Turley

20 May 2026

[redacted]

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 27 (DELIVERY STRATEGY) 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 27 (Delivery Strategy) pursuant to the above referenced planning permission.

The application has been submitted via the Planning Portal (ref. PP-14944100) and comprises electronic copies of the following documents:

- Application Form
- This Covering Letter
- IQ Chandos House – Delivery & Servicing Strategy, prepared by IQ Student Accommodation

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 27 (Delivery Strategy). A summary of the information submitted is provided below.

Condition 27: Delivery Strategy

Condition 27 states:

Turley (Manchester)
Level 5, Transmission
6 Atherton Street
Manchester M3 3GS

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Prior to the first occupation of the student accommodation element of the development, a detailed car parking (drop off and pick up), servicing, taxi and deliveries strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of the management arrangements for moving in and out times, taxi pick up and drop off and food and online deliveries and any other associated management and operational requirements. The approved strategy, including any associated mitigation works, shall be implemented and be in place prior to the first occupation of the student accommodation element and thereafter retained and maintained in operation.

The submitted document, IQ Chandos House – Delivery & Servicing Strategy, prepared by IQ Student Accommodation, sets out the details of the delivery and servicing strategy for the development at Echo Street. On student arrival & departure days, students will be allocated specific arrival slots with specific times to ensure capacity for loading and unloading. Residents will move their car to a local car park directly following unloading. All deliveries will be made to the main reception area of the building on Granby Row. Parking bays are located on Granby Row to accommodate delivery vehicles in this area. The document also includes details on taxi pick-up and drop-offs. It is considered that the submitted document, provides the sufficient detail to discharge Condition 27.

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 27 (Delivery Strategy) to planning permission 136874/FO/2023. However, please do not hesitate to contact me if you have any queries.

Yours faithfully

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