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

Email [redacted]
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22nd June 2026

Dear Lucy,

Details required to discharge conditions 13, 14b, 25b and 34 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 13, 14b, 25b and 34 pursuant to application ref: 129406/FO/2021 (as amended).

Condition 13 – Sustainable Drainage Verification:

Condition 13 states:
The development hereby permitted shall not be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. The details shall include:

a) *Verification report providing photographic evidence of construction as per design drawings;*

b) *As-built construction drawings if different from design construction drawings;*

c) *Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.*

The following document has been submitted to discharge the condition:

- 20047 - Drainage As-built Compliance Document

Condition 14b – Television Signal Reception Study:

Condition 14b states:
Assess the impact of the development on television signal reception within the potential impact area identified in (a) above within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the local planning authority in response to identified television signal

A list of directors' names is open to inspection at address below.
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reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in (a) above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the local planning authority, whichever is the earlier.

The following document has been submitted to discharge the condition:

- Fusion Students - TV Reception Assessment v0.1

Condition 25b – External Lighting Verification Report:

Condition 25b states:
Prior to first occupation of the development, a verification report to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light 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 acceptable 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 acceptable criteria. Those measures shall be implemented in full before any of the development is first occupied.

The following document has been submitted to discharge this condition:

- P2152-NOV-RPT-MEP-002-A-External Lighting Impact Assessment Report

Condition 34 - Disabled Access Strategy:

Condition 34 states:
Prior to first occupation of any disabled accessible room within the development a strategy for providing access to university campuses by residents with disabilities shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented and retained in perpetuity.

The following document has been submitted to discharge this condition:

- Fusion Students - Disabled Access Strategy

Conclusion
The application has been submitted, and the requisite application fee paid, via the Planning Portal with portal reference PP-15028199.

I trust that you have all 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