

28 April 2023

Delivered via Planning Portal

Manchester City Council
Planning Department
PO 532
Town Hall
Manchester
M60 2LA

Ref: IQSM3015

Dear Sir / Madam

FULL PLANNING APPLICATION FOR PURPOSE BUILT STUDENT ACCOMMODATION, ECHO STREET, MANCHESTER

Further to our recent discussions regarding the above and on behalf of iQ Student Accommodation [iQ], we are pleased to enclose a full planning application for the following proposal:

“Development of purpose-built student accommodation (sui generis) comprising 3 interlinked towers with intermediary link buildings, associated amenity space and external landscaping.”

The application is supported by a full Environmental Statement and an associated suite of technical and architectural material in accordance with the City’s validation requirements. The schedule at **Appendix 1** outlines the contents of the application submission including the submitted Environmental Statement.

The application has been submitted via the planning portal (Ref: PP-12088637) and the requisite application fee of £92,995.20 has been paid via the Planning Portal.

I trust that you have sufficient information to register and determine this application and I look forward to receiving your confirmation of receipt and projected timescale for determination as soon as possible. In the meantime, if you have any queries or require anything further please do not hesitate to contact me.

Yours sincerely

Olivia Carr
Associate Director

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Appendix 1: Application Document Schedule

Technical Documents

Document	Author
Application Forms and Certificates	Prepared by Turley
Covering Letter	Prepared by Turley
Archaeological Desk-Based Assessment	Prepared by TEP
Air Quality Impact Assessment	Prepared by Miller Goodall
Noise and Vibration Impact Assessment	Prepared by Miller Goodall
Transport Assessment	Prepared by Vectos
Framework Travel Plan	Prepared by Vectos
Economic Benefit Statement	Prepared by Turley
Phase 2 Additional Ground Investigation	Prepared by Curtins
Phase 2 Site Investigation	Prepared by Curtins
Remediation Strategy	Prepared by Curtins
Summary of UXO Works	Prepared by 1 st Line Defence
Flood Risk Assessment and Drainage Strategy	Prepared by Curtins
Ecological Assessment	Prepared by Penny Anderson Associates
Design and Access Statement	Prepared by Sheppard Robson
Blue Green Infrastructure Strategy	Prepared by Plan-it IE
Waste Management Strategy	Prepared by Vectos
Broadband Connectivity Assessment	Prepared by Pager Power
TV Reception Survey	Prepared by Pager Power
Crime Impact Statement	Prepared by Greater Manchester Police
Environmental Standards Statement and BREEAM Pre-Assessment Report	Prepared by Turley Sustainability
Circular Economy Statement	Prepared by Turley Sustainability
Facility Management Strategy	Prepared by iQ
Building Services Strategy	Prepared by Waterman
Statement of Community 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

Document	Author
Planning and Tall Building Statement	Prepared by Turley
PBSA Assessment of Need	Prepared by Cushman Wakefield
Draft Heads of Term	Prepared by Turley

Environmental Statement

Document	Reference/ Notes
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

Drawing List

Drawing	Reference/ Notes
Sheppard Robson	
Location Plan	ECHO-SRA-ZS-XX-DR-A-02001 P02
Existing Site Plan with Planning Application Boundaries	ECHO-SRA-ZS-XX-DR-A-02002 P02
Existing Site Plan with Proposed Building Footprint	ECHO-SRA-ZS-XX-DR-A-02003 P02
Proposed Site Plan with Planning Application Boundary	ECHO-SRA-ZS-XX-DR-A-02004 P03
Existing Longitudinal & Cross Site Sections	ECHO-SRA-XX-XX-DR-A-02005 P02 ECHO-SRA-XX-XX-DR-A-02006 P02
Proposed Longitudinal and Cross Site Sections:	

Drawing	Reference/ Notes
- Section AA	ECHO-SRA-ZZ-XX-DR-A-02301 P02
- Section BB	ECHO-SRA-ZZ-XX-DR-A-02302 P02
- Section CC- Block A	ECHO-SRA-ZZ-XX-DR-A-02303 P02
-Section DD- Block B	ECHO-SRA-ZZ-XX-DR-A-02304 P02
- Section EE	ECHO-SRA-ZZ-XX-DR-A-02305 P02
- Strip Sections	ECHO-SRA-ZZ-XX-DR-A-02401 P02
- Strip Sections	ECHO-SRA-ZZ-XX-DR-A-02402 P02
- Strip Sections	ECHO-SRA-ZZ-XX-DR-A-02403 P02
Lower Ground Floor Plan	ECHO-SRA-ZZ-B1-DR-A-02099 P06
Ground Floor Plan	ECHO-SRA-ZZ-00-DR-A-02100 P09
Floor Plans:	
- Level 01 Floor Plan	ECHO-SRA-ZZ-01-DR-A-02101 P07
- Level 02 Floor Plan	ECHO-SRA-ZZ-02-DR-A-02102 P06
- Level 03 Floor Plan	ECHO-SRA-ZZ-03-DR-A-02103 P06
- Level 04 Floor Plan	ECHO-SRA-ZZ-03-DR-A-02104 P06
- Level 05 Floor Plan	ECHO SRA-ZZ-05-DR-A-02105 P06
- Level 06 Floor Plan	ECHO-SRA-ZZ-06-DR-A-02106 P06
- Level 07 Floor Plan	ECHO-SRA-ZZ-07-DR-A-02107 P06
- Level 08 Floor Plan	ECHO-SRA-ZZ-08-DR-A-02108 P06
- Level 09 Floor Plan	ECHO-SRA-ZZ-09-DR-A-02109 P06
- Level 10 Floor Plan	ECHO-SRA-ZZ-10-DR-A-02110 P06
- Level 11 Floor Plan	ECHO-SRA-ZZ-10-DR-A-02111 P06
- Level 12 Floor Plan	ECHO-SRA-ZZ-10-DR-A-02112 P06
- Level 13 Floor Plan	ECHO-SRA-ZZ-10-DR-A-02113 P06
- Level 14 Floor Plan	ECHO-SRA-ZZ-10-DR-A-02114 P06
- Level 15 Floor Plan	ECHO-SRA-ZZ-10-DR-A-02115 P06
- Level 16 Floor Plan	ECHO-SRA-ZZ-10-DR-A-02116 P06
- Level 17 Floor Plan	ECHO-SRA-ZZ-10-DR-A-02117 P06
- Level 18 Floor Plan	ECHO-SRA-ZZ-10-DR-A-02118 P06
- Level 19 Floor Plan	ECHO-SRA-ZZ-10-DR-A-02119 P06
- Level 20 Floor Plan	ECHO-SRA-ZZ-10-DR-A-02120 P06
- Level 21 Floor Plan	ECHO-SRA-ZZ-10-DR-A-02121 P06
- Level 22 Floor Plan	ECHO-SRA-ZZ-10-DR-A-02122 P06
- Level 23 Floor Plan	ECHO-SRA-ZZ-10-DR-A-02123 P06
- Level 24 Floor Plan	ECHO-SRA-ZZ-10-DR-A-02124 P06
- Level 25 Floor Plan	ECHO-SRA-ZZ-10-DR-A-02125 P06
- Level 26 Floor Plan	ECHO-SRA-ZZ-10-DR-A-02126 P06
- Level 27 Floor Plan	ECHO-SRA-ZZ-10-DR-A-02127 P06

Drawing	Reference/ Notes
Roof Plans:	
- Block C Roof Plan	ECHO-SRA-ZZ-RF-DR-A-02128 P05
- Block C Upper Roof Plan	ECHO-SRA-ZZ-RF-DR-A-02129 P02
- Combined Roof Plan	ECHO-SRA-ZZ-RF-DR-A-02130 P02
Brick Façade Bay Study	ECHO-SRA-ZZ-XX-DR-A-02501 P02
Brick Façade Bay Study 2	ECHO-SRA-ZZ-XX-DR-A-02502 P02
GRC Façade Bay Study	ECHO-SRA-ZZ-XX-DR-A-02503 P02
General Arrangement North Elevation	ECHO-SRA-ZZ-XX-DR-A-02201 P05
General Arrangement South Elevation	ECHO-SRA-ZZ-XX-DR-A-02202 P06
General Arrangement West Elevation	ECHO-SRA-ZZ-XX-DR-A-02203 P05
General Arrangement East Elevation	ECHO-SRA-ZZ-XX-DR-A-02204 P06
General Arrangement Inner West Elevation	ECHO-SRA-ZZ-XX-DR-A-02205 P06
General Arrangement Inner East Elevation	ECHO-SRA-ZZ-XX-DR-A-02206 P06
Planit I.E	
Tree Constraints Plan	PL1832-PLA-XX-ZZ-DR-L-2001 S4
Landscape - General Arrangement	PL1832-PLA-XX-ZZ-DR-L-0001 S3
Landscape - Hardworks	PL1832-PLA-XX-ZZ-DR-L-1000 S3
Landscape - Softworks	PL1832-PLA-XX-ZZ-DR-L-2000 S3
Landscape – Furniture and Lighting	PL1832-PLA-XX-ZZ-DR-L-4000 S3
Landscape – Levels and Drainage	PL1832-PLA-XX-ZZ-DR-L-3000 S3
Western Courtyard GA	PL1832-PLA-XX-ZZ-DR-L-0003 S3
Eastern Courtyard GA	PL1832-PLA-XX-ZZ-DR-L-0002 S3