16 December 2025
Delivered via Planning Portal

Jennifer Atkinson
Principal Planning Manager
Manchester City Council
P O Box 532
Town Hall, Albert Square
Manchester
M60 2LA

Dear Jennifer

Full planning application for a phased development that includes demolition of existing buildings and the erection of purpose-built student accommodation buildings

On behalf of iQ Student Accommodation ('the Applicant'), we are pleased to enclose a full planning application for a phased development that includes demolition of existing buildings and the erection of purpose-built student accommodation (PBSA) on land at Sackville Street, Manchester.

The description of development is as follows:

"Phased development comprising:

(a) Partial removal of existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 50 storeys and one of 17 storeys with an 8-storey link, together with associated amenity space, external landscaping, highways works, and change of use of the Pendulum Hotel to purpose-built student accommodation; and

(b) Removal of remaining existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 33 storeys and one of part-24 and part-8 storeys with a 1-storey link, together with associated amenity space, external landscaping, and highways works.

The application has been submitted via the Planning Portal (ref. PP-14437995) and the requisite application fee of £193,925.00 has been paid.

The application is supported by a suite of technical and architectural material which is listed in **Appendix 1**.

In reviewing the information detailed above, I trust you have sufficient information to register and determine this application and we look forward to receiving your confirmation of receipt. However, should you require any further information, please do contact me.

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Yours sincerely

[redacted]

Adam Buxton
Senior Planner

[redacted]

Appendix 1: Drawing and Document Schedule

Architectural Drawings (prepared by Simpson Haugh)

Drawing Number	Drawing Title	Revision
Site Wide Drawings		
Existing Plans		
10346-SHA-Z0-A-B5D8-G100-XP-XX-001	Site Wide Existing Site Location Plan	P01
10346-SHA-Z0-A-B5D8-G100-XP-XX-002	Site Wide Existing Site Plan (with Topographic Survey)	P01
10346-SHA-Z0-A-B5D8-G100-XP-B1-001	Site Wide Existing Plan Basement Level	P01
10346-SHA-Z0-A-B5D8-G100-XP-00-001	Site Wide Existing Plan Level 00	P01
10346-SHA-Z0-A-B5D8-G100-XP-01-001	Site Wide Existing Plan Level 01	P01
10346-SHA-Z0-A-B5D8-G100-XP-02-001	Site Wide Existing Plan Level 02	P01
10346-SHA-Z0-A-B5D8-G100-XP-03-001	Site Wide Existing Plan Level 03	P01
10346-SHA-Z0-A-B5D8-G100-XP-04-001	Site Wide Existing Plan Level 04	P01
10346-SHA-Z0-A-B5D8-G100-XP-05-001	Site Wide Existing Plan Level 05	P01
10346-SHA-Z0-A-B5D8-G100-XP-RF-001	Site Wide Existing Plan Roof Level	P01
Existing Elevations		
10346-SHA-Z0-A-B5D8-G100-XE-EE-001	Site Wide Existing Site Elevation East - Sackville Street	P01
10346-SHA-Z0-A-B5D8-G100-XE-EN-001	Site Wide Existing Site Elevation North - Charles Street	P01
10346-SHA-Z0-A-B5D8-G100-XE-ES-001	Site Wide Existing Site Elevation South - Drover Lane	P01
10346-SHA-Z0-A-B5D8-G100-XE-EW-001	Site Wide Existing Site Elevation West - Princess Street	P01
Proposed Plans		
10346-SHA-Z0-A-B5D8-G100-PL-XX-001	Site Wide Proposed Site Location Plan	P01
10346-SHA-Z0-A-B5D8-G100-PL-XX-002	Site Wide Proposed Site Phasing Plan	P01
10346-SHA-Z0-A-B5D8-G100-PL-B1-001	Site Wide Proposed Site Plan Basement Level	P01
10346-SHA-Z0-A-B5D8-G100-PL-00-001	Site Wide Proposed Site Plan Level 00	P01
10346-SHA-Z0-A-B5D8-G100-PL-01-001	Site Wide Proposed Site Plan Level 01	P01

Drawing Number	Drawing Title	Revision
10346-SHA-Z0-A-B5D8-G100-PL-02-001	Site Wide Proposed Site Plan Level 02	P01
10346-SHA-Z0-A-B5D8-G100-PL-03-001	Site Wide Proposed Site Plan Level 03	P01
10346-SHA-Z0-A-B5D8-G100-PL-04-001	Site Wide Proposed Site Plan Level 04-07	P01
10346-SHA-Z0-A-B5D8-G100-PL-08-001	Site Wide Proposed Site Plan Level 08	P01
10346-SHA-Z0-A-B5D8-G100-PL-09-001	Site Wide Proposed Site Plan Level 09-10	P01
10346-SHA-Z0-A-B5D8-G100-PL-11-001	Site Wide Proposed Site Plan Level 11	P01
10346-SHA-Z0-A-B5D8-G100-PL-12-001	Site Wide Proposed Site Plan Level 12-16	P01
10346-SHA-Z0-A-B5D8-G100-PL-17-001	Site Wide Proposed Site Plan Level 17	P01
10346-SHA-Z0-A-B5D8-G100-PL-18-001	Site Wide Proposed Site Plan Level 18-20	P01
10346-SHA-Z0-A-B5D8-G100-PL-21-001	Site Wide Proposed Site Plan Level 21	P01
10346-SHA-Z0-A-B5D8-G100-PL-22-001	Site Wide Proposed Site Plan Level 22-23	P01
10346-SHA-Z0-A-B5D8-G100-PL-24-001	Site Wide Proposed Site Plan Level 24	P01
10346-SHA-Z0-A-B5D8-G100-PL-25-001	Site Wide Proposed Site Plan Level 25-30	P01
10346-SHA-Z0-A-B5D8-G100-PL-31-001	Site Wide Proposed Site Plan Level 31	P01
10346-SHA-Z0-A-B5D8-G100-PL-32-001	Site Wide Proposed Site Plan Level 32	P01
10346-SHA-Z0-A-B5D8-G100-PL-33-001	Site Wide Proposed Site Plan Level 33	P01
10346-SHA-Z0-A-B5D8-G100-PL-34-001	Site Wide Proposed Site Plan level 34-49	P01
10346-SHA-Z0-A-B5D8-G100-PL-RF-001	Site Wide Proposed Site Plan Roof Level	P01
Proposed Elevations		
10346-SHA-Z0-A-B5D8-G100-EL-EE-001	Site Wide Proposed Elevation East - Sackville Street	P01
10346-SHA-Z0-A-B5D8-G100-EL-EN-001	Site Wide Proposed Elevation North - Charles Street	P01
10346-SHA-Z0-A-B5D8-G100-EL-ES-001	Site Wide Proposed Elevation South - Drover Lane	P01
10346-SHA-Z0-A-B5D8-G100-EL-EW-001	Site Wide Proposed Elevation West - Princess Street	P01
Proposed Sections		
10346-SHA-Z0-A-B5D8-G100-SE-AA-001	Site Wide Proposed Site Section AA	P01
10346-SHA-Z0-A-B5D8-G100-SE-BB-001	Site Wide Proposed Site Section BB	P01
10346-SHA-Z0-A-B5D8-G100-SE-CC-001	Site Wide Proposed Site Section CC	P01

Drawing Number	Drawing Title	Revision
10346-SHA-Z0-A-B5D8-G100-SE-DD-001	Site Wide Proposed Site Section DD	P01
10346-SHA-Z0-A-B5D8-G100-SE-EE-001	Site Wide Proposed Site Section EE	P01
External Walls		
Pre-Cast		
10346-SHA-Z0-A-B5D8-G251-EL-TY-001	Site Wide External Wall Elevation Pre-Cast Typical Upper Bay	P01
10346-SHA-Z0-A-B5D8-G251-EL-XX-001	Site Wide External Wall Elevation Pre-Cast Two-dio Bay	P01
10346-SHA-Z0-A-B5D8-G251-EL-XX-002	Site Wide External Wall Elevation Pre-Cast Gable Bay	P01
10346-SHA-Z0-A-B5D8-G251-EL-XX-003	Site Wide External Wall Elevation Pre-Cast Roof Parapet	P01
10346-SHA-Z0-A-B5D8-G251-EL-XX-004	Site Wide External Wall Elevation Primary Entrance - Level 00	P01
10346-SHA-Z0-A-B5D8-G251-EL-XX-005	Site Wide External Wall Elevation Pre-Cast Back of House Areas - Level 00	P01
Unitised Curtain Wall		
10346-SHA-Z0-A-B5D8-G251-EL-TY-101	Site Wide External Wall Elevation Unitised Curtain Wall Typical Upper Bay	P01
10346-SHA-Z0-A-B5D8-G251-EL-XX-101	Site Wide External Wall Elevation Curtain Wall Corner Bay	P01
10346-SHA-Z0-A-B5D8-G251-EL-XX-102	Site Wide External Wall Elevation Curtain Wall Parapet	P01
10346-SHA-Z0-A-B5D8-G251-EL-XX-103	Site Wide External Wall Elevation Curtain Wall Glazed Infill	P01
10346-SHA-Z0-A-B5D8-G251-EL-XX-104	Site Wide External Wall Elevation Curtain Wall Front of House Areas Level 00	P01
10346-SHA-Z0-A-B5D8-G251-EL-XX-105	Site Wide External Wall Elevation Curtain Wall Back of House Areas Level 00	P01
Phase A		
Site Plans		
10346-SHA-ZA-A-B5D8-G100-PL-B1-001	Phase A Site Plan Basement Level	P01
10346-SHA-ZA-A-B5D8-G100-PL-00-001	Phase A Site Plan Level 00	P01
10346-SHA-ZA-A-B5D8-G100-PL-01-001	Phase A Site Plan Level 01	P01

Drawing Number	Drawing Title	Revision
10346-SHA-ZA-A-B5D8-G100-PL-02-001	Phase A Site Plan Level 02	P01
10346-SHA-ZA-A-B5D8-G100-PL-03-001	Phase A Site Plan Level 03	P01
10346-SHA-ZA-A-B5D8-G100-PL-04-001	Phase A Site Plan Level 04	P01
10346-SHA-ZA-A-B5D8-G100-PL-05-001	Phase A Site Plan Level 05	P01
10346-SHA-ZA-A-B5D8-G100-PL-08-001	Phase A Site Plan Level 08	P01
Site Elevations		
10346-SHA-ZA-A-B5D8-G100-EL-EE-001	Phase A Site Elevation East Sackville Street	P01
10346-SHA-ZA-A-B5D8-G100-EL-EE-002	Phase A Site Elevation East Retained Weston Gable Ends	P01
10346-SHA-ZA-A-B5D8-G100-EL-EE-003	Phase A Site Elevation East Demolition/Proposed Sackville Street	P01
10346-SHA-ZA-A-B5D8-G100-EL-EN-001	Phase A Site Elevation North Charles Street	P01
10346-SHA-ZA-A-B5D8-G100-EL-EN-002	Phase A Site Elevation North Demolition/Proposed Charles Street	P01
10346-SHA-ZA-A-B5D8-G100-EL-ES-001	Phase A Site Elevation South Drover Lane	P01
10346-SHA-ZA-A-B5D8-G100-EL-EW-001	Phase A Site Elevation West Princess Street	P01
10346-SHA-ZA-A-B5D8-G100-EL-EW-002	Phase A Site Elevation West Demolition/Proposed Princess Street	P01
General Arrangements Sections		
10346-SHA-ZA-A-B5D8-G200-SE-AA-001	Phase A Proposed General Arrangement Section AA	P01
Demolition		
10346-SHA-ZA-A-B5D8-JC20-XP-B1-001	Phase A Existing Demolition Plan Basement Level	P01
10346-SHA-ZA-A-B5D8-JC20-XP-00-001	Phase A Existing Demolition Plan Level 00	P01
10346-SHA-ZA-A-B5D8-JC20-XP-01-001	Phase A Existing Demolition Plan Level 01	P01
10346-SHA-ZA-A-B5D8-JC20-XP-02-001	Phase A Existing Demolition Plan Level 02	P01
10346-SHA-ZA-A-B5D8-JC20-XP-03-001	Phase A Existing Demolition Plan Level 03	P01
10346-SHA-ZA-A-B5D8-JC20-XP-04-001	Phase A Existing Demolition Plan Level 04	P01
10346-SHA-ZA-A-B5D8-JC20-XP-05-001	Phase A Existing Demolition Plan Level 05	P01

Drawing Number	Drawing Title	Revision
10346-SHA-ZA-A-B5D8-JC20-XP-RF-001	Phase A Existing Demolition Plan Roof Level	P01
Phase B		
Demolition		
10346-SHA-ZB-A-B5D8-JC20-XP-B1-001	Phase B Existing Demolition Plan Basement Level	P01
10346-SHA-ZB-A-B5D8-JC20-XP-00-001	Phase B Existing Demolition Plan Level 00	P01
10346-SHA-ZB-A-B5D8-JC20-XP-01-001	Phase B Existing Demolition Plan Level 01	P01
10346-SHA-ZB-A-B5D8-JC20-XP-02-001	Phase B Existing Demolition Plan Level 02	P01
10346-SHA-ZB-A-B5D8-JC20-XP-03-001	Phase B Existing Demolition Plan Level 03	P01
10346-SHA-ZB-A-B5D8-JC20-XP-04-001	Phase B Existing Demolition Plan Level 04	P01
10346-SHA-ZB-A-B5D8-JC20-XP-05-001	Phase B Existing Demolition Plan Level 05	P01
10346-SHA-ZB-A-B5D8-JC20-XP-RF-001	Phase B Existing Demolition Plan Roof Level	P01

Landscape Drawings (prepared by Planit)

Drawing Ref	Drawing Title	Revision No.
3489-PLA-XX-XX-DR-L-0001	General Arrangement Plan	P07
3489-PLA-XX-XX-DR-L-0002	General Arrangement Plan Phase-1	P07
3489-PLA-XX-XX-DR-L-0003	General Arrangement Plan Phase-2	P06
3489-PLA-XX-XX-DR-L-1000	Hardwork General Arrangement	P05
3489-PLA-XX-XX-DR-L-2000-	Softwork General Arrangement	P05

Non-EIA Planning Documents

Document / Report Title	Report Reference	Revision No.	Author
Application Forms and Certificates	-	-	Turley Planning
Planning and Tall Building Statement	December 2025		Turley Planning
Tall Building Statement (Appendix 3 of the Planning and Tall Building Statement)	December 2025	-	Turley Planning
Draft Heads of Terms (Appendix 4 of the Planning and Tall Building Statement	-	-	Turley Planning

Document / Report Title	Report Reference	Revision No.	Author
Design And Access Statement	10346-SHA-RP-B5D8-DAS-001	P01	Simpson Haugh
Designing For Accessibility - Access Statement	10346-SHA-RP-B5D8-AS-001	P01	Simpson Haugh
Site Wide Accommodation Schedule	10346-SHA-Z0-A-B5D8-F900-SC-XX-001	P01	Simpson Haugh
Phase A Accommodation Schedule	10346-SHA-ZA-A-B5D8-F900-SC-XX-001	P01	Simpson Haugh
Green and Blue Infrastructure Response	3489-ID-007-01-	P01	Planit
Waste & Servicing Strategy	410.065757.00001	05	SLR
Transport Statement	410.067113.00001	04	SLR
Framework Travel Plan	410.067113.00001	04	SLR
Energy and Carbon Statement (including Energy and Carbon proforma)	December 2025	-	Turley Sustainability and ESG
Ventilation Statement	P8054-FUT-XX-XX-RP-M-0001	P3	Futureserv
Socio-economic Regeneration Impact Statement	December 2025	-	Turley Economics
Health Impact Assessment	December 2025	-	Turley Economics
Noise Impact Assessment	12873.1003	E	Apex Acoustics
Air Quality Assessment	12873.2001	E	Apex Acoustics
Fire Statement	MA25128	P02	OFR Consultants
Ground Investigation -Phase 1 Site Investigation	S250913	-	Solmek
Student Need Assessment	16.12.25	n/a	Cushman & Wakefield
Preliminary Ecological Appraisal	UES04940/01	V2	UES
Bat Survey Report	UES04940/05	V2	UES
Biodiversity Net Gain Report	UES04940/03	V3	UES
Biodiversity Net Gain Statutory Metric (Whole Site)	12.12.25	-	UES
Biodiversity Net Gain Statutory Metric (Phase 1)	12.12.25	-	UES

Document / Report Title	Report Reference	Revision No.	Author
Biodiversity Net Gain Statutory Metric (Phase 2)	12.12.25	-	UES
Broadband Connectivity Assessment	December 2025	3	Pager Power
Satellite Television Interference Assessment	December 2025	3	Pager Power
Terrestrial Television Baseline Survey	November 2025	3	Pager Power
Aerodrome Safeguarding Assessment	December 2025	2	Pager Power
Archaeological Desk-Based Assessment and Written Scheme of Investigation	11322.002	1.3	TEP
Flood Risk Assessment and Drainage Strategy	3341-CIV-XX-XX-R-C-30001	02	Civic Engineers
Below Ground Drainage Layout Sheet 1 Phase A	3341-CIV-XX-XX-D-C-30001	P02	Civic Engineers
Below Ground Drainage Layout Sheet 2	3341-CIV-XX-XX-D-C-30002	P02	Civic Engineers
Crime Impact Statement	-	-	Greater Manchester Police
Student Operation and Management Plan	16.12.25	-	iQ
Statement of Community Engagement	December 2025	-	Turley Strategic Communications
Outline Environmental Management Plan	November 2025	P3	Bowmer and Kirkland
Interim / Outline Local Labour Agreement	October 2025	-	Bowmer and Kirkland

Environmental Statement

Volume	Title	Author
1	**Primary Report and Supporting Graphics**	-
	1: Introduction	Turley EIA
	2. Approach to EIA	
	3. Site Context	
	4. Development Specification	
	5. Consideration of Alternative	
	6. Socio-economics and Human Health	Turley Economics

Volume	Title	Author
	7. Built Heritage	Turley Heritage
	8. Townscape and Visual	Turley Landscape & Townscape
	9 Wind and Microclimate	GIA
	10. Daylight, Sunlight and Overshadowing	GIA
	11. Solar Glare	GIA
	12. Climate Change	Turley EIA
	13. Air Quality	Apex Acoustics
	14. Noise and Vibration	Apex Acoustics
	15. Assessment of Cumulative Effect	Turley EIA
	16. Summary of ES	Turley EIA
2	**Technical Appendices to the Primary Report**	-
	Appendix 1.1: Information required to be included within an ES	Turley EIA
	Appendix 1.2: Statement of Technical Competence	Turley EIA
	Appendix 2.1: EIA Scoping Report	Turley EIA
	Appendix 2.2: EIA Scoping Opinion	Manchester City Council
	Appendix 7.1: Heritage Assessment	Turley Heritage, Townscape and Landscape
	Appendix 8.1: Townscape and Visual Impact Assessment	Turley Heritage, Townscape and Landscape
	Appendix 9.1: Wind Microclimate Legislation and Guidance	GIA
	Appendix 9.2: Detailed Wind Microclimate Methodology	GIA
	Appendix 10.1: Drawings of Assessment Scenarios	GIA
	Appendix 10.2: Daylight and Sunlight Assessment Results	GIA
	Appendix 11.1: Solar Glare Methodology	GIA
	Appendix 11.2: Solar Glare Assessment	GIA
	Appendix 15.1: Cumulative Wind Scenario Results	GIA
3	**Environmental Management Plan**	Turley EIA
4	**Non-Technical Summary**	Turley EIA