplementary Planning Documents (SPDs); and
- Planning Practice Guidance (PPG)
- St John’s Strategic Regeneration Framework (2014 and 2016 update)
- Draft Manchester Local Plan (2025)

The relevant policies pertinent to this application are set out in detail below.

Planning Policy Assessment

Development Plan

Places for Everyone Policy JP-P7 requires new development to provide new and/or improved existing sport and recreation facilities commensurate with the demand they would generate. This supports Paragraph 111 of the NPPF which supports planning policies which support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for leisure.

Core Strategy Policy SP1 outlines that development in all parts of the City should make a positive contribution to the health, safety and wellbeing of residents.

Policy CC7 notes that the City Centre presents the most viable opportunities for mixed-use development to promote using land as efficiently as possible.

Policy CC10 requires that proposed leisure uses which are part of residential amenity, should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance.

Policy DM1 requires all development to have regard to residential amenity, including noise and vibration effects. They should also be designed for health of residents and have adequate amenity space.

The Proposed Development, located in Manchester City Centre, will support the function of the City Centre by delivering an improved residential product with enhanced amenity provision and, consequently, the ongoing vitality of St. John's by attracting new residents to the Union development. This will attract more visitors to the St. John's area and assist in its vitality.

The proposals are relatively small in scale, with the areas remaining accessible for residents only. Although small scale, the Proposed Development provides an important component of new residential amenity within Union T2 in Manchester City Centre, ensuring an efficient use of internal floorspace.

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/2022.

Gym Noise Impact Statement) 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, internal music noise levels within the gym will be controlled to specific maximum allowable levels and access to the floor is restricted to residents and staff. The Proposed Development therefore is in accordance with the Core Strategy when considered as a whole and Saved Policy of the Manchester UDP.

On this basis, the Proposed Development is supported by Core Strategy Policy CC7, CC10, DM1, PfE Plan Policy JP-P7.

Material Considerations

Paragraph 96 of the National Planning Policy Framework (NPPF) requires planning decisions to achieve healthy, inclusive and safe places which enable and support healthy lives, through both promoting good health and preventing ill-health.

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. Adding to the residential amenity offer by improving the ancillary spaces will continue to drive residential demand and support vitality of this area through the continuous influx of residents.

The Draft Manchester Local Plan was published in September 2025. It is currently undergoing Regulation 18 consultation and although afforded very limited weight and not formally part of the Development Plan, it is considered to be a material consideration.

Policy SI 2 notes that *"Proposed new and/or enhanced open space, sport and recreation land and facilities, both indoor and outdoor, will be supported in principle where they are*

evidenced by an appropriate, up-to-date needs assessment, and subject to consideration of any impact on neighbouring uses”.

The Acoustic Report prepared by Fisher Acoustics submitted with this application specifically resolves the issue around the impact on neighbouring uses by assessing and mitigating the impact of noise and vibration.

Summary

The Proposed Development has been fully considered against the policies of the Development Plan and is consistent with the Development Plan when considered 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 Layout of Level 2 of Union T2 (Doc ref: 6555-P-B500-P-TYP-001 Rev B), prepared by Denton Corker Marshall;
- Proposed Floor Plan for Level 2 (Doc ref: T2-DCM-XX-02-PL-A-20001), prepared by Denton Corker Marshall;
- Proposed Furniture Plan for Level 2 (Doc ref: 45818TVUnion3-Option 210052D), prepared by STROM
- Residents Management Strategy, prepared by Union; and
- Gym Noise Impact Statement (Doc ref: T2-FAC-A180-RP-02-003 P01), prepared by Fisher Acoustics.

The Application has the Planning Portal reference: PP-14333571 and the application fee of £673.00 has been paid online via Planning Portal.

The development is therefore compliant with the Development Plan as demonstrated above 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, flowing style.

Deloitte LLP