30 October 2025
**Delivered via Planning Portal**

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

Our ref: IQSM3015

Dear Jennifer,

**DISCHARGE OF PLANNING CONDITION 6 (MATERIALS) AND CONDITION 15 (BAT AND BIRD BOXES) 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 6 (Materials) and Condition 15 (Bat and Bird Boxes) pursuant to the above referenced planning permission.

This application has been submitted via the Planning Portal (ref. PP-14427745) and comprises electronic copies of the following documents:

- Application Form
- This Covering Letter

**Condition 6**

- MCC Planning Condition PC06 – Materials (drawing ref. 63073-SRA-XX-XX-SH-A-00996), prepared by Sheppard Robson and Turley

**Condition 15**

- Specification Sheet
- Roof Types and Surface Penetrations Plan (drawing ref. 63073-SRA-XX-RF-DR-A-27100_C12), prepared by Sheppard Robson
- Bird and Bat Boxes Roof Plan (drawing ref. 63073-SRA-XX-RF-DR-A-27110_P01), prepared by Sheppard Robson

The requisite planning application fee of £298.00 has been paid directly to Manchester City Council ('MCC') via the Planning Portal.

Level 5
Transmission
6 Atherton Street
Manchester, M3 3GS
[redacted]

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**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 6 (Materials) and Condition 15 (Bird and bat boxes). A summary of information is provided below.

**Condition 6: Materials**

Condition 6 states:

> *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 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*

In an email dated 10th June 2025, Jennifer Atkinson confirmed that the submitted material samples are agreed with the Council. This followed a site meeting between the Council, Turley, iQ Student Accommodation on 12th May 2025 and subsequent conversations and amendments.

Following further discussion with MCC, we are now formally submitting the discharge of condition for Condition 6. The submitted document MCC Planning Condition PC06 – Materials (drawing ref. 63073-SRA-XX-XX-SH-A-00996_P02), prepared by Sheppard Robson and Turley, provides materials samples and specifications for the external elevations of the development, as well as the date which each sample was agreed with MCC. It is considered that this document provides the required detail to discharge Condition 6 of the above planning permission.

**Condition 15: Bird and Bat Boxes**

Condition 15 states:

> *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.*

The submitted document, Roof Types and Surface Penetrations Plan (drawing ref. 63073-SRA-XX-RF-DR-A-27100_C12), provides the number and location of the bat and bird boxes to be installed on the Site. This document provides a full picture of the roof and includes plant and ventilation. This document is accompanied by Bird and Bat Boxes – Roof Plan (drawing ref. 63073-SRA-XX-RF-DR-A-27110_P01) which provides a simplified version, showing only the boxes without the plant.

A Specification Sheet is submitted enclosed within this application, which provides the product type, dimensions and the quantity of Bat and Bird Boxes.

**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 6 (Materials) and Condition 15 (Bird and Bat Boxes) to planning permission 136874/FO/2023. Should you require any further information please do get in touch.

Yours sincerely,

Amelia Kinnin
**Assistant Planner**
[redacted]