MANCHESTER CITY COUNCIL

**Planning**

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Date: 7 November 2025

Dear Sir/Madam,

**Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission**
**Application No:** 144441/NMC/2025
**Description:** Non-material amendment to amend condition 39 (BREEAM) attached to planning permission 132952/JO/2022.
**Location:** Union T2, Water Street, Manchester, M3 4JQ

I refer to your application for a non-material amendment to planning permission reference 132952/JO/2022.

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.

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.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 132952/JO/2022. These documents should be read in

conjunction with one another. Therefore, the conditions previously applied to approval 132952/JO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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.

Should you wish to discuss the matter further, please contact Jack Naven using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing