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20th April 2026

Dear Lucy,

Section 96A application to amend drawings and documents approved under application ref. 129406/FO/2021 (as amended) 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 (as amended) to amend several of the drawings and documents approved under condition 2 of the planning consent.

The following documents and drawings are submitted with this application:

- Application Forms;
- This covering letter;
- Deansgate South Manchester NMA Scheme Comparison_March 2026;
- 20269-0322-P-04 Proposed - Plan – Roof;
- 20269-0340-P-02 Proposed - Section - A-A;
- 20269-0341-P-02 Proposed - Section - B-B;
- 20269-0342-P-03 Proposed - Section - C-C;
- 20269-0350-P-03 Proposed - Elevation - North and South;
- 20269-0351-P-04 Proposed - Elevation - East and West;
- 20269-0355-P-02 Proposed - Elevation - North Street Scene;
- 20269-0356-P-01 Proposed - Elevation - South Street Scene;
- 20269-0362-P-02 Proposed - Elevation and Section Study - Level Twenty Sixth External Terrace;
- 20269-0310-P-09-Proposed - Plan - Lower Ground Floor;
- BREEAM Supporting Statement;
- BREEAM Interim Certificate; and
- Energy Strategy Supporting Statement.

Background and Proposal

Since planning permission was granted in 2022, the project team have been working through the design stages for the development and as a result of this two changes have been made to the development.

The first change is in relation to the plant that is required and how this is laid out on the rooftop of the building.

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 to the plant equipment comprise a considerably smaller plant room which will also be lower in height to that previously approved. Solar PV will also be substituted for Air Source Heat Pumps, however the relevant BREEAM targets will still be met.

The second change relates to the cycle store parking on the lower ground floor of the building. It is proposed as part of the approved position that 141 spaces will be provided however due to services that have been routed through the cycle store, a double height cycle rack isnt possible in all areas and the maximum capacity that can be provided is 129 spaces.

An amendment was made to the approved scheme in 2023 under application ref: 136869/NMC/2023 which reduced the number of proposed beds from 534 to 509. At the of the amendment the capacity for the cycle store wasn't reduced pro rata to reflect the reduction in bed spaces. As such, by applying the same percentage provision, the requirement for cycle parking spaces would now be 135 spaces. The further reduction to 129 spaces as proposed in this application, is therefore a very small reduction. It is considered that this provision will meet demand at the site due to the low utilisation rate of cycle parking that Fusion have experienced across the rest of their portfolio.

The proposed amendments have been discussed with the case officer and are agreed as being non-material in nature.

Replacement Drawings

The drawings and documents now submitted will replace those listed in condition 2 of the permission as set out in the table overleaf:

Drawing Title	Approved Drawing Reference	Amended Drawing Reference
Proposed - Plan - Roof	20269-0322-P-03	20269-0322-P-04
Proposed - Section - A-A	20269-0340-P-01	20269-0340-P-02
Proposed - Section - B-B	20269-0341-P-01	20269-0341-P-02
Proposed - Section - C-C	20269-0342-P-02	20269-0342-P-03
Proposed - Elevation - North and South	20269-0350-P-02	20269-0350-P-03
Proposed - Elevation - East and West	20269-0351-P-03	20269-0351-P-04
Proposed - Elevation - North Street Scene	20269-0355-P-01	20269-0355-P-02
Proposed - Elevation - South Street Scene	20269-0356-P-00	20269-0356-P-01
Proposed - Elevation and Section Study - Level Twenty Sixth External Terrace	20269-0362-P-01	20269-0362-P-02
Proposed - Plan - Lower Ground Floor	20269-0310-P-04	20269-0310-P-09

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

Sarah Hughes MRTPI
Associate, Cushman & Wakefield Planning