

16 April 2026

By email only

E: will.hannah@turley.co.uk

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

Our ref: IQSM3015

Dear Jennifer,

DISCHARGE OF PLANNING CONDITION 16B (ACOUSTICS), 20 (EXTERNAL LIGHTING) AND 36 (EXTERNAL AREAS) 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 16B (Acoustics), Condition 20 (External Lighting) and Condition 36 (External Areas) pursuant to the above referenced planning permission.

This application has been submitted via the Planning Portal (ref. PP-14840279) and comprises electronic copies of the following documents:

- Application Form
- This Covering Letter

CONDITION 16B

- Noise Impact Assessment (doc ref. NA101531-5), prepared by Miller Goodall

CONDITION 20

- External Lighting & Ancillary Power Layout (doc ref. 63073-ABE-ZZ-XX-DR-E-7002_C06), prepared by AB Engineering
- Technical Submittal – No11 (doc ref. 63073-ABE-ZZ-XX-TS-E-0011), prepared by AB Engineering
- Technical Submittal – No18 (doc ref. 63073-ABE-ZZ-XX-TS-E-0018), prepared by AB Engineering

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CONDITION 36

- Eastern Courtyard_GA (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-0002 C07), prepared by Planit
- Western Courtyard_GA (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-0003 C07), prepared by Planit
- Eastern Courtyard_Levels & Drainage (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-3001 C02), prepared by Planit
- Western Courtyard_Levels & Drainage (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-3002 C02), prepared by Planit
- Western Courtyard_FURNITURE & LIGHTING (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-4001 C07), prepared by Planit
- Eastern Courtyard_FURNITURE + LIGHTING (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-4002 C05), prepared by Planit
- External Courtyard Management Strategy, prepared by IQ

The requisite planning application fee of £309.00 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 16B (Acoustics), Condition 20 (External Lighting) and Condition 36 (External Areas). A summary of the information submitted is provided below.

Condition 16B: Acoustics

Condition 16B states:

(b) Prior to the first occupation of the development, 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. 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.

A noise assessment has previously been undertaken to predict the potential impact of noise from the fixed plant associated with the development for the purpose of discharging condition 16(a) of the planning permission. The submitted document, Noise Impact Assessment (doc ref. NA101531-5), prepared by Miller Goodall provides verification that the work undertaken conforms to the measures set out in the previous report. Comparison with the previous predicted results show compliance with the adopted plant noise limits and it is therefore considered that Condition 16(B) can be discharged.

Condition 20: External Lighting

Condition 20 states:

The development hereby approved shall include a building and site lighting scheme including details of illumination of external areas, potential impact on the tram line during the period between dusk and dawn and details of lighting being turned off when not in use. Full details of

such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first use of the development hereby approved.

The approved scheme shall be implemented in full prior to the first use of development and shall remain in operation for so long as the development is occupied.

The submitted suite of documents provides the location, type and specification, including luminance levels, of each light external light feature. As per External Lighting & Ancillary Power Layout (doc ref. 63073-ABE-ZZ-XX-DR-E-7002_C06), prepared by AB Engineering, the external lighting will be via timeclock (dusk to dawn settings), and have photocell control to override in brighter months. The lights will also have a manual override to turn them off or on as required. The lighting is outside the immediate red zone of the tramline and is unlikely to cause any interference with the tram operations. The light fittings are designed to wash the walls and not cross to the tram line in order to minimise any glare. The lighting is warm white, instead of a bright colour so as not to distract the driver(s). Moreover, the LED driver/fitting is high quality and will not produce any flickering. It is considered that these details are sufficient to discharge Condition 20.

Condition 36: External Areas

Condition 36 states:

Prior to the first use of the external areas of the development, details of any external areas associated (including an Operating Schedule) shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The Operating Schedule shall contain the following details:

- a. A scaled layout plan showing the proposed seating area, including layout of furniture and demarcation of the area;*
- b. Full details of the measures proposed to ensure that the proposed seating area is fully accessible by disabled people;*
- c. Details of the proposed furniture, including any barriers;*
- d. A detailed management strategy that includes information on how the proposed external seating area would be managed in terms of potential noise disturbance, additional movement and activity, litter and storage of furniture at night;*
- e. days and hours of operation.*

The approved plan shall be implemented upon first use of the development and thereafter retained.

No amplified sound or any music shall be produced or played in any part of the site outside the building.

The submitted suite of drawings, referenced earlier within this Covering Letter, provide the requisite detail to discharge Condition 36 Parts A-C in relation to the number of external areas located throughout the development.

The submitted document, External Courtyard Management Strategy, prepared by IQ, provides the details to discharge Condition 36 Part D – E. The courtyards will be operational from the hours of 7am to 11pm throughout the year and will be monitored by CCTV at all times. IQ maintain a 24hr presence on site.

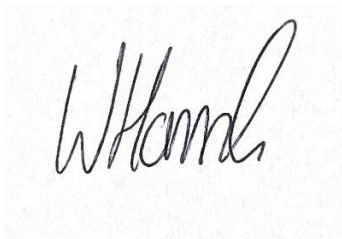
In the event of noise disturbances/ antisocial behaviour, warnings will be given to students initially. If these persist, an individual's fob may be blocked from accessing the courtyard or the space may be locked in its entirety.

Residents will be encouraged to take any litter with them. The courtyard are non-smoking areas; no smoking signs will be erected in the space. There is a bin unit in reception so any litter should be deposited at this point. iQ's Operations Team will ensure that any litter which there may be dropped is cleared out at the end of each day. All loose furniture will remain in the courtyard at night.

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 16B (Acoustics), Condition 20 (External Lighting) and Condition 36 (External Areas) to planning permission 136874/FO/2023. However, please do not hesitate to contact me if you have any queries.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Will Hannah', is written over a light blue rectangular background.

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