

DATED 12th September 2023

THE COUNCIL OF THE CITY OF MANCHESTER

– and –

IQSA CHANDOS S.A R.L.

AGREEMENT

pursuant to section 106 of the Town and
Country Planning Act 1990 (as amended)
relating to land at Echo Street, Manchester, M1 3QJ

City Solicitor
P O Box 532
Town Hall
Albert Square
Manchester M60 2LA
L/AAD/EVD3001/4037

THIS AGREEMENT is made the 12th day of September 2023

BETWEEN:

- (1) **THE COUNCIL OF THE CITY OF MANCHESTER** of Town Hall, Albert Square, Manchester, M60 2LA (the "**Council**")
- (2) **IQSA CHANDOS S.A R.L.** (incorporated in Luxembourg) care of General Counsel, 2-4, rue Eugene Ruppert, L-2453, Luxembourg and care of General Counsel, 7th Floor, Cottons Centre, Cottons Lane, London SE1 2QG (the "**Owner**")

BACKGROUND

- A The Council is the local planning authority for the purposes of the Act in relation to the Site and is the authority by whom the obligations hereby created are enforceable. The Development will be carried out on the Site. The Site is situated within the Administrative Boundaries of Manchester and this planning obligation is enforceable by the Council.
- B The Owner is the freehold owner of the part of the Site registered at the Land Registry with Title Absolute under Title Number MAN96096 together with but subject to all matters contained or referred to in the Title Register thereunder. The Owner is also the leasehold owner of the remaining part of the Site under a lease of a term of 999 years from 30 November 1806 registered at the Land Registry with Title Good Leasehold under Title Number LA378335 together with but subject to all matters contained or referred to in the Title Register thereunder.
- C The Application was submitted to the Council for planning permission to carry out the Development in the manner set out in the plans, specifications and particulars forming part of the Application.
- D The Council as local planning authority is satisfied that the Development is such as may be approved by the Council under the Act and is minded to grant planning permission for the Development in accordance with the Application but having considered the Local Plan and the Regulations is desirous of the Owner entering into this Agreement without which planning permission would not be granted.
- E The Owner has agreed to enter into this Agreement in support of the Application so as to create planning obligations in favour of the Council pursuant to section 106 of the Act and to be bound by and observe and perform the covenants hereinafter contained.
- F The Council has recognised the difficulty faced by lower income groups in Full Time Higher Education at a Manchester Higher Education Institution in sourcing affordable accommodation within the Administrative Boundaries of Manchester and the planning purpose of this Agreement is to provide Discounted Student Accommodation within the Administrative Boundaries of Manchester. The Council is satisfied that the obligations in this Agreement are;

- (a) necessary to make the Development acceptable in planning terms (including where appropriate, obligations necessary to mitigate the adverse impacts of the Development in accordance with the development plan for the area and other material considerations);
 - (b) directly related to the Development; and
 - (c) fairly and reasonably related in scale and kind to the Development
- G The Owner has agreed to enter into this Agreement in support of the Application so as to create planning obligations in favour of the Council pursuant to section 106 of the Act and to be bound by and observe and perform the covenants hereinafter contained.

AGREED TERMS

DEFINITIONS AND INTERPRETATION

1.1 The definitions and rules of interpretation set out in this Clause apply to this Agreement.

"Act" the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004 and the Planning Act 2008;

"Administrative Boundaries of Manchester" all the wards that together comprise the city of Manchester;

"Agreement" shall mean this agreement;

"Application" the application to which the Council gave the reference 136874/FO/2023 for planning permission 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 at Echo Street Manchester M1 3QJ;

"Architect" means Sheppard Robson of City Tower, Piccadilly Plaza, Manchester M1 4BT

"Best Endeavours" means that it is agreed by the parties hereto that the party under such an obligation will be bound to attempt to fulfil the relevant obligation by the expenditure of such effort and/or sums of money and the engagement of such professional or other advisers as in all the circumstances may be reasonable to expect, in the case of the Owner, of a competent and commercially prudent commercial developer in the context of the Development and of a competent and commercially prudent landowner in the context of the Development;

"Commencement of Development" the date upon which the Development shall begin by the carrying out of a material operation in accordance with the provisions of section 56(4) of the Act PROVIDED THAT any works of or associated with site clearance, remediation works, environmental or archaeological investigations, site and soil surveys, erections of contractors work compound, erection of site office, erection of fencing to site boundaries, marking of site boundaries and laying out of access roads and services shall for the purposes of the agreement be deemed not to be material

operations and **“Commence”**, **“Commencement”** and **“Commenced”** shall be construed accordingly Commencement will be deemed to have taken place whether it takes place on the Site or on the land adjacent to the Site,

“Completion of Construction” the date upon which a valid certificate of completion shall have been issued in respect of the relevant number of Student Accommodation Units (and includes certificates of sectional completion in the event that completion takes place in sections) for the purposes of the Building Act 1984 and the Building Regulations 2010 or any amendment or replacement of the same and **“Completed”** and **“Completion”** shall be construed accordingly,

“Core Strategy” means the Manchester Core Strategy (adopted 11th July 2012) which is the key document in the Council’s Local Development Framework and details the Council’s vision for the development of Manchester during the period 2012 to 2027,

“Development” the development undertaken on the Site pursuant to the Planning Permission as specified in the Application,

“Discounted Student Accommodation” means accommodation that is made available to Eligible Students at a rent level set in accordance with the Discounted Student Accommodation Statement,

“Discounted Student Accommodation Statement” the written statement detailing the provision of the Discounted Student Accommodation at Schedule 5 (as may be varied in accordance with the terms for variations at Schedule 5),

“Discounted Student Accommodation Unit” means a Student Accommodation Unit that is also Discounted Student Accommodation and **“Discounted Student Accommodation Units”** shall be construed accordingly

“Eligible Student” means a student enrolled in a Full Time Higher Education Course at a Manchester Higher Education Institution in receipt of the full amount of Maintenance Loan or (in the event the Maintenance Loan ceases to be available) such other affordability criteria as the Council and the Owner agree,

“Expert” a solicitor or barrister with a minimum of ten (10) years post-qualification experience,

“Full Time Higher Education Course” means a full time course at level 4 or higher of the national qualification frameworks for England of a duration of at least 24 weeks in a single academic year running from 1 September to 31 August and consisting of 3 terms across 2 semesters,

“Interest” interest at 4% (four per cent) above the base lending rate of the Bank of England from time to time

“Local Plan” includes the Core Strategy adopted by Manchester City Council on 11 July 2012, the extant Unitary Development Plan policies and all other relevant strategic planning documents adopted by Manchester City Council,

"Maintenance Loan" a means tested loan provided by the Government to students under the provisions of the Education (Student Support) Regulations 2011 to assist with living costs while studying and any successor loan scheme,

"Management Fee" shall mean 15% of the planning application fee which equates to £13,944 45 (thirteen thousand nine hundred and forty four pounds and forty five pence) to be used for the purpose of monitoring and reporting on the delivery of this Agreement and the Planning Obligations contained herein,

"Manchester Higher Education Institution" means a university or college or equivalent institution offering a Full Time Higher Education Course in the Administrative Boundaries of Manchester ,

"Market Rent" means as defined by RICS (or such successor or replacement organisation) and is the estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion,

"Market Student Accommodation" means accommodation that is made available to rent to students at Market Rent,

"Market Student Accommodation Unit" means a Student Accommodation Unit that is also Market Student Accommodation and "Market Student Accommodation Units" shall be construed accordingly,

"Occupation" means occupation of any part of the Development for the purposes permitted by the Planning Permission but does not include use by personnel whilst engaged in construction, fitting out or decoration of the Dwellings or occupation for marketing or display or occupation in relation to security operations and "Occupy" and "Occupied" shall be construed accordingly,

"Plan" the plan attached to this Agreement,

"Planning Obligations" shall mean the obligations of the Owner specified in the Schedules,

"Planning Permission" the planning permission granted pursuant to the Application substantially in the form as appended at Schedule 2 and as may be amended by any non-material amendment,

"Regulations" the Community Infrastructure Levy Regulations 2010,

"RICS" the Royal Institution of Chartered Surveyors,

"Site" the property described in Schedule 1 and shown for the purposes of identification only edged red on the Plan,

"Student Accommodation Unit" a unit of sleeping accommodation to be constructed on the Site as part of the Development pursuant to the Planning Permission and "Student Accommodation Units" shall be construed accordingly,

“Waste Management Strategy” means the strategy for managing waste at the Development annexed to this Agreement at Annex 1 as may be amended or replaced by the Owner from time to time provided that such amendments or replacement are first approved by the Council in writing,

“Working Day” means any day except Saturday Sunday or a bank holiday and reference to “Working Days” shall be construed accordingly

1 2 The Clause headings do not affect this interpretation

1 3 Unless otherwise indicated, references to Clauses and Schedules are to Clauses of and Schedules to this Agreement and references in a Schedule to a Part or Paragraph are to a Part or Paragraph of that Schedule

1 4 References to any statute or statutory provision include reference to

1 4 1 all Acts of Parliament and all other legislation having legal effect in the United Kingdom as directly or indirectly amended, consolidated, extended, replaced or re-enacted by any subsequent legislation, and

1 4 2 any orders, regulations, instruments or other subordinate legislation made under that statute or statutory provision

1 5 Except for the provisions of Clause 9 references to the Site include any part of it

1 6 References to any party in this Agreement include the successors in title of that party In addition, references to the Council include any successor local planning authority exercising planning powers under the Act and any successor local highway authority exercising powers under the Highways Act 1980

1 7 **“Including”** means **“including, without limitation”**

1 8 Any covenant by the Owner or the Council not to do any act or thing includes a covenant not to permit or allow the doing of that act or thing

1 9 If any provision is held to be illegal, invalid or unenforceable, the legality, validity and enforceability of the remainder of this Agreement is to be unaffected

1 10 Words importing the singular meaning where the context so admits include the plural meaning and vice versa

1 11 Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeable in that manner

2 PLANNING OBLIGATION

This Agreement is made pursuant to section 106 of the Act, section 111 of the Local Government Act 1972, section 1 of the Localism Act 2011 and all other enabling legislation and is a planning obligation for the purposes of section 106 of the Act, with the intent that covenants hereinafter contained shall be enforceable by the Council acting under the powers contained in section 106 or such other enabling powers against the Owner

3 CONDITION PRECEDENT

3.1 This Agreement is conditional upon the grant of the Planning Permission and Commencement of Development save for the provisions of Clauses 9, 11, 15, 17 and 18 which shall have immediate effect.

4 CONDITION SUBSEQUENT

If the Planning Permission for the Development has not been implemented by the carrying out of a material operation in accordance with the provisions of sections 56, 91 and 93 of the Act or is revoked or modified in whole or in part (other than in approval of an application by or on behalf of either of the Owner) or quashed or declared unlawful as a result of legal proceedings then this Agreement shall absolutely determine and become null and void but without prejudice to the rights of either party against the other in respect of any antecedent breach.

5 THE OWNER'S COVENANTS

5.1 The Owner on behalf of themselves and any person deriving title to any part of the Site from the Owner hereafter hereby covenants with the Council so as to bind the Site to fully observe and perform the obligations on their part contained in this Agreement including those obligations set out in Schedule 3 and hereby agrees that the Site shall be permanently subject to the obligations, restrictions and provisions specified herein, such obligations being planning obligations for the purpose of section 106 of the Act unless and until the same are discharged pursuant to section 106A of the Act.

6 THE COUNCIL'S COVENANTS

The Council hereby covenants with the Owner to observe and perform the obligations on its part in this Agreement including those obligations set out in the Schedule 4.

7 DISPUTE RESOLUTION

7.1 In the event of any dispute arising in connection with any of the terms of this Agreement other than a dispute involving the construction or interpretation of the terms of this Agreement or the enforcement of any decision pursuant to this Clause, the same shall unless the Council and the Owner otherwise agree be referred to an Expert to be appointed by agreement between the Council and the Owner.

7.2 If the Council and the Owner are unable to agree on the appointment of an within thirty (30) days of one party serving notice on the other calling for the appointment of an Expert, then an Expert shall be appointed on the application of either party to the President for the time being of the Royal Town Planning Institute.

7.3 Any reference of a dispute to an Expert shall if the parties are agreed in writing be deemed to be a reference to an expert (and not to an arbitrator) whose decision shall be final and binding (save for manifest error) but shall otherwise be deemed to be a reference to an arbitrator pursuant to the Arbitration Act 1996 and any statutory amendment variation substitution or re-enactment thereof.

7.4 Any party to this Agreement shall be entitled to submit to the Expert representations and cross-representations with such supporting evidence as they shall respectively consider necessary and the Expert shall have regard thereto in making his decision which shall be delivered in writing. The reference

of any dispute shall include authority to determine in what manner all the costs of the referral shall be paid

8 WAIVER

No waiver (whether expressed or implied) by the Council of any breach or default in performing or observing any of the covenants terms or conditions of this Agreement shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the relevant terms or conditions or from acting upon any subsequent breach or default

9 CHANGE IN OWNERSHIP & LIABILITY

9 1 The Owner agrees with the Council to give the Council immediate written notice of any change in ownership of any of its interest in the Site occurring before all the obligations under this Agreement have been discharged such notice to give details of the transferee's full name and registered office (if a company or usual address if not) together with (unless the purchase relates to the entirety of the Site) the area of the Site or unit of occupation purchased by reference to a plan

9 2 No person shall be liable for any breach, non performance and non observance of the covenants, obligations and restrictions contained in this Agreement after it shall have parted with its entire interest in the Site (or relevant part of the Site) but without prejudice to liability for any subsisting breach arising prior to parting with such interest nor shall this hinder or preclude the Council's rights as the Local Planning Authority to require that the breach, non performance or non observance be remedied after that person has parted with its interest in the Site (or relevant part of the Site).

9 3 For the avoidance of doubt, the obligations under this Agreement shall not be enforceable against occupiers of individual Student Accommodation Units

9 4 If there is a mortgagee or chargeholder in relation to the Site (or part of the Site) then the obligations under this Agreement shall not be enforceable against the mortgagee or chargeholder except in the circumstances where the mortgagee or chargeholder becomes mortgagee in possession of the Site (or part of the Site) in which case the obligations can be enforced against the mortgagee or chargeholder as mortgagee in possession insofar as the obligations relate to that part of the Site in which they are mortgagee in possession

10 COUNCIL'S CONSENT OR APPROVAL

10 1 Where in this Agreement the consent, agreement or approval of the Council is required to be given by the Council, the Council confirms that such consent, agreement or approval shall not be unreasonably withheld or delayed provided that this shall not fetter the proper discretion of the Council

10 2 Where variations or modifications are expressed in this Agreement to be subject to approval or agreement in writing that need not require a deed of modification under section 106A of the Act

11 LOCAL LAND CHARGE

11 1 This Agreement is a Local Land Charge and shall be registered as such by the Council

11 2 The Council will upon receipt of a written request of the Owner's or their successors in title, at any time after the obligations set out herein have been fulfilled in their entirety, issue written confirmation

thereon and thereafter cancel all related entries and relevant notices in the register of local land charges

11 3 The costs of registration and cancellation pursuant to clauses 11 2 above shall be met by the Owner if requested by the Council

12 NON-PROHIBITION ON DEVELOPMENT

Nothing in this Agreement shall prohibit or limit the right to develop any part of the Site in accordance with a planning permission (other than the Planning Permission granted (whether or not on appeal)) after the date of this Agreement

13 THE CONTRACTS ACT

Save as provided in respect of the successors in title to the Site or any successor to the relevant statutory functions of the Council this Agreement shall not be enforceable by any third party pursuant to the Contracts (Rights of Third Parties) Act 1999 and no third party shall acquire any benefit rights or claims whatsoever pursuant thereto

14 COMMUNICATION

14 1 Any notice or document to be served on or sent pursuant to this Agreement shall either be delivered personally or sent by recorded delivery service,

14 1 1 to the Council and addressed to the City Solicitor at the Council's address first above written,

14 1 2 to the Owner respectively at their last known addresses/

15 FEES

15 1 The Owner shall pay forthwith to the Council its legal fees reasonably and properly incurred in preparation of this agreement

15 2 Receipt by the Council of the payment of such sum shall not create any lawyer-client type contractual relationship between the Council and the Owner nor absolve the Owner from any liability or obligation imposed upon them by the terms of this Agreement or by statute or at common law

15 3 The Owner shall on the date hereof pay to the Council the Management Fee

16 INTEREST

If any payment due under this Agreement is paid late Interest will be payable from the date payment is due to the date that payment is received

17 JURISDICTION

This Agreement is governed by and interpreted in accordance with the law of England

18 COMPLETION

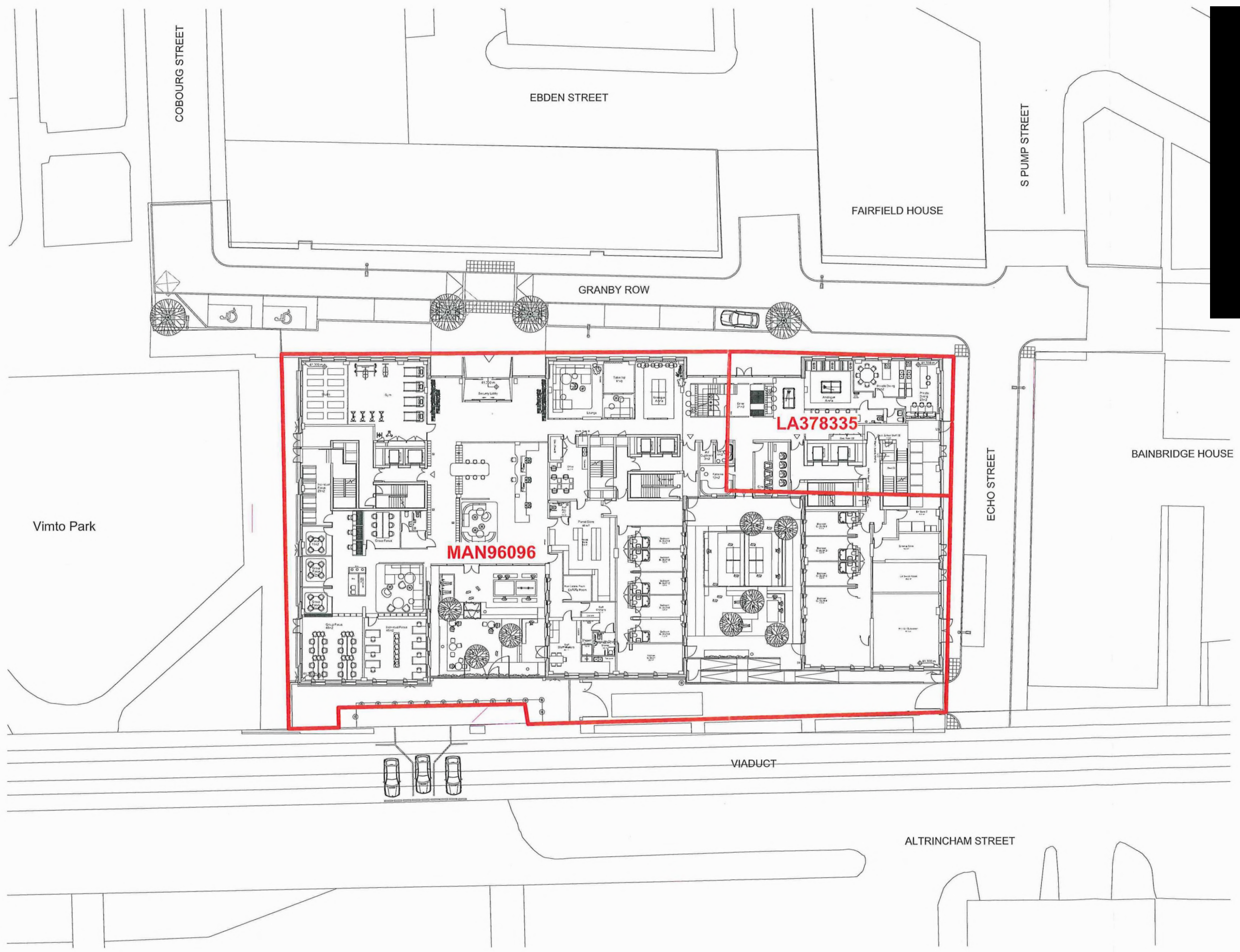
The provisions of this Agreement (other than this clause which shall be of immediate effect) shall be of no effect until this Agreement has been dated

EXECUTED as a deed by the parties on the day and year first hereinbefore appearing.

SCHEDULE 1

The Site

Land at Echo Street, Manchester, M1 3QJ and shown for the purposes of identification only edged red on the Plan



COBOURG STREET

EBDEN STREET

FAIRFIELD HOUSE

S PUMP STREET

GRANBY ROW

Vimto Park

MAN96096

LA378335

BAINBRIDGE HOUSE

ECHO STREET

VIADUCT

ALTRINCHAM STREET

SCHEDULE 2

Draft Planning Permission

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr James Atkinson
IQ Student Accommodation
Suite 8A Manchester One
53 Portland Street
Manchester
M1 3LD

Agent (if used)

Miss Olivia Carr
Turley
1 New York Street
Manchester
M1 4HD

Part 1 – Particulars of the application/development

Proposal. 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

Location Echo Street, Manchester, M1 3QJ

Date of application 2 May 2023

Application number. 136874/FO/2023

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Minded to Approve** in accordance with the application and plans submitted subject to the condition(s) listed below (if any)

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the siting/layout, scale, design and appearance of the development along with other matters. The proposal is considered to be acceptable and therefore determined within a timely manner

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990

Engagement Prepared by Turley Strategic Communications, Fire Strategy Statement Prepared by OFR Arboricultural Note Prepared by Plan-it IE, Energy Statement and Overheating Report Prepared by Waterman, Interim / Outline Construction Management Plan Prepared by iQ / Cumming, Planning and Tall Building Statement Prepared by Turley and PBSA Assessment of Need Prepared by Cushman Wakefield

All of the above documents were received by the City Council, as Local Planning Authority, on the 2 May 2023

Phase I Preliminary Risk Assessment (ref: 065374-CUR-00-XX-RP-GE-80001-P01) received by the City Council, as Local Planning Authority, on the 26 June 2023

Environmental Statement

- Socio-economics and human health (Chapter 6) Prepared by Turley Economics
- Climate Change (Chapter 7) Prepared by Turley Sustainability
- Noise and Vibration (Chapter 12) Prepared by Miller Goodall
- Built Heritage (Chapter 8) Prepared by Turley Heritage
- Townscape and Visual (Chapter 9) Prepared by Plan-it IE
- Daylight, sunlight and overshadowing (Chapter 10) Prepared by GIA
- Wind microclimate (Chapter 11) Prepared by WSP

ES Technical Appendices

- Heritage Statement Prepared by Turley Heritage
- Townscape and Visual Impact Assessment Prepared by Plan-it IE
- Sunlight / Daylight / Overshadowing / Solar Glare Assessment Prepared by GIA
- Wind Micro-climate Assessment Prepared by WSP

The ES was received by the City Council, as Local Planning Authority, on the 2 May 2023

Crime Impact Statement Prepared by Greater Manchester Police received by the City Council, as Local Planning Authority, on the 25 July 2023

Reason - To ensure that the development is carried out in accordance with the approved plans Pursuant to policies SP1 and DM1 of the Core Strategy.

3) No vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority Any method statement shall then be implemented for the duration of the demolition works

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012)

4) Prior to the commencement of development, a detailed construction management plan outlining working practices for the proposed development construction shall be submitted to and approved in writing by the Local Planning Authority

For the avoidance of doubt the construction management plans shall include

- o Display of an emergency contact number,

within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

7) Notwithstanding the details submitted on the Flood Risk Assessment and Drainage Strategy Prepared by Curtins received by the City Council, as Local Planning Authority, on the 2 May 2023, (a) the development shall not commence until a scheme for the drainage of surface water from that phase of the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority. This shall include

A finalised drainage layout showing all components, outfalls, levels and connectivity,

- o A feasibility assessment and engineering details of the Green / Blue Roof

- o Details of surface water attenuation that offers a reduction in surface water runoff rate to a maximum of 24.95 l/s

- o An existing and proposed impermeable areas drawing to accompany all discharge rate calculations

- o Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;

- o Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;

- o Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site

- o Evidence from an appointed structural engineer, that the proposed works will not impact the structural integrity of the potentially existing circa 900mm culvert within close proximity to the works.

- o CCTV survey and routing plan of existing drainage system to understand condition, capacity, connectivity.

- o Hydraulic calculation of the proposed drainage system, including all engineering parameters.

- o Construction details of flow control and SuDS elements

(b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.

- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The approved scheme shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012)

12) The development shall be carried out in accordance with the Environmental Standards Statement and BREEAM Pre- Assessment Report Prepared by Turley Sustainability received by the City Council, as Local Planning Authority, on the 2 May 2023

A post construction review certificate/statement for the phase shall be submitted for approval in writing, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority for that phase

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework

13) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a 'Excellent' rating Post construction review certificate(s) shall be submitted to, and approved in writing by the City Council as local planning authority, within SIX months of the buildings hereby approved being first occupied

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework

14) (a) prior to the first occupation of the development hereby approved details of a hard and soft landscaping scheme (including appropriate materials specifications and street trees) shall be submitted for approval in writing by the City Council as Local Planning Authority

(b) The approved scheme shall be implemented prior to the first occupation of the development

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy

15) Prior to the first occupation of the development hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted to and approved in writing by the City Council as Local Planning Authority The bat and bird boxes shall be

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995)

18) (a) Prior to any above ground works, a scheme for acoustically insulating the proposed student accommodation against noise from Granby Row and any other noise sources shall be submitted for approval in writing by the City Council as Local Planning Authority

There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises such as Manchester Central and bars/music venues within the Great Northern complex and surrounding roads

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

Bedrooms (night time - 23 00 - 07 00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 15 times)

Living Rooms (daytime - 07 00 - 23 00) 35 dB LAeq

Gardens and terraces (daytime) 55 dB LAeq

Higher internal noise levels than those specified above may be allowed when higher rates of ventilation are required in relation to the overheating condition

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively

The approved noise insulation and ventilation scheme shall be completed before the first occupation of the residential accommodation within phase B/C of this development

(b) Prior to the first occupation of the residential accommodation within phase B/C, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met with windows and purge vent doors closed. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter be retained and maintained in situ

Monday to Saturday 07 30 to 20:00
Sundays (and Bank Holidays) 10.00 to 18.00

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012)

24) The student accommodation element of the development hereby approved shall be used as purpose built student accommodation (PBSA) (Sui Generis) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) (including serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights).

Reason - To ensure that the accommodation is used solely for the intended purpose - student accommodation and to safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval, to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

25) The development hereby approved shall be carried out in accordance with the Framework Travel Plan Prepared by Vectos received by the City Council, as Local Planning Authority, on the 2 May 2023.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those living at the development,
- ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified Travel Plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use

Reason - To assist promoting the use of sustainable forms of travel at the development, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

26) Prior to the first occupation of the student accommodation hereby approved, the cycle store and provision of 313 cycle stands as indicated on drawing ECHO-SRA-ZZ-B1-DR-A-02099 P05 received by the City Council, as Local Planning Authority, on the 2 May 2023 shall be implemented and made available for the occupants of the

Planning Authority, in response to identified television signal reception problems within the potential impact area a study to identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures identified must be carried out either before each phase is first occupied or within one month of the study being submitted for approval in writing to the City Council as Local Planning Authority, whichever is the earlier

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Manchester Core Strategy (2012)

30) All windows at ground level, unless shown otherwise on the approved drawings detailed in condition 3 shall be retained as a clear glazed window opening at all time and views into the premises shall not be screened or obscured in anyway

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012)

31) The development hereby approved shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Manchester Core Strategy (2012) policy DM1.

32) Prior to the first occupations of the development hereby approved a signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority

The approved strategy shall then be implemented and used to inform any future advertisement applications for the building

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012)

33) Accessible rooms shall be carried out in accordance with the Design and Access Statement Prepared by Sheppard Robson recieved by the City Council, as Local Planning Authority, on the 2 May 2023

The approved details shall be implemented and be in place prior to the first use of the and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the accommodation is accessible to all pursuant to policy DM1 of the Manchester Core Strategy (2012).

34) 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

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address.

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

DRAFT DECISION

Date:

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.

Appendix A



The Coal
Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

SCHEDULE 3

THE OWNER'S COVENANTS

The Owner hereby covenants with the Council as follows

- 1 To notify the Council in writing within 5 (five) Working Days of Commencement of Development
- 2 To carry out and manage the Development in accordance with the Discounted Student Accommodation Statement
- 3 To use Best Endeavours to continue to employ the Architect as the lead architect throughout the construction period until Completion of the Development PROVIDED THAT the Architect remains willing and able to fulfil such role in relation to the Development and that such employment is capable of being secured on reasonable commercial terms
- 4 Should the Architect not be appointed or continue to be appointed in accordance with paragraph 3 above the Owner shall immediately notify the Council of this fact and shall use Best Endeavours to appoint a replacement architect of a similar calibre and reputation as soon as reasonably practicable and shall notify the Council of the identity of the replacement architect immediately thereafter
- 5 To implement the Waste Management Strategy prior to first Occupation of the Development and maintain this provision for the lifetime of the Development and FOR THE AVOIDANCE OF DOUBT waste management and collection for the Development will be undertaken by a private company or, if the Council runs its own waste collection service on a commercial basis, the Council under a commercial agreement

SCHEDULE 4

THE COUNCIL'S COVENANTS

The Council hereby covenants with the Owner as follows:

1. To issue the Planning Permission within two (2) Working Days of the date hereof.

SCHEDULE 5

THE DISCOUNTED STUDENT ACCOMMODATION STATEMENT

This statement has been prepared in support of the development of land at Echo Street, Manchester, M1 3QJ shown for the purposes of identification only edged red on the Plan, and addresses the provision of Discounted Student Accommodation.

This statement may be amended by the Owner from time to time provided that such amendments are first approved by the Council in writing.

This statement includes details of:

- i the provisions governing the tenure and location of the Discounted Student Accommodation Units, which shall consist of not less than 16% (sixteen per cent) of the total number of Student Accommodation Units constructed on the Site;
- ii the arrangements for the management of the Discounted Student Accommodation Units;
- iii the arrangements to ensure that such provision is retained in perpetuity as Discounted Student Accommodation and is affordable for both the first and subsequent occupiers of the Discounted Student Accommodation Units; and
- iv the occupancy criteria to be used for determining the identity of occupiers of the Discounted Student Accommodation Units and the means by which such occupancy criteria shall be enforced.

The following information is provided in respect of each of the criteria;

- i. The initial scheme comprises of the following tenure and unit mix;

Tenure	Units
Discounted Student Accommodation Units	196

The Owner shall notify the Council at the beginning of each academic year the location of the Discounted Student Accommodation Units within the Development.

The Student Accommodation Units shall be of tenure blind design and for the avoidance of doubt the Discounted Student Accommodation Units shall be of the same design, fit out and size as the Market Student Accommodation Units and the rent shall include all utility bills and use of the on-site gymnasium and amenity spaces.

- ii. The Owner will be responsible to the Council under this Agreement for the management, control, future lettings and maintenance of the Discounted Student Accommodation Units. Nothing in this paragraph ii prevents or restricts the Owner from entering into operational management and maintenance arrangements with a third party (which might include a higher education institution) or enter into nomination arrangements with a higher education institution.
- iii. From the date of Completion of Construction of the Discounted Student Accommodation Units they shall not be used other than for Discounted Student Accommodation ~~save for~~ *for* ~~their use outside of term-time for alternative lettings.~~

In terms of affordability the following applies;

- Rent levels for the Discounted Student Accommodation Units will be set at a level of no more than 80% (eighty per cent) of rent level of the equivalent Market Student Accommodation Units
- iv The Discounted Student Accommodation Units shall be available to Eligible Students
- The Owner shall provide a monitoring statement to the Council on an annual basis regarding the Discounted Student Accommodation in a form to be agreed between the parties which shall set out
- a) the approach to letting the Discounted Student Accommodation Units,
 - b) the ongoing occupancy status of the Discounted Student Accommodation Units, and
 - c) how the Owner is meeting the requirements of The Discounted Student Accommodation Statement
- v The Council and the Owner acknowledge and declare that the Owner may manage its Student Accommodation Units in a way that
- Market Student Accommodation Units may switch to Discounted Student Accommodation and vice versa as vacancies and nominations require PROVIDED THAT the minimum number of Discounted Student Accommodation Units is maintained at all times

ANNEX 1

WASTE MANAGEMENT STRATEGY

WASTE MANAGEMENT STRATEGY

iQ Student Accommodation

Proposed Student Accommodation Development,
Echo Street, Manchester

April 2023

Waste Management Strategy
VN232539

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1 Introduction

Overview

- 1.1 This Waste Management Strategy report has been prepared by Vectos on behalf of iQ Student Accommodation in support of the proposed Echo Street student accommodation development on the corner of Echo Street and Granby Row in Manchester City Centre.
- 1.2 The development proposals are for purpose-built student accommodation (sui generis) comprising 3 interlinked tower blocks with intermediary linking block buildings, associated amenity space and external landscaping. The development will provide a total of 1,224 purpose-built student accommodation (PBSA) bed spaces.
- 1.3 The planning application for development is also supported by a Transport Assessment (TA) and a Framework Travel Plan (FTP) prepared by Vectos.
- 1.4 This strategy report will examine the various waste streams that will be generated by the development, assess the refuse storage provision and set out the strategy for minimising waste generation and the collection of waste. The waste strategy will also set out the means of recycling the material generated.

Report Structure

- 1.5 Following this introductory chapter, this Waste Strategy considers the following:
 - Chapter 2 outlines the development proposals including the proposed strategy for refuse vehicles servicing the site;
 - Chapter 3 considers the Waste Management Strategy for the development and forecasts for waste trips,
 - Chapter 4 forecasts the refuse storage;
 - Chapter 5 assesses the waste transfer routes; and
 - Chapter 6 presents the summary and conclusions to this report.

- 2.7 Eight of the existing thirteen on-street car parking bays along Granby Row adjacent to the site will be retained and two of these will be designated as disabled bays. It has been observed that these bays are under-utilised, and the the proposed loss of five bays along Granby Row is not anticipated to result in any impact on overall parking provision in the City Centre. The availability of short term parking along Granby Row will provide a convenient parking resource for those visiting the site by car.

Car Parking

- 2.8 No car parking will be provided within the site. It is expected that the majority of trips to and from the site will be made by modes other than the private car. The site is located in a highly accessible location for walking, cycling, bus, Metrolink and rail and therefore providing a car-free development at this location is considered acceptable.
- 2.9 Eight on-street pay and display car parking bays will be retained on Granby Row along the site frontage offering 2-hour parking. Two of these will be designated as disabled bays to facilitate convenient car access to the development for the mobility impaired.

Cycle Parking

- 2.10 To enhance the convenience of cycle use and help promote this sustainable form of transport, 313 long stay cycle spaces will be provided within the site and 8 short-stay cycle spaces will be provided externally.
- 2.11 The long stay cycle parking will be provided within two secure cycle stores within the basement level of Blocks A and B.
- 2.12 The basement will be accessed via secure access gates leading onto Echo Street. The gates will be fob controlled for ease of access. Access to the basement will also be available from within the building via lift or stairs.

Access Strategy

- 2.13 Vehicular access to the site will be provided from its south-eastern corner on Echo Street. This access will be ramped, and it will provide access to the rear of the building for maintenance vehicles only. This will also be the access point for cyclists accessing and exiting the cycle store with their bike.
- 2.14 Pedestrian access will be provided from the northern façade of the development on Granby Row via a security lobby.

3 Waste Strategy and Forecasts

Overview

- 3.1 This section of the report outlines the management of waste. Waste forecasts are discussed before the site's refuse storage provision is detailed and subsequent waste transfer strategy.

Policy Context

- 3.2 Manchester City Council (MCC) have published guidance on the design and management of buildings to produce waste management strategies that maximise the amount of waste that is recycled. This guidance GD04 requests that a Waste Pro Forma is completed to support development applications and this is presented in **Appendix C**.
- 3.3 For clarity the waste collection for PBSA is treated as a commercial operation rather than a council based collection regime.
- 3.4 To achieve high recycling rates, it states that all refuse should be separated at source and stored off the highway in purpose-built refuse stores minimising the distance to collection thus reducing the opportunity for spillage.
- 3.5 In accordance with Section 34 of the Environmental Protection Act 1990, the manager of the development has a legal 'Duty of Care' to ensure that waste is securely stored and disposed of legally. The most convenient way to achieve this is by using a registered waste carrier.
- 3.6 The Waste (England and Wales) (amendment) Regulations 2012 has introduced changes and updates that affect both waste producers and waste management companies alike. These include the need to separate wastepaper, metal, plastic and glass in different waste streams.
- 3.7 Another change will be the obligatory use of SIC codes in all documentation relating to waste management services and a compulsory commitment from waste producers to adhere to the waste hierarchy as described in **Figure 3.1**.

Waste Strategy

- 3.12 Student residents would take their waste via lifts to the bin stores in the Basement for Blocks A+B and at Ground floor level for Block C and deposit their waste into the bins there.
- 3.13 The four Waste Streams for the student residents is given in **Figure 3.2** below:



Figure 3.2: Student Residential Waste Streams

4 Refuse Storage

4.1 The proposed Bin sizes for the development are described below in **Figure 5.1**.

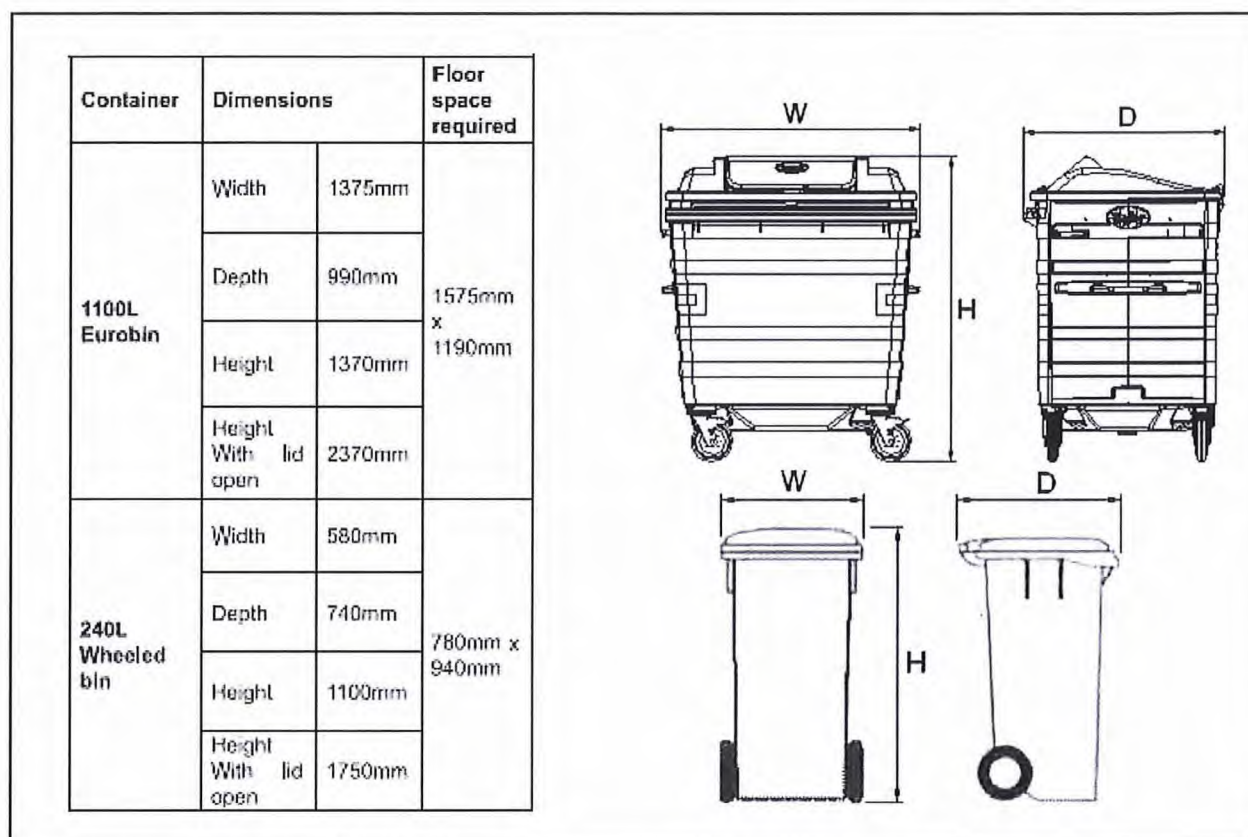


Figure 5.1 Bin Sizes

- 4.2 Refuse collection would be made on a daily basis. The number of refuse containers needed has been described in **Table 3.1**. For Blocks A+B there is a need for 10 Eurobins and 3 x 240litre foodbins. In Block C there is a requirement for 8 Eurobins and 2 x 240litre foodbins.
- 4.3 The bin stores would have impervious floors, bump strips to avoid damage to doors and walls, be appropriately ventilated and to assist in cleaning, the bin stores will benefit from a nearby water outlet. It will be the responsibility of the on-site management team to keep the bin stores and transfer routes clean. The bin doors are a minimum of 1.3m wide and the bins stores would be covered by CCTV to monitor activity there.
- 4.4 The Bin stores are presented in the proposed layout plans at **Appendix A**. As is shown on these plans the Bin Store for Blocks A+B can provide space for 19 x Eurobins and 4 x 240litre foodbins. Block C can provide space for 9 x Eurobins and 3 x 240litre foodbins and therefore the bin storage is in excess of the forecast daily demand.
- 4.5 If there is a need for bulk collection of waste such as furniture, then space is available to store that for collection which would be charged to the student.
- 4.6 At the end of term when apartments are being vacated there could be additional waste generated. In these circumstances there is the option for additional collections to be made.

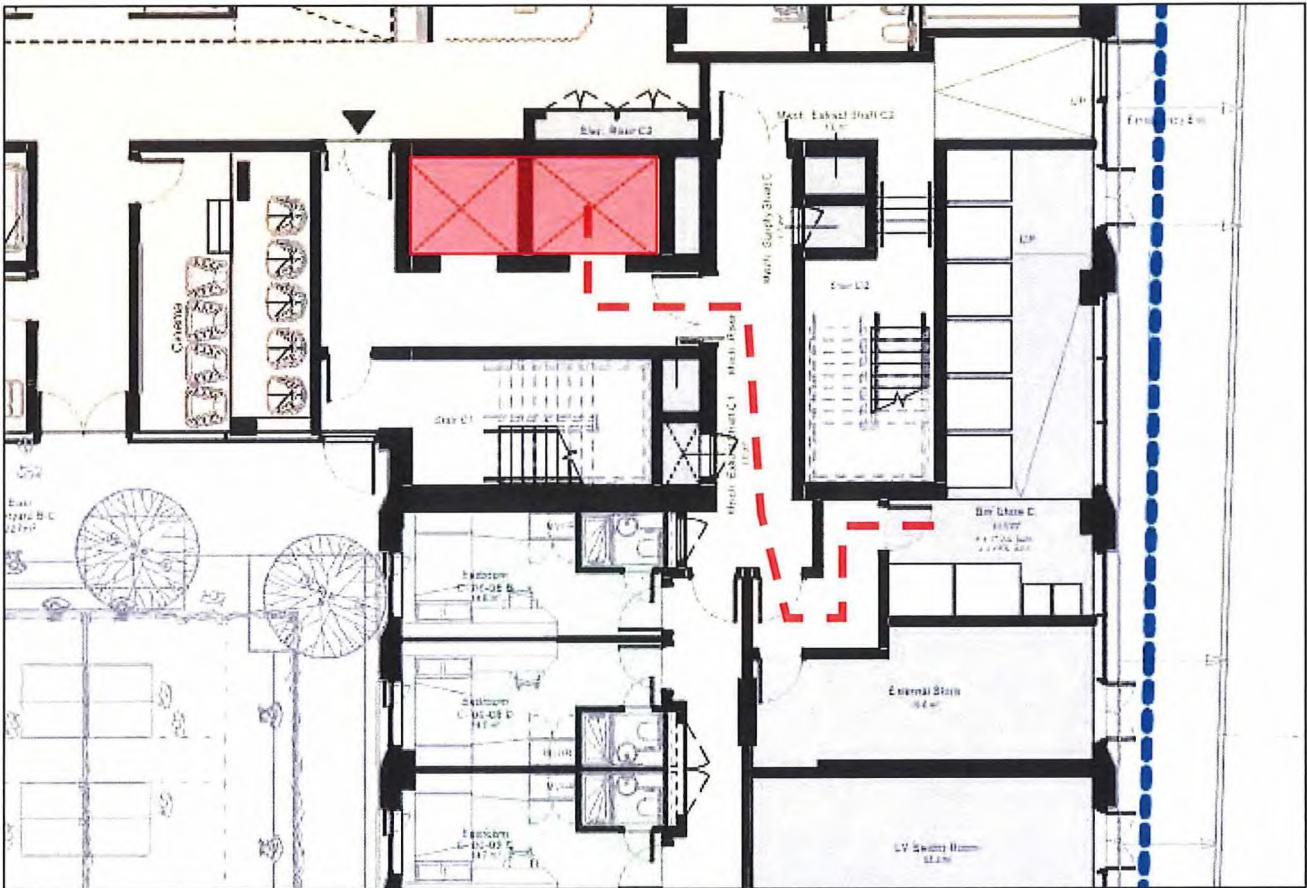


Figure 5.2 Waste Transfer Route from Lift to Block C Ground Floor Bin Store

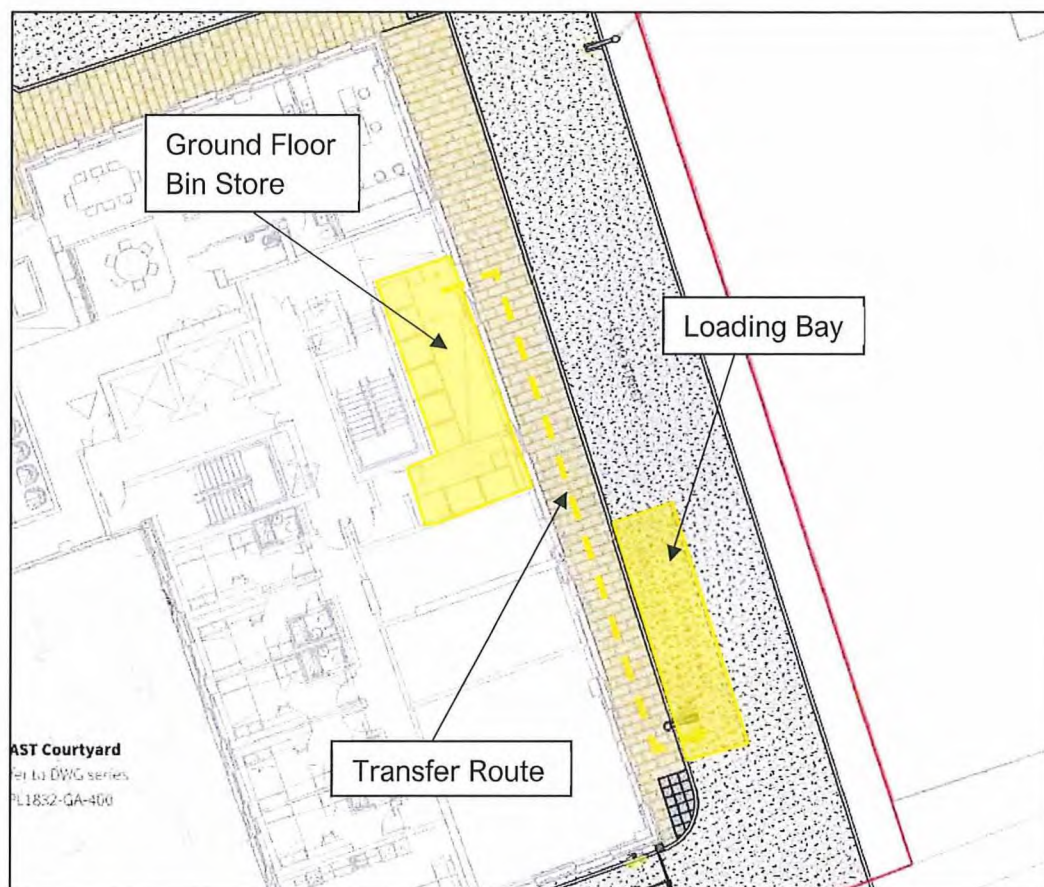


Figure 5.4 Waste Transfer Route from Block C Ground Floor Bin Store to Refuse Vehicle

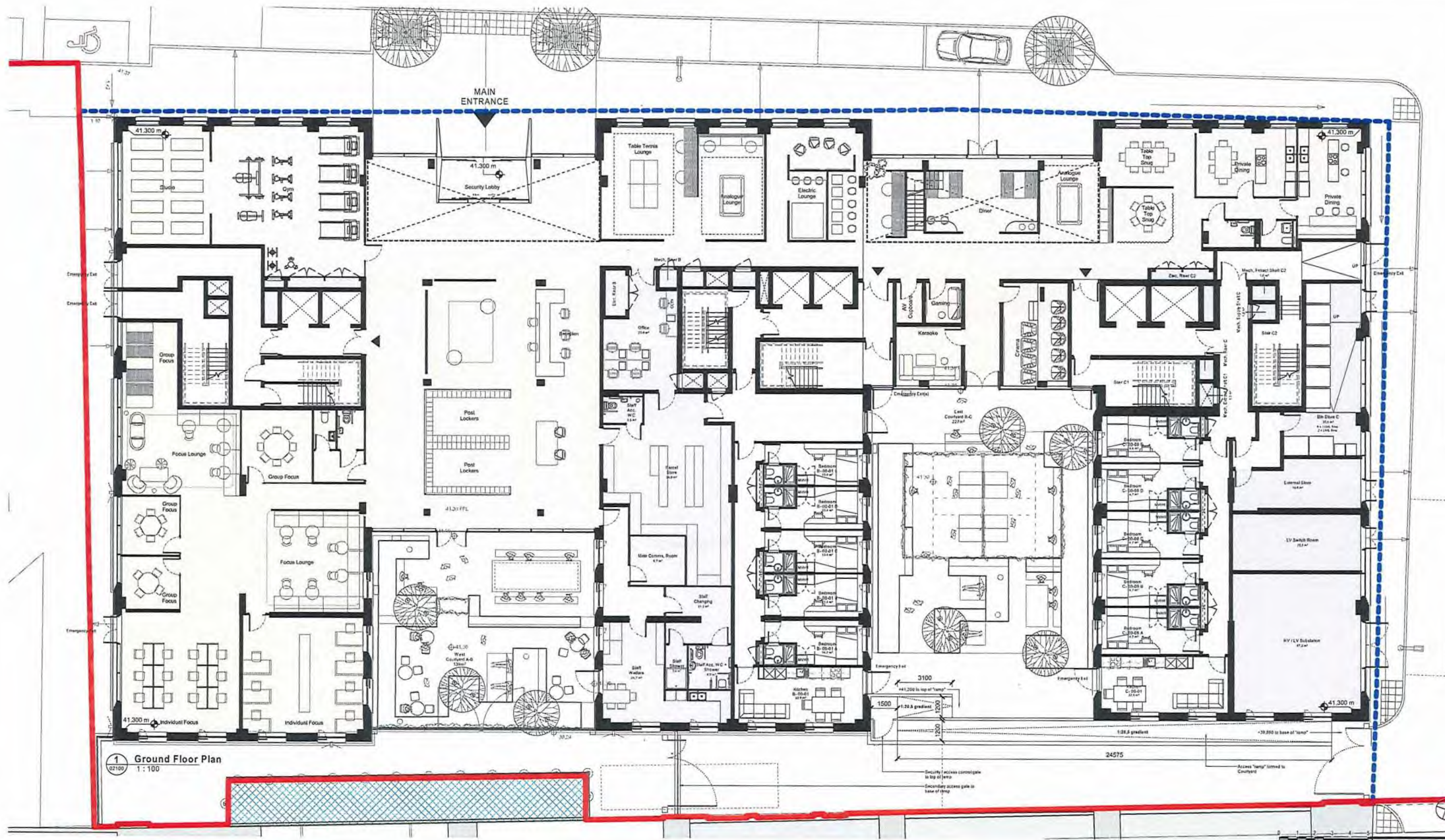
6 Summary and Conclusion

Summary

- 6.1 This document sets out the Waste Management Strategy for the proposed Echo Street student accommodation development on the site of Chandos Hall in Manchester City Centre. The development comprises 3 interlinked tower blocks with intermediary linking block buildings, associated amenity space and external landscaping. The development will provide a total of 1,224 purpose-built student accommodation (PBSA) bed spaces.
- 6.2 Two bin stores are provided with the ground floor bin store serving Block C and the basement bin store serving Blocks A+B.
- 6.3 This report has set out the policy context for waste collection, it has forecast the likely waste generation and the volume of waste within each waste stream and then the number of bins required based on a daily collection.
- 6.4 It then describes how waste is transferred from apartment to bin store and then the bin transfer to the loading bay on Echo Street where the refuse lorry can make the collection.
- 6.5 The report describes the responsibilities of the on site management company to appoint a licenced waste carrier, to keep the premises clean and to ensure the bins are left out on street for no longer than is necessary.
- 6.6 MCC require that a Waste Pro-Forma be prepared to support the planning application, and this is included as an Appendix to this report.

Conclusion

- 6.7 It is concluded that the waste management and refuse collection proposed is appropriate for this scale of development and that waste collection can be undertaken in an efficient manner.



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The copyright in this drawing is vested in Sheppard Robson and no license or assignment of any kind has been, or is, granted to any third party whether by provision of copies or otherwise unless otherwise agreed in writing.

DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to Sheppard Robson before proceeding work.

FOR ELECTRONIC DATA ISSUE
Electronic Data / Drawings are issued as "read only" and should not be interpreted for measurement. All dimensions and levels should read only from these values stated in text on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed commercial survey of the completed building. Any room is to be measured on the basis of these predictions, whether as to ground levels, finishing, these representations or otherwise. It shall be the responsibility of the contractor to measure and verify the actual area of the building and to report any discrepancies in writing to Sheppard Robson before proceeding work.

PLEASE NOTE:

1. The measured areas shown for all en-suite clusters, studios and kitchens do not yet account for any protruding columns and will therefore reduce accordingly to account for these once locations and sizes are fully known.
2. Wall lining has been allowed for to solid core walls, shears walls and other structural items however depth of wall lining subject to change dependent on acoustic requirements. This may result in room areas reducing.
3. Areas of ensuite bedrooms and studios include the area of the bathroom and the separating wall between bedroom and pod, but exclude the riser.
4. Cluster kitchens will require a riser to provide drainage etc and will reduce the area stated accordingly. The location of this is as yet unknown until full fit outs have been progressed.
5. Studio layouts shown are design intent only and follow Client's brief. 'Escape routes' distance from hobs to be tested and validated by Fire Strategy with fire suppression measures as necessary. Studio layouts in abeyance until signed-off by Building Safety Regulator (HSR), Building Control Officer, and Building Insurer.

Department Legend

- Amenity Space
- Studios
- 5 Bedroom Cluster (incl Kitchen / Living)
- 6 Bedroom Cluster (incl Kitchen / Living)
- BOH Areas (incl Plant, Services, Stores etc)
- Circulation

Plan Key

- Site Boundaries
- Planning Application Boundary
- Applicant Ownership
- Network Rail Ownership

CLIENT
IQ Student Accommodation
ic Student Accommodation

STATUS PURPOSE FOR ISSUE

REVISIONS

REV.	DATE	AMENDMENT
P01	16/01/23	First issue - issued for information
P02	23/01/23	Core updated following comments from fire engineer (as enclosed)
P03	02/02/23	Layouts amended following client + design team comments
P04	27/02/23	Layouts updated following client + design team comments. Preliminary internal floor layouts included
P05	16/03/23	Minor amendments to layouts to suit DT comments, Bedroom + Studio room tops updated.
P06	24/03/23	Drawn issue for Planning (incl. minor updates)
P07	11/04/23	Proposed M+V amenity space layout updated
P08	14/04/23	Planning issue

PROJECT
Echo Street
General Arrangement
Ground Floor Plan

Stage 2

SR NO. 7054
REV.

Appendix B

External Layout including the Loading Bay Location

Appendix C

Waste Pro-Forma

Please state number of bins you propose, showing calculations where appropriate.

Waste Assumptions

Echo Street Purpose Built Student Accommodation Waste Assumptions

The forecast of the weekly waste generation is based on a rate of 100 litres of waste per week. Applying this calculation to a development size of 1224 beds. The development has two bin stores and so the waste forecast are split between the blocks

The Waste Generation by each block is presented below:

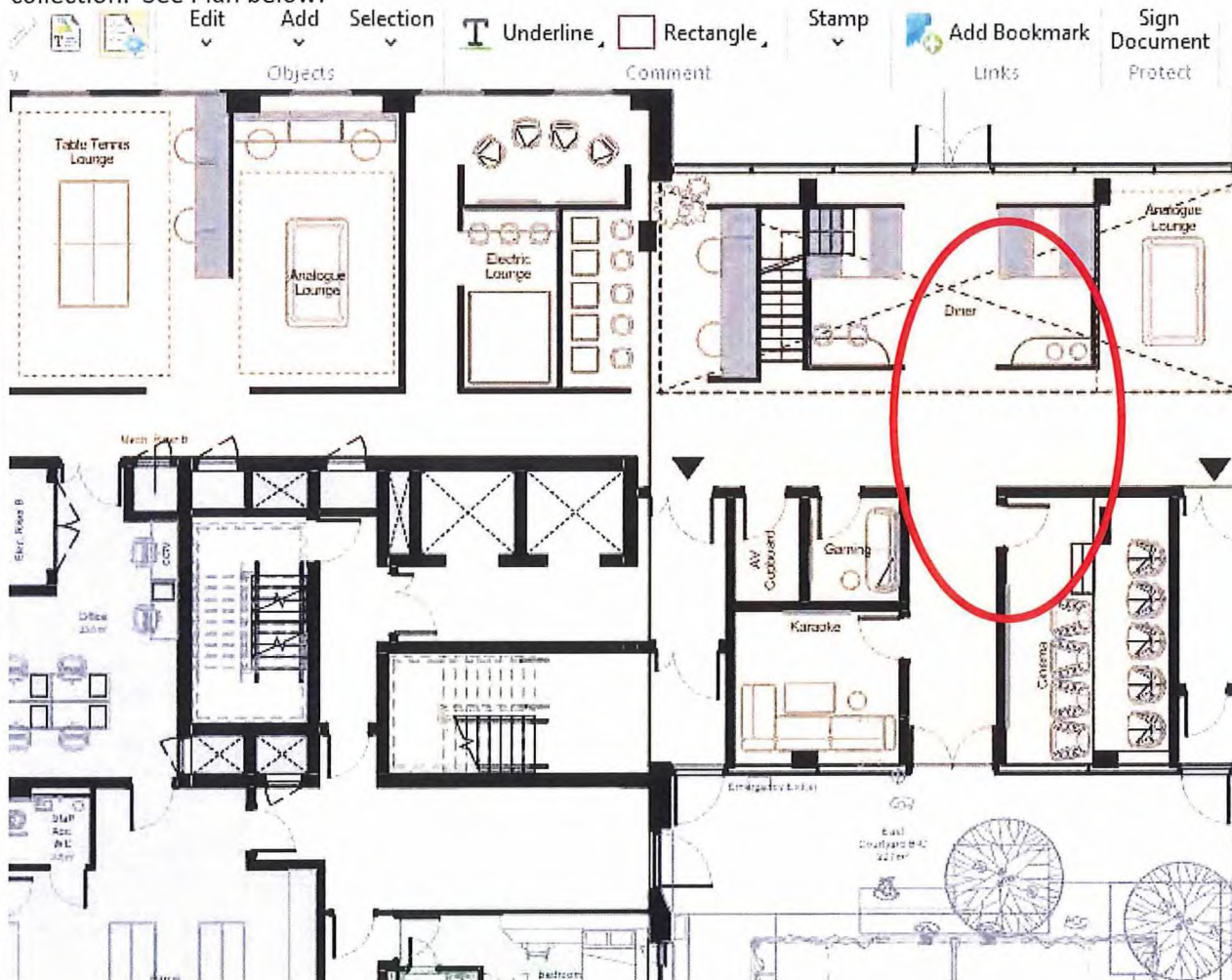
Blocks A+B 675 Bedspaces x 100 litres of waste per week = 67500 litres /week or 9643 litres per day
 Block C 549 Bedspaces x 100 litres of waste per week = 54900 litres /week or 7843 litres per day

Recycling of Waste

Waste stream proportions are based on a mix of information from Councils, WRAP and PBSA operators. The forecasts are given below:

Echo Street Student Accommodation					
Waste Forecast and Bin Storage					
VN232539 v1					
Student Accommodation					
Blocks A&B					
Bedspaces 675					
Waste Forecast					
Waste Forecast (100 litres per Bedspace per Week)					
= 67500 litres per week					
= 9643 litres per day					
Student Accommodation Recycling Streams	General Refuse	Organic	Paper/ Card	Plastic/ Metal/Glass	Total
	45%	5%	25%	25%	100%
Litres per Week	30375	3375	16875	16875	67500
Litres per Day	4339	482	2411	2411	9643
Daily Eurobin Lifts	4	3	3	3	10
Daily 240 litre Bin Lifts					3
Student Accommodation					
Block C					
Bedspaces 549					
Waste Forecast					
Waste Forecast (100 litres per Bedspace per Week)					
= 54900 litres per week					
= 7843 litres per day					
Student Accommodation Recycling Streams	General Refuse	Organic	Paper/ Card	Plastic/ Metal/Glass	Total
	45%	5%	25%	25%	100%
Litres per Week	24705	2745	13725	13725	54900
Litres per Day	3529	392	1961	1961	7843
Daily Eurobin Lifts	4	2	2	2	8
Daily 240 litre Bin Lifts					2

Block C bin store which accommodates 9 x Eurobins and 3 x 240litre foodbins which is sufficient for a daily collection. See Plan below:



Contact

London

Network Building,
97 Tottenham Court Road,
London W1T 4TP.
Tel: 020 7580 7373

Bristol

5th Floor, 4 Colston Avenue,
Bristol BS1 4ST
Tel: 0117 203 5240

Cardiff

Helmont House, Churchill Way,
Cardiff CF10 2HE
Tel: 029 2072 0860

Exeter

6 Victory House,
Dean Clarke Gardens,
Exeter EX2 4AA
Tel: 01392 422 315

Birmingham

Great Charles Street,
Birmingham B3 3JY
Tel: 0121 2895 624

Manchester

Oxford Place, 61 Oxford Street,
Manchester M1 6EQ.
Tel: 0161 228 1008

Leeds

7 Park Row, Leeds LS1 5HD
Tel: 0113 512 0293

Bonn

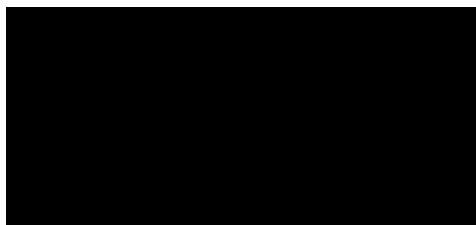
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Vectos (North) Limited
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61 Oxford Street
Manchester M1 6EQ.
Company no. 07794057

01121368

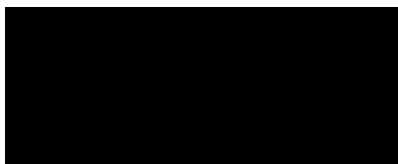
THE COMMON SEAL of THE COUNCIL OF THE
CITY OF MANCHESTER was hereunto affixed in
pursuance of an Order of the Council of the said City:



AUTHORISED SIGNATORY

EXECUTED AS A DEED by **IQSA CHANDOS S.A R.L.**
a company incorporated in Luxembourg acting by two authorised
signatories of the company:

AUTHORISED SIGNATORY



AUTHORISED SIGNATORY

