3 July 2026

By Planning Portal

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 10 (REMEDIATION) 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 10 (Remediation) pursuant to the above referenced planning permission.

The application has been submitted via the Planning Portal (PP-15057369) and comprises electronic copies of the following documents:

- Application Form
- This Covering Letter
- Remediation Strategy Verification Report (ref. RS-VR-20376K-26-99), prepared by Merebrook Consulting

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 10 (Remediation). A summary of the information submitted is provided below.

Condition 10: Remediation

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

T 0161 233 7676 turley.co.uk

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.

Condition 10 states:

> *Prior to the development hereby approved being brought into first use, and following completion of the remediation strategy approved as part of condition (8), a Completion/Verification Report shall be submitted for approval in writing by the City Council as Local Planning Authority. This shall demonstrate that the completion of works has been carried out in accordance with the approved remediation strategy and has been effective. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.*

The enclosed Remediation Strategy Verification Report, prepared by Merebrook Consulting, confirms that remediation works to the Site have been completed in accordance with the approved Remediation Strategy. The document provides an overview and summary in relation to UXO, soil contamination and ground gas and confirms that all measurements have been taken, as set out in the original report.

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 10 (Remediation). However, please do not hesitate to contact me if you have any queries.

Yours faithfully

[redacted]

[redacted]