No 1 Marsden Street
Manchester M2 1HW
Tel +44 (0)161 236 9595
Fax +44 (0)161 228 7097
cushmanwakefield.co.uk

Lucy Harrison
Planning and Development
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Email Sarah.hughes@cushwake.com
Direct +44 (0)161 455 3740
Mobile +44 (0)7795617265

18th May 2026

Dear Lucy,

Details required to discharge conditions 6b, 20b, 17, 23, 24, 27 and 29 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 6b, 20b, 17, 23, 24, 27 and 29 pursuant to application ref: 129406/FO/2021 (as amended).

Condition 6b Remediation:

Condition 6b states:

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.

The following document is submitted with the application to discharge part b) of condition 6 :

- 12505 Rev A Remediation Validation Report December 2024

Condition 6b was submitted for discharge in November 2025 under application ref : CDN/25/1120 however the application was refused by the Council. It has since been confirmed that the Environment Agency have no objections to the Remediation Report and the condition is therefore re-submitted for discharge.

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.

Condition 17: Waste Management Strategy:

Condition 17 states:

Facilities for the storage and disposal of waste shall be provided in accordance with a waste management strategy (WMS) to be submitted to and approved in writing by the local planning authority before the development is occupied. The WMS shall include provision for a twice weekly refuse collection to be undertaken by a private refuse collector only. It shall be implemented in full throughout the lifetime of the development.

The following document is submitted with the application to discharge condition 17:

- Fusion Manchester Waste Management Strategy - Rev 3.0

Condition 20b Air Quality Verification Report:

Condition 20b states:

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the local planning authority and shall remain in situ whilst the use or development is in operation.

Part a) of condition 20 was approved in January 2024 under application ref : CDN/23/0448. It was confirmed as part of the discharge of part a) that no specific mitigation measures are required in relation to air quality. As such there is no requirement to provide a verification report to discharge part b) of condition 20.

Condition 23: Servicing and Deliveries Strategy:

Condition 23 states:

Prior to first occupation of the development, a detailed Servicing and Deliveries Strategy (SDS) shall be submitted to and approved in writing by the local planning authority. The SDS shall include details of management arrangements for student moving in and out times; taxi pick up and drop off; food and online deliveries; and any other associated management and operational requirements. The approved SDS shall be in place prior to first occupation of the development and shall be retained thereafter.

The following document is submitted with the application to discharge condition 23:

- Fusion Manchester Service & Delivery Strategy - Rev 2.3

Condition 24: Resident Management Plan:

Condition 24 states:

The development hereby permitted shall operate in accordance with a Resident Management Strategy (RMS) that has been submitted to and approved in writing by the local planning authority before first occupation of the development.

The following document is submitted with the application to discharge condition 24:

- Manchester Resident Management Plan - V6.3

Condition 27: Crime Impact:

Condition 27 states:

The development hereby permitted shall be carried out in accordance with the recommendations of the Crime Impact Statement Ref: 2018/0600/CIS/02 Version B: 27/01/21 by Greater Manchester Police Design for Security and the building shall not be occupied or used until the local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

The following document is submitted with the application to discharge condition 27:

- Letter of comfort 080526

Condition 29: Travel Plan

Condition 29 states:

Before the development is first occupied a Travel Plan (TP), including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the local planning authority. The TP shall include monitoring procedures and review mechanisms that are to be put in place to ensure that the TP and its implementation remain effective. The results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented. The Travel Plan shall be fully implemented on occupation of the development and shall be kept in operation at all times thereafter.

The following document is submitted with the application to discharge condition 29:

- 20-376 Deansgate, Manchester Full Travel Plan_v02

Please note due to file size the document has been submitted in multiple parts.

Conclusion

The application has been submitted, and the requisite application fee paid, via the Planning Portal with portal reference PP-14942546.

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
Sarah Hughes MRTPI
Associate, Cushman & Wakefield Planning