

22 April 2025

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: ISQM3015

Dear Jennifer,

DISCHARGE OF PLANNING CONDITIONS 34 (SOLAR PANELS) 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 34 (Solar Panels) and Condition 35 (Air Source Heat Pumps) pursuant to the above referenced planning permission.

This application has been submitted via the Planning Portal (ref. PP-13953792) and comprises electronic copies of the following documents:

- Application Form
- This Covering Letter

Condition 34

- Technical Submittal – No16 (doc ref. 63073-ABE-ZZ-XX-TS-E-0016), prepared by AB Engineering (*split into 2 parts for submission purposes*)
- Technical Submittal – No20 (doc ref. 63073-ABE-ZZ-XX-TS-E-0020), prepared by AB Engineering
- PV Array Layout (dwg ref. 63073-ABE-ZZ-ZZ-DR-E -6131 C03), prepared by AB Engineering

Condition 35

- Public Health Domestic Water Schematic Plant – Block B & C (dwg ref. 63073-ABE-XX-ZZ-SC-M-53002), prepared by AB Engineering

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- 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 34 (Solar Panels) and Condition 35 (Air Source Heat Pumps). A summary of the information submitted is provided below.

Condition 34: Solar Panels

Condition 34 states:

Prior to the first use of the development hereby approved, details of the specification, siting, scale and appearance of the solar panels to the roof (including cross sections). The approved details shall then be implemented prior to the first use of the arena and thereafter retained and maintained in situ.

The submitted document, Technical Submittal – No16 (doc ref. 63073-ABE-ZZ-XX-TS-E-0016), provides details of the specification and appearance of the solar panels. The other submitted documents provide confirmation of the siting and scale of the proposed panels. Cross sections are provided within the submitted document, PV Array Layout (dwg ref. 63073-ABE-ZZ-ZZ-DR-E -6131 C03), prepared by AB Engineering.

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 other submitted documents provide confirmation of the siting and scale of the proposed pumps through the development.

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 34 (Solar Panels) and Condition 35 (Air Source Heat Pumps) to planning permission 136874/FO/2023. However, please do not hesitate to contact me if you have any queries.

Yours sincerely

A handwritten signature in black ink, appearing to read 'W. Hannah', with a stylized, cursive script.

Will Hannah

Planner

will.hannah@turley.co.uk