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24th November 2025

Dear Lucy,

Details required to discharge conditions 6(b), 22(a) and 25(a) pursuant to 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 to discharge conditions 6(b), 22(a) and 25(a) pursuant to application ref: 129406/FO/2021 (as amended).

Condition 6: Remediation

Condition 6 states:

a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Part a) of condition 6 was discharged in January 2024 under application ref. CDN/23/0448.

The following document is submitted to enable the discharge of part b of condition 6:

- Remediation Validation Report (December 2024)

Condition 22: Highway works

Condition 22 states

a) Prior to first occupation of the development, a scheme of highway works shall be submitted to and approved in writing by the local planning authority and shall include the following:

- i. The provision of an accessible car parking bay within the vicinity of the site;*
- ii. The provision of a Car Club parking bay within the vicinity of the site;*
- iii. The provision of an informal crossing facility on Deansgate South;*
- iv. The installation of a loading bay on Deansgate South;*

Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements adjacent to the site and for the areas between the pavement and the line of the proposed building, and repairs/improvements to the pavements on routes to the bus stops on Oxford Street between Whitworth Street and Charles Street (including the route along Little Peter Street) and the University of Manchester and Manchester Metropolitan University campuses based on an independent Stage 1 and 2 Road Safety Audit.

b) The highway works approved under part a) of this condition shall be implemented in accordance with the approved details prior to any part of the development first being occupied and shall thereafter be retained and maintained.

The requirements set out under part a) of condition 22 have informed, and are contained within, the section 278 agreement between the Council and the applicant which was completed on 17th October 2025.

The first and second schedules set out the works required under points i-iv of part a) of condition 22 as well as the pavement materials to be used adjacent to the site.

A Stage 1 and 2 Road Safety Audit, prepared by Hydrock, was submitted to Ray Mullen at the Council as part of the section 278 discussions, who agreed that due to the minor nature of works required, a commuted sum was instead to be provided (see 2.1.6.4 of the agreement) towards the maintenance of an existing walking route to Manchester University.

The following document is submitted to enable the discharge of part a) of condition 22:

- Completed section 278 agreement

Condition 25: External lighting

Condition 25 states

a) External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties in accordance with a scheme to be submitted to and approved in writing by the local planning authority before first occupation of the development. If any lighting at the development hereby approved, when illuminated, causes glare or light spillage, which, in the opinion of the local planning authority, causes detriment to adjoining and nearby residential properties, within fourteen days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the local planning authority and once approved shall thereafter be implemented and retained in accordance with details which have been approved in writing by the local planning authority.

b) Prior to first occupation of the development, a verification report to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report shall be submitted to and approved in writing by the local planning authority. The report shall include post completion testing to confirm that the acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the acceptable criteria. Those measures shall be implemented in full before any of the development is first occupied.

The mounting height of the luminaires at ground floor level will be 4.2m, with the mounting height of the wall-mounted luminaires on the external terraces at 2.5m. The submitted External Terrace Lighting Plots demonstrates that there will be limited light spill from the 3 no. external terraces. The wall-mounted lights on the terraces are full downward lighting, with the luminance level of the bollards limited to what is necessary to illuminate the area but limit the upward light.

The following document is submitted to enable the discharge of part a) of condition 25:

- Novo External Lighting Report (June 2025)
- Novo External Terrace Lighting Plots (December 2024)
- External Lighting Layout and Levels Ground Floor (drawing ref. P2152-NOV-XX-00-DR-E-6302 C01)
- Light Fitting Technical Specification

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 approve these details and discharge the relevant conditions, however if you have any queries please do not hesitate to contact me.



Yours sincerely



Claire Walker MRTPI MRICS
Partner, Cushman & Wakefield Planning