MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Conditions 6b (Contaminated Land), 17 (Waste Management Strategy), 20b (Air Quality Verification Report) 23 (Servicing and Deliveries Strategy), 24 (Resident Management Plan), 27 (Secured by Design) and 29 (Travel Plan) attached to Planning Permission 129406/FO/2021.

Location:

Land at Deansgate South Manchester M3 4LB

Application reference:

OTH-2026-000389

Applicant:

Fusion Manchester DevCo Ltd

Date of application:

18 May 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

6b - Contaminated Land

Condition 6 is hereby discharged on the basis that the development has been carried out in accordance with the following submitted information:

Remediation Validation Report NS/C5511/12505 Rev A dated December 2024 by Brownfield Solutions Ltd.

17 - Waste Management Strategy

The submitted Waste Management Strategy March 2026 Rev 3.0 by Fusion is sufficient to satisfy condition 17 on the basis that refuse is collected by a private refuse collector only and shall be implemented in full throughout the lifetime of the development.

20b - Air Quality Verification Report

Condition 20 is discharged on the basis that no specific mitigation measures are required in relation to air quality.

23 - Servicing and Deliveries Strategy

Condition 23 is discharged on the basis that the development is carried out in accordance with the following submitted information:

Service & Delivery Strategy, April 2026, Rev 2.3 by Fusion.

24 - Resident Management Plan

Condition 24 is discharged on the basis that the development is carried out in accordance with the following submitted information:

Residence Management Plan by Fusion received by the Local Planning Authority on 20 July 2026.

27 - Secured by Design

Condition 27 is discharged on the basis that the development has achieved Secured by Design accreditation as per the submitted Secured by Design Gold Award dated 30/06/26 received by the Local Planning Authority on 1 July 2026.

29 - Travel Plan

The Student Accommodation Travel Plan Project No. 20-376 Revision 02 by Calibro received by the Local Planning Authority on 18 May 2026 is hereby approved and shall be fully implemented during the operation of the development. 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 hereby approved shall be fully implemented on occupation of the development, and shall be kept in operation at all times thereafter.

Date: 11 August 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

   The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision. The Inspectorate will publish details of your appeal on the internet.

   Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

   The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.