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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 11 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 11 pursuant to application ref: 129406/FO/2021 (as amended).

Condition 11 Public and Private Realm Works Details:
Condition 11 states:

a. Prior to the commencement of development a programme for the submission of final details of the public and private realm works for the development shall be submitted to and approved in writing by the Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

a. Details of the proposed hard landscape materials;
b. Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements within the public highway and for the areas between the pavement and the line of the proposed building;
c. Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;
d. A strategy detailing on-going maintenance of the proposed trees;
e. Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting;
f. Details of any external furniture including seating, bins and lighting;

b. The above details shall then be submitted to and approved in writing by the local planning authority and fully implemented in accordance with the approved timeframes.

If within a period of 10 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place..

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 following document is submitted with the application to discharge part a) of condition 11:

- Landscape General Arrangement Plan, Drawing Ref. IDPL LA5567-AP-100; and
- Hard Landscape Typical Details, Drawing Ref. IDPL LA5567-AP-300.

The following document is submitted with the application to discharge part b) of condition 11:

- Landscape General Arrangement Plan GF, Drawing Ref. IDPL LA5567-AP-100; and
- Hard Landscape Typical Details, Drawing Ref. IDPL LA5567-AP-300.

The following document is submitted with the application to discharge part c) of condition 11:

- Tree Pit Details, Prepared by Drawing Ref. 1186-WRI-XX-XX-DR-L-0035.

The following document is submitted with the application to discharge part d) of condition 11:

- Tree Maintenance Strategy.

The following document is submitted with the application to discharge part e) of condition 11:

- Bird and Bat Box Details, Prepared by 20269-SK201 Rev 00.

The following document is submitted with the application to discharge part f) of condition 11:

- Level 26 – GA Plan, Drawing Ref. 1186-WRI-XX-XX-DR-L-0005 Rev.C05;
- Level 24 – GA Plan, Drawing Ref. 1186-WRI-XX-XX-DR-L-0006 Rev.C05;
- Level 22 – GA Plan, Drawing Ref. 1186-WRI-XX-XX-DR-L-0007 Rev. C04;
- Level 26 – Furniture and Planters Plan, Drawing Ref. 1186-WRI-XX-XX-DR-L-0009 Rev C05;
- Level 24 – Furniture and Planters Plan, Drawing Ref. 1186-WRI-XX-XX-DR-L-0011 Rev C05;
- Level 26 – Furniture and Planters Plan, Drawing Ref. 1186-WRI-XX-XX-DR-L-0013 Rev C04;
- Fusion External Lighting, Prepared by NOVO Integration Ltd;
- Electrical Services External Lighting Layout & Levels, Ground Floor Plan, Drawing Ref. P2152-NOV-XX-00-DR-E-6302 Rev C01; and
- Light Fitting G1 Non-Emergency Details.

Conclusion
The application has been submitted, and the requisite application fee paid, via the Planning Portal with portal reference PP- 15002325.

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