

Lucy Harrison
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12th February 2021

Dear Lucy,

Full Planning Application for a Student Accommodation Development at Land at Deansgate South, Manchester.

Cushman & Wakefield, on behalf of Fusion Manchester DevCo Ltd, hereby apply to Manchester City Council for planning permission for the following description of development:

“Full planning permission for a 28-storey purpose built student accommodation building (Sui Generis).”

The planning application has been submitted via the Planning Portal with the reference PP-09393054.

Application Content

This application is accompanied by the following documents:

1. Environmental Statement
 - Noise and Vibration, prepared by Apex
 - Air Quality, prepared by Ensafé
 - Townscape and Visual (including Tall Building Assessment), prepared by Bidwells
 - Built Heritage, prepared by Bidwells
 - Daylight and Sunlight, prepared by GIA
 - Wind Microclimate, prepared by Wardell Armstrong
 - Socio-Economics, prepared by Cushman & Wakefield
 - Construction Methodology and Programme, prepared by Wardell Armstrong
2. Planning Statement, prepared by Cushman & Wakefield
3. Archaeological Desk-Based Assessment, prepared by Oxford Archaeology¹

¹ This document was submitted with and previously approved through application ref. 115591/FO/2017 (and also 110730/FO/2015/C1 in the case of the Archaeological DBA). Letters of reliance have been obtained alongside confirmation that there have been no material changes necessitating updates to the original reports and thus the original findings remain correct and relevant.

4. Design and Access Statement, prepared by Corstophine + Wright
5. Blue and Green Infrastructure Statement, prepared by Cushman & Wakefield
6. Broadband Connectivity Assessment, prepared by GTech Surveys
7. Television and Radio Reception Impact Assessment, prepared by GTech Surveys
8. Crime Impact Statement, prepared by Design for Security
9. Energy Strategy Report, prepared by Ridge
10. BREEAM Pre-Assessment Report, prepared by Impact Sustainability
11. Evidence of Student Need, prepared by Cushman & Wakefield
12. Flood Risk Assessment and Drainage Strategy, prepared by Shear Design
13. Phase 1 Preliminary Risk Assessment Report, prepared by WSP.
14. Factual Report on Ground Investigation, prepared by Structural Soils Ltd¹
15. Local Labour Agreement, prepared by Fusion Students
16. Residence Management Strategy, prepared by Fusion Students
17. Social Spaces, Amenities & Student Wellbeing Strategy, prepared by Corstophine + Wright
18. Preliminary Ecological Appraisal, prepared by Wardell Armstrong
19. Bat Survey Report, prepared by Wardell Armstrong
20. Statement of Community Involvement, prepared by BECG
21. Transport Statement and Framework Travel Plan, prepared by Calibro

The following drawings are submitted in support:

- Existing - Site Location Plan (20269-0200 P-00)
- Existing - Site Plan (20269-0201 P-00)
- Existing - Plan - Ground Floor (20269-0210 P-00)
- Existing - Elevations - North, South, East and West (20269-0250 P-00)
- Proposed - Site Location Plan (20269-0300 P-01)
- Proposed - Block Plan (20269-0301 P-01)
- Proposed - Plan - Lower Ground (20269-0310 P-01)
- Proposed - Plan - Ground (20269-0311 P-01)
- Proposed - Plan - Mezzanine (20269-0312 P-01)
- Proposed - Plan - Typical 01-21st Floors (20269-0313 P-01)
- Proposed - Plan - 10th Floor (20269-0315 P-01)
- Proposed - Plan - 22nd Floor (20269-0316 P-01)
- Proposed - Plan - 23rd Floor (20269-0317 P-01)
- Proposed - Plan - 24th Floor (20269-0318 P-01)
- Proposed - Plan - 25th Floor (20269-0319 P-01)
- Proposed - Plan - 26th Floor (20269-0320 P-01)
- Proposed - Plan - 27th Floor (20269-0321 P-01)
- Proposed - Plan - Roof (20269-0322 P-01)
- Proposed - Room Types (20269-0325 P-02)

- Proposed - Section - A-A (20269-0340 P-00)
- Proposed - Section - B-B (20269-0341 P-00)
- Proposed - Section - C-C (20269-0342 P-01)
- Proposed - Elevations - North and South (20269-0350 P-01)
- Proposed - Elevations - East and West (20269-0351 P-01)
- Proposed - Streetscene Elevation - North (20269-0355 P-01)
- Proposed - Streetscene Elevation - South (20269-0356 P-00)
- Proposed - Elevation and Sections Study - Typical Ground and Mezzanine (20269-0360 P-00)
- Proposed - Elevation and Sections Study - Typical Level (20269-0361 P-00)
- Proposed - Elevation and Sections Study - Level Twenty Sixth External Terraces (20269-0362 P-00)
- Proposed - Elevation and Sections Study - East Elevation (20269-0363 P-01)
- Tree Strategy (LP2242-FIR-00-ZZ-DR-L-0003_P02)
- Boundary Treatments (LP2242-FIR-00-ZZ-DR-L-0002_P02)
- Landscape Masterplan (LP2242-FIR-00-ZZ-DR-L-0001_P02)

At the current time due to COVID-19, it is not possible to provide a hard copy of the planning application however a fileshare has also been created at the following: https://cushwake1-my.sharepoint.com/:f/g/personal/claire_pegg_eur_cushwake_com/EpNYpfzyFSRPmyATn8dgQ0UByOnQO5b8x0dv58EudcU4qA?e=XQiN3O

A full copy of the planning application documentation on CD can be provided on request.

The requisite planning application fee of £46,733+£25 service charge has been paid via the Planning Portal.

I trust that the information submitted allows the application to be registered and validated at the earliest opportunity. If there are any immediate queries, please do not hesitate to contact me using the details provided.

Yours sincerely



Claire Pegg MRTPI MRICS
Associate, Cushman & Wakefield Planning