Deloitte LLP
100 Embankment, Cathedral
Approach, Manchester, M3 7FB

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitte.co.uk

15 October 2025

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

Dear Jack,

Union, T2, St John's – Non Material Amendment Application to Planning Permission 132952/JO/2022

Vita Living T2 Limited ("the Applicant") hereby submits 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 132952/JO/2022.

Background

On 16 November 2021, Planning Permission was originally granted for T2 Union at St John's in Manchester city centre (LPA Ref.: 126648/FO/2020). The description of development approved under application reference 126648/FO/2020 is as follows:

"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 permission was amended by a Section 73 application in April 2023 (ref: 132952/JO/2022) which now forms the operative planning permission for the development. Conditions have now been discharged to permit the occupation of the residential element, although the commercial elements are yet to be occupied.

Proposed Amendments

This s.96a application focuses on amending Conditions 39 (BREEAM) in relation planning permission 132952/JO/2022. The proposed amendments have been agreed in principle with the Local Planning Authority by email in August 2025, described below.

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Condition 39- BREEAM

The wording of Condition 39, as outlined in the decision notice for Planning Permission ref: 132952/JO/2022, as amended, is currently as follows:

"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 development."

Currently the wording of Condition 39 requires BREEAM "Very Good" certification within six months of the first occupation of the development. The co-working space, the target of the BREEAM assessment, is not as yet occupied and underutilised, though the overall development was occupied in May 2025.

This would necessitate discharge of Condition 39 in November 2025, as outlined in the condition wording. However, as the co-working is not yet occupied, it is not possible to do the BREEAM assessment and this application therefore seeks to amend the wording of Condition 39 to make it more specific to the co-working element:

"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."

The proposed amendment will ensure that BREEAM targets are met for the co-working space.

Application Summary

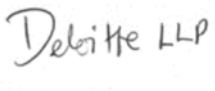
The amendments proposed in this application will result in a development that is physically unchanged from the approved development currently under construction (ref: 132952/JO/2022). The amendments have been agreed with the Planning Authority as being non-material to the original permission.

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.

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The application is submitted through Planning Portal (PP-14335960) Payment has been sent via Planning Portal for the sum of £383 (including service fee of £85) in respect of the application fee. [redacted]

Kind regards



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