MANCHESTER CITY COUNCIL

Non-Material Amendment under Section 96A of the Town & Country Planning Act 1990 (as amended)

Part 1 – Particulars of the application

Proposal:

Non-material amendment to planning permission ref: 129406/FO/2021 (as amended) to facilitate changes to the plant area, replacement of photo-voltaic panels with air source heat pumps and changes to cycle storage

Location:

Land at Deansgate South Manchester M3 4LB

Application reference:

OTH-2026-000041

Applicant:

Fusion Manchester DevCo Ltd

Date of application:

27 April 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the application referred to in Part 1 has been **approved** on the following basis:

The proposal seeks alterations to the approved plans due to the reduction in size of the rooftop plant room, the replacement of the rooftop PV array with air source heat pumps and the reduction in the number of cycle parking spaces within the basement.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

It should be noted that this decision does not supersede the decision notice attached to planning permission 129406/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions now apply.

Condition(s) amended by this decision

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Existing - Site Location Plan 20269-0200 P-00

Proposed - Site Location Plan 20269-0300 P-02

Proposed - Block Plan 20269-0301 -P02

Proposed - Plan - Lower Ground Floor 20269-0310 P-09

Proposed - Plan - Ground Floor 20269-0311 P-04

Proposed - Plan - Mezzanine 20269-0312 P-02

Proposed - Plan - Typical 01-21st Floors 20269-0313 P-02

20269-0315 P-02 Proposed - Plan - 10th Floor

20269-0316 P-02 Proposed - Plan - 22nd Floor

20269-0317 P-02 Proposed - Plan - 23rd Floor

20269-0318 P-02 Proposed - Plan - 24th Floor

20269-0319 P-02 Proposed - Plan - 25th Floor

20269-0320 P-02 Proposed - Plan - 26th Floor

20269-0321 P-02 Proposed - Plan - 27th Floor

20269-0322 P-04 Proposed - Plan - Roof

20269-0325 P-02 Proposed - Room Types

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 - Elevations - North and South

20269-0351 P-04 Proposed - Elevations - East and West

20269-0355 P-02 Proposed - Streetscene Elevation - North

20269-0356 P-01 Proposed - Streetscene Elevation - South

20269-0360 P-00 Proposed - Elevation and Sections Study - Typical Ground and Mezzanine

20269-0361 P-00 Proposed - Elevation and Sections Study - Typical Level

20269-0362 P-02 Proposed - Elevation and Sections Study - Level Twenty Sixth External Terraces

20269-0363 P-01 Proposed - Elevation and Sections Study - East Elevation;

Environmental Statement Volume 1;

Environmental Statement Appendices;

Planning Statement dated February 2021 by Cushman & Wakefield;

Design and Access Statement 20269-8003-01 by Corstorphine +Wright Architects

dated December 2020 as amended by the Design and Access Statement Addendum

20269-8004-00 by Corstorphine +Wright Architects dated November 2021;

Archaeological Desk Based Assessment by Oxford Archaeology dated October 2015;

Blue and Green Infrastructure Statement by Cushman & Wakefield dated February 2021;

Broadband Connectivity Assessment Issue 0.3 dated 07/01/2021 by GTech Surveys Limited;

Television and Radio Reception Impact Assessment Issue 0.3 dated 07/01/2021 by GTech Surveys Limited;

Crime Impact Statement Ref: 2018/0600/CIS/02 Version B: 27/01/21 by Greater Manchester Police Design for Security;

Energy Strategy Report dated 16 December 2020 by Ridge;

Energy Strategy NMA Scheme Supporting Statement dated 15 April 2026 by Ridge;

BREEAM Pre-Assessment Report dated 14/10/2020 by Impact Sustainability;

Flood Risk Assessment and Drainage Strategy 20047.02.03.D100 dated December 2020 by Shear Design;

Phase 1 Preliminary Risk Assessment Report dated January 2021 by WSP;

Phase 1 Preliminary Risk Assessment Report Appendix C, part 1;

Phase 1 Preliminary Risk Assessment Report Appendix C, part 2;

Phase 1 Preliminary Risk Assessment Report Appendix C, part 3;

Factual Report on Ground Investigation;

Local Labour Agreement dated February 2021 by Cushman & Wakefield;

Residence Management Plan by Fusion Students;

Social Spaces, Amenities & Student Wellbeing Strategy dated January 2021 by Corstorphine + Wright Architects;

Transport Statement Rev 01 and Framework Travel Plan by Calibro;

Student Accommodation Schedule by Corstorphine + Wright Architects;

Tree Planting Proposals by Wardell Armstrong received by the City Council on 25 January 2022;

Updated Environmental Statement - Chapter 12: Wind Microclimate dated February 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy.

Date: 20 May 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA