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 13 (Sustainable Drainage Verification), 14b (Television Signal Reception Study), 25b (External Lighting Verification Report) and 34 (Disabled Access Strategy) attached to Planning Permission APP/B4215/21/W/328752.

Location:

Land at Deansgate South Manchester M3 4LB

Application reference:

OTH-2026-000747

Applicant:

Fusion Manchester DevCo Ltd Fusion Manchester DevCo Ltd

Date of application:

22 June 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.

Condition 13 - Sustainable Drainage Verification

Condition 13 is discharged on the basis that the development is carried out in accordance with the 20047 - Drainage As-built Compliance Document received by the Local Planning Authority on 22 June 2026 which includes the following information:

Letter from Shear Design dated Wednesday, 17 June 2026 Ref: EL/20047/L001;

Drainage Photographs;

20047-121-AB01 Drainage Layout Lower Ground Floor;

20047-122-AB01 Drainage Layout Ground Floor;

20047-131-AB01 Substructure Drainage Construction Details Sheet 1;

20047-132-AB01 Substructure Drainage Construction Details Sheet 2;

20047-133-AB01 Substructure Drainage Construction Details Sheet 3;

20047-135-AB01 Surface Water Detention Tank and Flow Control Chamber;

20047-138-AB01 Foul & Surface Water Manhole Schedules;

Surface Water Inspection Chamber Photo Report;

Permeable SuDS Paving drawings x 2; and

SuDS Operation and Maintenance Plan Ref: 20047.D150 dated October 2024.

Condition 14b - Television Signal Reception Study

Part b) of condition 14 is discharged on the basis of the Television Signal Reception Assessment by GTech Surveys Limited received by the Local Planning Authority on 22 June 26.

Condition 25b External Lighting Verification Report

Part b) of condition 25 is discharged on the basis of the External Lighting Design Statement Ref: P2152-NOV-RPT-MEP-002 Rev P1 received by the Local Planning Authority on 22 June 2026.

Condition 34 - Disabled Access Strategy

Condition 34 is discharged on the basis that the development operates in accordance with the Strategy for Providing Access to University Campuses by Residents with Disabilities by Fusion Students dated 9 June 2026, received by the Local Planning authority on 22 June 2026.

Date: 14 September 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.