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4th July 2024

Dear Lucy,

Section 96A application to amend drawings approved under application ref. 129406/FO/2021 at Land at Deansgate South, Manchester

Cushman & Wakefield, on behalf of Fusion Manchester DevCo Ltd, hereby apply to Manchester City Council under Section 96A of the Town and Country Planning Act 1990 for a non-material amendment to planning permission ref. 129406/FO/2021 to amend the approved drawings.

Planning permission ref. 129406/FO/2021 has previously been amended via applications ref. 136869/NMC/2023 and 137453/NMC/2023.

The following documents and drawings are submitted with this application:

- Application Forms;
- This covering letter;
- Proposed - Plan - Lower Ground (20269-0310-P-08)
- Proposed - Plan - Ground (20269-0311-P-04)

Background and Proposal

Further work on the detailed fire strategy for Deansgate South has resulted in a small amendment to the consented lower ground and ground floor layouts. This is driven by a need to ensure that the wet riser tanks and associated pumps – which are a key life safety measure for the scheme – can perform in line with current regulatory guidance.

The changes proposed are as follows:

- Relocation of Wet Riser tanks from the lower ground floor plant room to sit with below-ground concrete tanks to the North West of the building.
- The associated Wet Riser Pumps will then be relocated to sit adjacent to the tanks, requiring a space to be created next to Stairs 01 and 02.
- To accommodate the above, the below-ground Rainwater Detention Tank will be moved to sit within the main plant room – this results in amendments to both the ground floor and lower ground floor layouts as the LV switch room on the ground floor will need to be relocated, albeit still located within the same extent of the plant room.

A list of directors' names is open to inspection at address below.
Cushman & Wakefield Debenham Tie Leung Limited Registered in England No 2757768.
Registered office 125 Old Broad Street London EC2N 1AR.

The proposed amendments do not result in any external changes and there is no change to the GIA. There is no change to the approved piling details (condition 5). There is a change to the approved drainage scheme (condition 12) only so far as the layout of pipes within the site – consent for this change is currently being secured via an application to re-discharge condition 12 (application ref. CDN/24/0490).

The proposed amendment has been discussed with the case officer in pre-application discussions and agreed as being non-material in nature.

Replacement Drawings

The drawings now submitted will replace drawings listed in condition 2 of the permission as set out in the table below:

Drawing Title	Approved Drawing Reference	Amended Drawing Reference
Proposed - Plan - Lower Ground	20269-0310-P-06	20269-0310-P-08
Proposed - Plan - Ground	20269-0311-P-03	20269-0311-P-04

Conclusion

The application has been submitted, and the requisite application fee paid, via the Planning Portal.

I trust that you have all of the necessary information to validate the application, however if you have any queries, please do not hesitate to contact me.

Yours sincerely

Claire Pegg MRTPI MRICS
Partner, Cushman & Wakefield Planning