MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144441/NMC/2025
Date registered valid:	4 November 2025
Proposal:	Non-material amendment to amend condition 39 (BREEAM) attached to planning permission 132952/JO/2022.
Address:	Union T2, Water Street, Manchester, M3 4JQ
Ward(s):	Deansgate Ward
Applicant:	Union Living 2 Limited
Agent (if any):	Michael Percival Deloitte LLP
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**06 November 2025**

Application Details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: Not required

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
No neighbour notifications have been printed and sent.

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

The application site, known as T2, is 0.67 ha and bounded by the River Irwell, a canal basin arm to the north, with the Grade II Victoria and Albert Hotel beyond, Water Street to the east and Princes Bridge to the South. Access is gained from Water Street.

The building is a 36 storey plus basement level mixed use building comprising co-living units, amenity space and flexible commercial space (Sui Generis), and co-working uses (Use Class B1).

The site is within the Castlefield Conservation Area and is part of a Masterplan and Strategic Regeneration Framework for St John's It does not contain any listed structures. Spinningfields is immediately to the north and Castlefield to the south. Beyond St John is to the east is Deansgate. There are offices and hotels on the opposite side of the river in Salford where a number of mixed-use regeneration initiatives are underway.

Description of Development

The proposal seeks a Non-Material Amendment to amend condition 39 (BREEAM) attached to planning permission 132952/JO/2022.

Related Applications

126648/FO/2020 - 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.
Approved November 2021.

132952/JO/2022 - Variation of Condition 2 (Approved Drawings and Documents, including amendments to design details of ground floor to provide for food and drink use), Condition 5 (Soft Landscaping) and Condition 8 (CMP) attached to Planning Permission ref: 126648/FO/2020.
Approved April 2023.

138954/NMC/2024 - Non-Material Amendment to planning permission 132952/JO/2022 to vary Condition 2 (Approved Drawings and Documents) consisting of alterations to ground floor elevations and materials.
Approved February 2024.

142449/NMC/2025 - Non-material amendment to amend conditions 17 (External Plant) and 39 (BREEAM) attached to planning permission 132952/JO/2022.
Approved March 2025.

142861/NMC/2025 - Non-material amendment to amend the wording of Conditions 13 (fumes) and 15 (commercial noise) to refer specifically to the ground floor commercial unit and to amend condition 26 (cycle parking) to reflect the correct number of cycle parking spaces required, attached to Planning Permission 132952/JO/2022 (as amended by 138954/NMC/2024 and 142449/NMC/2025).
Approved May 2025.

Consultations & Notification Responses

Not required

Issues

The proposal also seeks to alter the trigger point of condition 39 (BREEAM) to allow for the continued occupation of the co-living element development prior to the submission of a post construction review certificate. Such a certificate will still be required to be submitted but within six months of the first occupation of the co-working element of the development. The reason for this is due to the six-month backlog of BREEAM inspections that need to be carried out. The original wording of this condition would have held up occupation of the site until this was carried out. As the co-working element is unable to be occupied at present, a BREEAM assessment cannot be accurately carried out, hence the further requirement to change the wording of this condition.

The proposed amended wording will maintain the intentions of Condition 39 in securing a BREEAM rating of 'Very Good', it simply looks to amend the timelines as to when the post construction review certificate will be submitted to the City Council, and therefore the City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Condition(s) to be attached to decision for approval

1) The proposal also seeks to alter the trigger point of condition 39 (BREEAM) to allow for the continued occupation of the co-living element development prior to the submission of a post construction review certificate. A BREEAM assessment and certificate will still be required to be submitted but within six months of the first occupation of the co-working element of the development. The reason for the trigger to be within six months of the first occupation of the co-working element is due to the six-month backlog of BREEAM inspections that need to be carried out. The original wording of this condition would have held up occupation of the site until this was carried out. As the co-working element is unable to be occupied at present, a BREEAM assessment cannot be accurately carried out, hence the further requirement to change the wording of this condition.

2) Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority.

The proposed amended wording will maintain the intentions of Condition 39 in securing a BREEAM rating of 'Very Good', it simply looks to amend the timelines as to when the post construction review certificate will be submitted to the City Council, and therefore the City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

39) 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 within six months of the first occupation of the co-working element of the development.

Reason: In order to minimise the environmental impact of the development pursuant to policies SP1, DM1 and EN8 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Castlefield Conservation Area 1979
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Flood Zone Plus Climate Change -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL