

15 August 2025

By email only

Jennifer Atkinson
Manchester City Council
Planning and Building Control
Manchester City Council
Level 6, Town Hall Extension
St Peter's Square
Manchester
M2 5HD

Our ref: IQSM3015

Dear Jennifer

DISCHARGE OF PLANNING CONDITION 6, CONDITIONS 16A (EXTERNALLY MOUNTED PLANT AND EQUIPMENT) AND 35 (AIR SOURCE HEAT PUMPS) PURSUANT TO PLANNING PERMISSION REFERENCE 136874/FO/2023 ECHO STREET, MANCHESTER, M1 3QJ

On behalf of iQ Student Accommodation ('iQ' / 'the Applicant'), I am pleased to enclose an application to discharge Condition 16a (Externally Mounted Plant and Equipment) and Condition 35 (Air Source Heat Pumps) pursuant to the above referenced planning permission. This also includes reference to Condition 6 (materials).

This application has been submitted via the Planning Portal (ref. PP-14174308) and comprises electronic copies of the following documents:

- Application Form
- This Covering Letter

Condition 16a

- Public Health Domestic Water Schematic Plant – Block B & C (dwg ref. 63073-ABE-XX-ZZ-SC-M-53002), prepared by AB Engineering
- Public Health Domestic Water Schematic Plant – Block A & Basement (dwg ref. 63073-ABE-XX-ZZ-SC-M-53004), prepared by AB Engineering
- Mechanical Roof Plantrooms (dwg ref. 63073-ABE-ZZ-ZZ-DR-ME-59201 P01), prepared by AB Engineering
- Technical Submittal (doc ref. 63073-ABE-ZZ-ZZ-TS-M-09 C01), prepared by AB Engineering
- Technical Submittal (doc ref. 63073-ABE-ZZ-ZZ-TS-M-10 C01), prepared by AB Engineering
- Technical Submittal (doc ref. 63073-ABE-ZZ-ZZ-TS-M-0013 C01), prepared by AB Engineering

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- Roof Mounted AC, prepared by Waterman

Condition 35

- Public Health Domestic Water Schematic Plant – Block B & C (dwg ref. 63073-ABE-XX-ZZ-SC-M-53002), prepared by AB Engineering
- Public Health Domestic Water Schematic Plant – Block A & Basement (dwg ref. 63073-ABE-XX-ZZ-SC-M-53004), prepared by AB Engineering
- Mechanical Roof Plantrooms (dwg ref. 63073-ABE-ZZ-ZZ-DR-ME-59201 P01), prepared by AB Engineering
- Technical Submittal (doc ref. 63073-ABE-ZZ-ZZ-TS-M-09), prepared by AB Engineering

The requisite planning application fee of £298.00 has been paid directly to Manchester City Council ('MCC') via the Planning Portal.

Background

As you are aware, in May 2023, full planning permission was granted for the erection of 3 interlinked towers ranging from 27, 21 and 16 storeys together with intermediary link buildings (15 and 11 storeys) to form Purpose Built Student Accommodation (Sui Generis) with associated amenity space and external landscaping and other associated works (LPA ref. 136874/FO/2023). The permission includes a number of conditions to be discharged. This application relates to the discharge of Condition 16a (Externally Mounted Plant and Equipment) and Condition 35 (Air Source Heat Pumps). A summary of the information submitted is provided below.

Condition 6: Materials

Condition 6 states:

All material to be used on all external elevations of the development shall be made available for approval by the City Council, as Local Planning Authority, in accordance with the approved 'Schedule of External Elevation Materials' received by the City Council, as Local Planning Authority, on the 25 October 2023.

This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, window reveals and soffits, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.

In an email dated 10th June 2025, Jennifer Atkinson confirmed that the submitted material samples are agreed with the Council. This followed a site meeting between the Council, Turley, iQ Student Accommodation on 12th May 2025 and subsequent conversations and amendments.

Condition 6 is a compliance condition and therefore does not require a formal submission in order to be discharged. On behalf our client, iQ Student Accommodation, we would like to request that compliance with the relevant part of this condition (agreement of the materials) is formalised in a decision notice.

Condition 16a: Externally Mounted Plant and Equipment

Condition 16a states:

(a) Prior to the first occupation of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. Externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 dB (Laeq) below the typical background (LA90) level at the nearest noise sensitive location.

All externally mounted plant equipment and servicing has been selected in accordance with a scheme designed to achieve the required acoustic rating at the nearest noise sensitive location. The submitted documents provide the technical requirements of central hot water plant, air handling units, smoke vents and roof mounted air conditioning.

The submission of Condition 35 accords with the relevant information in the suite of documents submitted against Condition 16a.

Condition 35: Air Source Heat Pumps

Condition 35 states:

Prior to the first use of the development, details of the siting, scale and appearance of the air source heat pumps to the buildings hereby approved. The air source heat pumps must also comply with the noise criteria as specified in condition 16. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

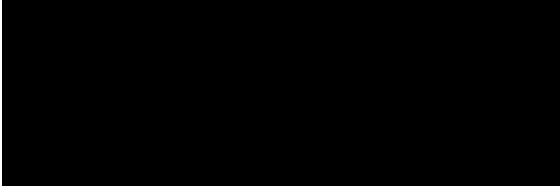
The submitted document, Technical Submittal (doc ref. 63073-ABE-ZZ-ZZ-TS-M-09), provides details of the specification and appearance of the air source heat pumps. The air source heat pumps have been selected in line with criteria set out in condition 16. Please cross-reference with the documents submitted against condition 16a.

The other submitted documents provide confirmation of the siting and scale of the proposed pumps through the development – which has already been confirmed as acceptable by the City Council within the decision notice of a previous discharge of condition application (LPA ref. CDN/25/0424).

Conclusion

In reviewing the information detailed above, we trust you have all the information you require to validate this application and approve the details associated with Condition 16 (Externally Mounted Plant and Equipment) Condition 35 (Air Source Heat Pumps) to planning permission 136874/FO/2023. In addition, we request that the Council provide formal confirmation of the agreement of materials, related to Condition 6. However, please do not hesitate to contact me if you have any queries.

Yours sincerely



Will Hannah
Planner

