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
Direct
Mobile [redacted]

10th June 2026

Dear Lucy,

Details required to discharge conditions 18b, 19a and 19b 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 18b, 19a and 19b pursuant to application ref: 129406/FO/2021 (as amended).

Condition 18b Acoustic Insulation:
Condition 18b states:

> *b) Prior to first occupation of the student accommodation units, a verification report to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic 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 internal noise 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 internal noise criteria. Those measures shall be implemented in full before any of the units are first occupied.*

The following document is submitted with the application to discharge part b) of condition 18:

- Noise Insulation Scheme, Prepared by Apex Acoustics Limited.

Condition 19: Acoustic Insulation of Plant
Condition 19 states:

a. *Before first occupation of the development the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme to be submitted to and approved in writing by the local planning authority in order to secure a reduction in the level of noise emanating from the equipment.*

b. *Upon completion of the development and prior to first occupation a verification report to validate that the work undertaken throughout the development conforms to the recommendations and*

A list of directors' names is open to inspection at address below.
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requirements in the approved acoustic consultant's report shall be submitted to and approved in writing by the local planning authority. The verification report shall also undertake post completion testing to confirm that acceptable criteria has 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 agreed noise criteria. Those measures shall be implemented in full before any of the units are first occupied.

The following document is submitted with the application to discharge parts a) and b) of Condition 19:

- Noise Assessment of External Plant, Prepared by Apex Acoustics Limited

The Noise Assessment of the external Plant highlights that the noise levels of the plant equipment will be at least 9 dB below the background noise levels at the nearby receptors. As such, no acoustic mitigation is required for the external plant equipment.

Conclusion
The application has been submitted, and the requisite application fee paid, via the Planning Portal with portal reference PP-15002040.

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