MANCHESTER CITY COUNCIL

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

Partial approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Conditions 18b (Acoustics) and 19 (Plant Acoustics) attached to Planning Permission 129406/FO/2021.

Location:

Land at Deansgate South Manchester M3 4LB

Application reference:

OTH-2026-000655

Applicant:

Fusion Manchester DevCo Ltd

Date of application:

10 June 2026

Part 2 – Particulars of decision (a)

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

Condition 19 (Plant Acoustics)

Condition 19 is discharged on the basis that the development is carried out in accordance with the following submitted information:

Noise Assessment of External Plant 8512.9A Revision A dated 5 June 2026 by Apex.

Part 2 – Particulars of decision (b)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** for the reason(s) set out below.

Condition 18b (Acoustics)

The following information has been submitted to and considered by the Local Planning Authority:

Planning Condition 18b - Noise Insulation Scheme 8512.8A Revision A dated 3 June 2026 by Apex.

The submitted report is insufficient to meet the requirements of condition 18 as it only tests four bedrooms out of 534. It is expected that 10% of rooms should be tested in line with building regulations standards.

Further information in the form of an Internal Noise Level Testing Report was received by the Local Planning Authority on 1 September 2026. However this information was submitted too late to be considered within this application. This information would need to be submitted as part of a new discharge of condition application in order to be considered.

Given the above, condition 18 is not hereby discharged.

Date: 03 September 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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