16 April 2026

Delivered via Planning Portal

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

Your ref: IQSM3015

Dear Jennifer,

APPLICATION UNDER SECTION 73 OF TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – VARIATION OF 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 under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary planning permission 136874/FO/2023 on the above site.

The application has been submitted via Planning Portal (ref. PP-14816089) and is supported by electronic copies of the following documents:

- Application Form
- This Covering Letter
  - Including EIA Addendum and proposed condition wording
- Environmental Statement (approved as per 136874/FO/2023)
  - *Issued via email due to file size*
- Green and Blue Infrastructure Strategy Update (doc ref.PL1832-ID-000-11-02-GREEN-&-BLUE-INFRASTRUCTURE-STRATEGY Rev 03), prepared by Plan-it.
  - *To supersede previous version*

Condition 14

- Please see **Annex 1**

Condition 28

- Please see **Annex 1**

The requisite application fee of £2,076.00 has been paid online via Planning Portal.

Turley (Manchester)
Level 5, Transmission
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Turley is the trading name of Turley Associates Limited, a company (No. 2235387) registered in England & Wales. Registered office: 6 Atherton Street, Manchester, M3 3GS.

BACKGROUND

As you are aware, in May 2023, full planning permission was granted for the erection of 3 interlinked towers ranging from 16, 21 and 27 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). Since the permission was granted a number of Discharge of Conditions applications have been submitted and approved, in addition to one Non-Material Amendment Application[1].

Discharge of Conditions

Condition No.	Discharge of Condition Application Ref.	Date of Discharge
4	CDN/23/0642	17 October 2023
5a	CDN/23/0642	17 October 2023
17a	CDN/23/0792	12 December 2023
18a	CDN/23/0792	12 December 2023
7	CDN/23/0678	29 April 2024
34	CDN/25/0424	25 June 2025
16a	CDN/25/0793	21 October 2025
35	CDN/25/0793	21 October 2025
32	CDN/25/0812	21 October 2025
6	CDN/25/1086	16 December 2025
15	CDN/25/1086	16 December 2025

PROPOSED CHANGES

Since the approval of the planning application, the scheme has been subject to a process of further detailed design development and review, with input from an experienced and comprehensive team of specialist consultants and contractors.

Removal of Street Trees on Granby Row

Following trial pit investigations on Granby Row, Dewhurst Utility Services have advised the Applicant that the footways in this area are heavily congested with existing utilities. As a result, any diversion works required to facilitate the planting of the trees would likely be substantial and could require services to be relocated into the carriageway, creating further engineering, time and cost implications. These works would also require significant traffic management and potential road and footway closures to maintain service supply to surrounding properties.

Due to the extent and complexity of the potential diversion works, and the associated programme risks, iQ is unable to deliver the trees on site. As agreed with Manchester City Council (MCC), iQ will therefore provide an agreed commuted sum to facilitate tree provision elsewhere in the city.

The submitted drawings demonstrate the removal of the street trees on Granby Row. The full suite of landscaping plans (Condition 14) and highways plans (Condition 28) are submitted as part of this application so, on approval, these conditions can be amended to compliance. This application highlights the removal of street trees and proposes amended wording to the relevant conditions, detailed below.

A Deed of Variation to the Section 106 Agreement will be required to reflect the additional commuted sum.

[1] LPA ref. 138212/NMC/2023. Approved 26 October 2023.

This approach has been agreed with both MCC Planning and Highways teams (including via email with yourself on 9th April 2026).

Proposed Amendments to Condition Wording

Annex 2 provides a comprehensive review and suggested amendments to the full suite of conditions, to reflect the conditions discharged to date.

Condition 14 and 28 currently requires the submission of a hard and soft landscaping scheme including materials specification and street trees, and the submission of a scheme of highway works and details of footpaths reinstatement/public realm including tree planting in the public ream, respectively. Now street trees are no longer included within the development, we are submitting the full suite of plans (please see **Annex 1**) to approve the remaining requirements of Condition 14 and 28 and amend the condition trigger from "prior to first occupation" to a compliance condition.

Condition 14

Please see the proposed wording below:

> *(a)The development shall be delivered in accordance with the hard and soft landscaping scheme (including materials specification) submitted to City Council on 16th April 2026. This scheme comprises: Externals hardworks + edging (dwg ref.63073-PLA-ZZ-ZZ-DR-L-1000 C02), (Eastern courtyard - detailed planting dwg ref. 63073-PLA-ZZ-ZZ-DR-L-2005 C04), Western courtyard levels & drainage dwg ref. 63073-PLA-ZZ-ZZ-DR-L-3002 C02), Eastern courtyard furniture + lighting (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-4002 C05), Furniture detail - bespoke lounger seat (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7005 C02), Ramp detail sheet 1 of 2 (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7006 C02), Ramp detail sheet 2 of 2 (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7007 C02), Typical planter details (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7011 C02), Eastern courtyard GA (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-0002 C07), Western courtyard GA (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-0003 C06), Western courtyard hardworks & edging (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-1002 C03), Externals softworks (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-2000 C02), Externals levels + drainage (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-3000 C03), Western courtyard furniture & lighting (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-4001 C06), Furniture detail - bespoke table (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7004 C03), Tree pit detail - in raised planter (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7012 C02), Modular circular seat detail section (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7016 C02), Western courtyard, kitchen island detail (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7017 C01), Western courtyard - bar stool detail (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7018 C02), Section - C_D_E (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-8001 C02), Externals GA (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-0001 C03), Eastern courtyard hardworks & edging (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-1001 C02), Eastern courtyard softworks (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-2003 C03), (Western courtyard softworks (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-2004 C03), Externals furniture + lighting (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-4000 C02), Free standing planter detail (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7009 C02), Hardworks interface details (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7010 C03), Handrail details 2 (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7023 C02), External works specification (dwg ref. 63073-PLA-XX-XX-SP-L-0001 C02), Tree pit and soiling plan (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-2002 C02), Western courtyard - detailed planting (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-2006 C05), Eastern courtyard levels & drainage (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-3001 C02), Bespoke lounge detail area (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7013 C02), Bespoke lounge detail sections (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7014 C02), B1a and B1b bespoke seat*

details (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7019 C01), Handrail details (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7022 C01) and External sections A_B (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-8000 C02)

Part B of condition remains unchanged.

Condition 28

Please see the proposed wording below:

The development shall be delivered in accordance with the scheme of highway works and details of footpaths reinstatement/public realm for submitted to the City Council on 16th April 2026. The scheme comprises: General arrangement (dwg ref. VD18746-0100.rev c05), Swept path analysis (dwg ref. VD18746-0110.rev c03), Setting out points (dwg ref. VD18746-0120.rev c02), Site clearance (dwg ref. VD18746-0200.rev c03), Drainage plan (dwg ref. VD18746-0500.rev c05), Pavements (dwg ref. VD18746-0700.rev c04), Cross sections (dwg ref. VD18746-0701.rev c06), Kerbs and footways (dwg ref. VD18746-1100.rev c06) and Pavement marking & signage plan (dwg ref. VD18746-1200.rev c05)

The approved scheme shall be implemented and be in place prior to the first occupation of the student accommodation element and thereafter retained and maintained in situ.

APPRAISAL OF CHANGES

Planning

The proposed amendments are necessary as iQ are unable to deliver the trees on site. As agreed with MCC, iQ will therefore provide an agreed commuted sum to facilitate tree provision elsewhere in the city. The development will achieve practical completion in June 2026, with first occupation to follow in September 2026 and as such, these changes are required to facilitate timely delivery.

We conclude that the proposed changes do not alter the conclusions of the technical reports submitted to support the planning application, nor the Planning and Tall Building Statement (dated April 2023). The proposed changes do not change the principle, character or design of the approved development.

Environmental Impact Assessment

The 2023 application was supported by an Environmental Statement (the 2023 ES). This assessed the following topics, which were agreed through the EIA Scoping process with MCC (the Scoping Report was submitted on 17th February 2023 and MCC's Scoping Opinion was received on 29th March 2023):

- Socio-Economics and Human Health;
- Climate Change;
- Built Heritage;
- Townscape and Visual;
- Daylight, Sunlight and Overshadowing;
- Wind Microclimate; and
- Noise and Vibration.

Section 73 applications are considered to be new applications in the Town and Country Planning (Environmental Impact Assessment) Regulations, as amended. Therefore, where a project is considered to be EIA development (i.e. in the case of the Proposed Development), an ES is required to be submitted with the Section 73. The 2023 ES has been submitted with the Section 73. The proposed changes do not alter the assessment of environmental effects or

mitigation reported in the 2023 ES, with the trees no longer proposed not providing specific mitigation for townscape and visual or wind microclimate effects.

The ES has not been updated to reflect the current baseline as the Proposed Development is largely complete, and therefore the effects have been born out and are currently being experienced (or soon will be upon occupation in September 2026).

Overall, the 2023 ES is considered to provide appropriate environmental information on which to determine the Section 73.

CONCLUSIONS

The proposed amendments are necessary to achieve practical completion June 2026 and operation by September 2026. As agreed with MCC, iQ will therefore provide an agreed commuted sum to facilitate tree provision elsewhere in the city. In addition, in order for the new permission to reflect the latest position of the planning conditions, a full suite of updated condition wording is appended to this letter.

In accordance with the Town and Country Planning (fees for Application, Deemed Applications, Requests and Site Visits) (England) (Regulations 2012), as amended, a fee of £2,076.00 plus Planning Portal Service Charge of £91.00 has been calculated and paid by the Applicant.

We trust that this planning application fully meets the Council's validation requirements. In the meantime, if you require any further information or wish to discuss matters further, please do not hesitate to get in touch.

Yours faithfully



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Annex 1: List of Documents

Condition 14

Drawing Title	Drawing Reference	Author
Externals hardworks + edging	63073-PLA-ZZ-ZZ-DR-L-1000 C02	PlanIt.I.E
Eastern courtyard - detailed planting	63073-PLA-ZZ-ZZ-DR-L-2005 C04	PlanIt.I.E
Western courtyard levels & drainage	63073-PLA-ZZ-ZZ-DR-L-3002 C02	PlanIt.I.E
Eastern courtyard furniture + lighting	63073-PLA-ZZ-ZZ-DR-L-4002 C05	PlanIt.I.E
Furniture detail - bespoke lounger seat	63073-PLA-ZZ-ZZ-DR-L-7005 C02	PlanIt.I.E
Ramp detail sheet 1 of 2	63073-PLA-ZZ-ZZ-DR-L-7006 C02	PlanIt.I.E
Ramp detail sheet 2 of 2	63073-PLA-ZZ-ZZ-DR-L-7007 C02	PlanIt.I.E
Typical planter details	63073-PLA-ZZ-ZZ-DR-L-7011 C02	PlanIt.I.E
Eastern courtyard GA	63073-PLA-ZZ-ZZ-DR-L-0002 C07	PlanIt.I.E
Western courtyard GA	63073-PLA-ZZ-ZZ-DR-L-0003 C06	PlanIt.I.E
Western courtyard hardworks & edging	63073-PLA-ZZ-ZZ-DR-L-1002 C03	PlanIt.I.E
Externals softworks	63073-PLA-ZZ-ZZ-DR-L-2000 C02	PlanIt.I.E
Externals levels + drainage	63073-PLA-ZZ-ZZ-DR-L-3000 C03	PlanIt.I.E
Western courtyard furniture & lighting	63073-PLA-ZZ-ZZ-DR-L-4001 C06	PlanIt.I.E
Furniture detail - bespoke table	63073-PLA-ZZ-ZZ-DR-L-7004 C03	PlanIt.I.E
Tree pit detail - in raised planter	63073-PLA-ZZ-ZZ-DR-L-7012 C02	PlanIt.I.E
Modular circular seat detail section	63073-PLA-ZZ-ZZ-DR-L-7016 C02	PlanIt.I.E
Western courtyard, kitchen island detail	63073-PLA-ZZ-ZZ-DR-L-7017 C01	PlanIt.I.E
Western courtyard - bar stool detail	63073-PLA-ZZ-ZZ-DR-L-7018 C02	PlanIt.I.E

Drawing Title	Drawing Reference	Author
Section - C_D_E	63073-PLA-ZZ-ZZ-DR-L-8001 C02	PlanIt.I.E
Externals GA	63073-PLA-ZZ-ZZ-DR-L-0001 C03	PlanIt.I.E
Eastern courtyard hardworks & edging	63073-PLA-ZZ-ZZ-DR-L-1001 C02	PlanIt.I.E
Eastern courtyard softworks	63073-PLA-ZZ-ZZ-DR-L-2003 C03	PlanIt.I.E
Western courtyard softworks	63073-PLA-ZZ-ZZ-DR-L-2004 C03	PlanIt.I.E
Externals furniture + lighting	63073-PLA-ZZ-ZZ-DR-L-4000 C02	PlanIt.I.E
Free standing planter detail	63073-PLA-ZZ-ZZ-DR-L-7009 C02	PlanIt.I.E
Hardworks interface details	63073-PLA-ZZ-ZZ-DR-L-7010 C03	PlanIt.I.E
Handrail details 2	63073-PLA-ZZ-ZZ-DR-L-7023 C02	PlanIt.I.E
External works specification	63073-PLA-XX-XX-SP-L-0001 C02	PlanIt.I.E
Tree pit and soiling plan	63073-PLA-ZZ-ZZ-DR-L-2002 C02	PlanIt.I.E
Western courtyard - detailed planting	63073-PLA-ZZ-ZZ-DR-L-2006 C05	PlanIt.I.E
Eastern courtyard levels & drainage	63073-PLA-ZZ-ZZ-DR-L-3001 C02	PlanIt.I.E
Bespoke lounge detail area	63073-PLA-ZZ-ZZ-DR-L-7013 C02	PlanIt.I.E
Bespoke lounge detail sections	63073-PLA-ZZ-ZZ-DR-L-7014 C02	PlanIt.I.E
B1a and B1b bespoke seat details	63073-PLA-ZZ-ZZ-DR-L-7019 C01	PlanIt.I.E
Handrail details	63073-PLA-ZZ-ZZ-DR-L-7022 C01	PlanIt.I.E
External sections A_B	63073-PLA-ZZ-ZZ-DR-L-8000 C02	PlanIt.I.E

Condition 28

Drawing Title	Drawing Reference	Author
General arrangement	VD18746-0100.rev c05	Vectos
Swept path analysis	VD18746-0110.rev c03	Vectos
Setting out points	VD18746-0120.rev c02	Vectos
Site clearance	VD18746-0200.rev c03	Vectos
Drainage plan	VD18746-0500.rev c05	Vectos
Pavements	VD18746-0700.rev c04	Vectos
Cross sections	VD18746-0701.rev c06	Vectos
Kerbs and footways	VD18746-1100.rev c06	Vectos
Pavement marking & signage plan	VD18746-1200.rev c05	Vectos

Annex 2: Proposed Condition Wording

Condition No.	Current Wording	Proposed Wording
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; o Communication strategy with residents; o Details of Wheel Washing; o Dust suppression measures; o Compound locations where relevant; o Location, removal and recycling of waste; o Routing strategy and swept path analysis; o Parking of construction vehicles and staff; and o Sheeting over of construction vehicles. Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended. The development shall be carried out in accordance with the approved construction management plans for the duration of the demolition and construction parts of the development.	To be delivered in accordance with the environmental construction management plan approved as per CDN/23/0642 on 17th October 2023. The development shall be carried out in accordance with the approved construction management plans for the duration of the demolition and construction parts of the development.
5a	a) Prior to the commencement of the development, details of a Local Labour Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.	To be delivered in accordance with the Local Benefit Proposal and Email from Turley approved as per CDN/23/0642 on 17th October 2023. The approved document shall be implemented as part of the construction of the development.
6	All material to be used on all external elevations of the development shall be made available for approval by the City Council, as Local Planning Authority, in accordance with the approved 'Schedule of External Elevation Materials' received by the City Council, as Local Planning Authority, on the 25 October 2023. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external	To be delivered in accordance with materials schedule approved as per CDN/25/1086 on 16 December 2025. The approved materials shall then be implemented as part of the development.

	elevations of the development along with jointing and fixing details, window reveals and soffits, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management. The approved materials shall then be implemented as part of the development.	
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	To be delivered in accordance with: - Information and plans received by the City Council, as Local Planning Authority, on the 11th October 2023 - Information and plans received by the City Council, as Local Planning Authority, on the 14 February 2024 - Information and plans received by the City Council, as Local Planning Authority, on the 20 February 2024 - Information and plans received by the City Council, as Local Planning Authority, on the 18 March 2024 - Information and plans received by the City Council, as Local Planning Authority, on the 11 April 2024 Approved as per CDN/23/0678 on 29th April 2024.

	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.	
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.	*(a)The development shall be delivered in accordance with the hard and soft landscaping scheme (including materials specification) submitted to City Council on 16th April 2026. This scheme comprises: Externals hardworks + edging (dwg ref.63073-PLA-ZZ-ZZ-DR-L-1000 C02), (Eastern courtyard - detailed planting dwg ref. 63073-PLA-ZZ-ZZ-DR-L-2005 C04), Western courtyard levels & drainage dwg ref. 63073-PLA-ZZ-ZZ-DR-L-3002 C02), Eastern courtyard furniture + lighting (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-4002 C05), Furniture detail - bespoke lounger seat (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7005 C02), Ramp detail sheet 1 of 2 (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7006 C02), Ramp detail sheet 2 of 2 (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7007 C02), Typical planter details (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7011 C02), Eastern courtyard GA (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-0002 C07), Western courtyard GA (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-0003 C06), Western courtyard hardworks & edging (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-1002 C03), Externals softworks (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-2000 C02), Externals levels + drainage (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-3000 C03), Western courtyard furniture & lighting (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-4001 C06), Furniture detail - bespoke table (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7004 C03), Tree pit detail - in raised planter (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7012 C02), Modular circular seat detail section (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7016 C02), Western courtyard, kitchen island detail (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7017 C01), Western courtyard - bar stool detail (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7018 C02), Section - C_D_E (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-8001 C02), Externals GA (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-0001 C03), Eastern courtyard hardworks & edging (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-1001 C02), Eastern courtyard*

		softworks (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-2003 C03), (Western courtyard softworks (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-2004 C03), Externals furniture + lighting (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-4000 C02), Free standing planter detail (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7009 C02), Hardworks interface details (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7010 C03), Handrail details 2 (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7023 C02), External works specification (dwg ref. 63073-PLA-XX-XX-SP-L-0001 C02), Tree pit and soiling plan (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-2002 C02), Western courtyard - detailed planting (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-2006 C05), Eastern courtyard levels & drainage (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-3001 C02), Bespoke lounge detail area (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7013 C02), Bespoke lounge detail sections (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7014 C02), B1a and B1b bespoke seat details (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7019 C01), Handrail details (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-7022 C01) and External sections A_B (dwg ref. 63073-PLA-ZZ-ZZ-DR-L-8000 C02). (b) The approved scheme shall be implemented prior to the first occupation of the development.
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 installed prior to the completion of the development and therefore be retained and remain in situ.	To be delivered in accordance with: - Specification Sheet, Roof Types and Surface Penetrations Plan (drawing ref. 63073- SRA-XX-RF-DR-A-27100_C12), prepared by Sheppard Robson and Bird and Bat Boxes Roof Plan (drawing ref. 63073-SRA-XX-RFDR-A-27110_P01), prepared by Sheppard Robson received by the City Council, as Local Planning Authority, on the 12 November 2025 Approved as per CDN/25/1086 on 16 December 2025. The bat and bird boxes shall be installed prior to the completion of the development and therefore be retained and remain in situ.
16a	(a) Prior to the first occupation of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. Externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 dB (Laeq)	To be delivered in accordance with: - Domestic Hot Water Central Plant Technical Specifications (Received by the City Council, as Local Planning Authority, on the 20 August 2025) - Smoke Ventilation Technical Specifications (Received by the City Council, as Local Planning Authority, on the 20 August 2025) - Outdoor Condensing Unit Schedule (Received by

	below the typical background (LA90) level at the nearest noise sensitive location.	the City Council, as Local Planning Authority, on the 20 August 2025) - Drawing :63073-ABE-XX-ZZ-SC-M-53002 C02 (Received by the City Council, as Local Planning Authority, on the 20 August 2025) - Drawing: 63073-ABE-XX-ZZ-SC-M-53002 C02 (Received by the City Council, as Local Planning Authority, on the 20 August 2025) - Drawing: 63073-ABE-XX-ZZ-SC-M-53004 C02 (Received by the City Council, as Local Planning Authority, on the 20 August 2025) - Drawing: 63073-ABE-XX-ZZ-SC-M-53004 C02 (Received by the City Council, as Local Planning Authority, on the 20 August 2025) - Drawing: 63073-ABE-ZZ-ZZ-DR-ME-59201 (Received by the City Council, as Local Planning Authority, on the 20 August 2025) CDN/25/0793 Page 2 of 3 - Noise Impact Assessment (Received by the City Council, as Local Planning Authority, on the 6 October 2025) Approved as per CDN/25/0793 on 21 October 2025.
17a	Prior to any above ground works, a scheme of acoustic insulation for the non-residential areas (gym, lounges, cinema room, karaoke room) shall be submitted for approval in writing by the City Council, as Local Planning Authority. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.	To be delivered in accordance with Memo note (dated 27th October 2023) approved as per CDN/23/0792 on 12th December 2023.
18a	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	To be delivered in accordance with IBA Stage 3 Acoustic Report (document ref. NA_101531), approved as per CDN/23/0792 on 12th December 2023. 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.

	Regulations (whole dwelling ventilation): Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,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.	
28	Prior to the first occupation of the student accommodation hereby approved a scheme of highway works and details of footpaths reinstatement/public realm for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following: - Improvements to the public realm and footway improvements including the provision of street trees along Granby Row; - Creation of layby to Echo Street and associated Traffic Regulation Orders (TROs); - Creation of two disabled bays along Granby Row and associated Traffic Regulation Orders (TROs); - Review of existing Traffic Regulation Orders and any modifications required to ensure free flowing traffic; - Widening of the footway along the southern side of Granby Row; - Installation of a raised table for traffic calming Improvements to the public realm including details of materials (including high quality materials to be used for the footpaths and for the areas between the pavement and building line) and tree planting and soft landscaping where appropriate. The approved scheme shall be implemented and be in place prior to the first occupation of the student accommodation element and thereafter retained and maintained in situ.	The development shall be delivered in accordance with the scheme of highway works and details of footpaths reinstatement/public realm for submitted to the City Council on 16th April 2026. The scheme comprises: General arrangement (dwg ref. VD18746-0100.rev c05), Swept path analysis (dwg ref. VD18746-0110.rev c03), Setting out points (dwg ref. VD18746-0120.rev c02), Site clearance (dwg ref. VD18746-0200.rev c03), Drainage plan (dwg ref. VD18746-0500.rev c05), Pavements (dwg ref. VD18746-0700.rev c04), Cross sections (dwg ref. VD18746-0701.rev c06), Kerbs and footways (dwg ref. VD18746-1100.rev c06) and Pavement marking & signage plan (dwg ref. VD18746-1200.rev c05) The approved scheme shall be implemented and be in place prior to the first occupation of the student accommodation element and thereafter retained and maintained in situ.
32	Prior to the first occupations of the development hereby approved a signage strategy for the entire building shall be	To be delivered in accordance with proposed external signage drawing pack, approved as per CDN/25/0812 on 21 October 2025.

	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.	The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.
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 cross sections). The approved details shall then be implemented prior to the first use of the arena and thereafter retained and maintained in situ.	To be delivered in accordance with: - Drawing (Elevations):63073 SRA ZZ XX DR A 21220 (Stamped as received by the Local Planning Authority 16 June 2025) - Drawing (Elevations):63073 SRA ZZ XX DR A 21221 (Stamped as received by the Local Planning Authority 16 June 2025) - Drawing (Elevations): 63073 SRA ZZ XX DR A 21222 (Stamped as received by the Local Planning Authority 16 June 2025) - Drawings: Public Health Domestic Water Schematic Plan Block A and Basement (Stamped as received by the Local Planning Authority 07 May 2025) -Document: Technical Submittal No.16 (Stamped as received by the Local Planning Authority 07 May 2025) Approved as per CDN/23/0424 on 25 June 2025. The approved details shall then be implemented prior to the first use of the arena and thereafter retained and maintained in situ.
35	Prior to the first use of the development, details of the siting, scale and appearance of the air source heat pumps to the buildings hereby approved. The air source heat pumps must also comply with the noise criteria as specified in condition 16. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.	To be delivered in accordance with: - Air Handling Unit Technical Specification (Received by the City Council, as Local Planning Authority, on the 20 August 2025) - Drawing: 63073-ABE-ZZ-ZZ-DR-ME-59201 (Received by the City Council, as Local Planning Authority, on the 20 August 2025) - Noise Impact Assessment (Received by the City Council, as Local Planning Authority, on the 6 October 2025) Approved as per CDN/25/0793 on 21 October 2025. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.