MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Planning Condition 5b (Local Labour), 11 (Drainage management), 17b (Ground floor acoustics), 18b (Acoustics student accommodation) and 29 (TV reception) attached to Planning Permission 136874/FO/2023.

Location:

Echo Street Manchester M1 3QJ

Application reference:

OTH-2026-000759

Applicant:

Mr James Atkinson iQ Student Accommodation

Date of application:

22 June 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Condition 5b (Local Labour)

The following information has been submitted to the City Council as Local Planning Authority pursuant to the discharge of Condition 5b (Local Labour):

- Echo Street Local Benefit / Social Value Plan Planning Permission Ref No: 136874/FO/2023 prepared by Bowmer and Kirkland (B+K),
- Echo Street Construction Local Labour KPI Proposal and Reporting Template.xlsx

Received 22/06/2026

On the basis of compliance with the above, part b of the condition is discharged.

Condition 11 (Drainage Management)

The following information has been submitted to the City Council as Local Planning Authority pursuant to the discharge of Condition 11 (Drainage Management):

- Echo Street, Manchester- SuDS Maintenance Schedule Rev 01 - 12.03.2026 prepared by CIVIC ENGINEERS
- Echo St, Manchester [Chandos House] SuDS - Photographic Evidence of Construction, Verification Report - Rev A prepared by Bowker + Kirkland

Received 22/06/2026

- Correspondence RE: Clarifications

Received 21/07/2026

On the basis of compliance with the above, the condition is discharged.

Condition 17b (Ground Floor Acoustics)

The following information has been submitted to the City Council as Local Planning Authority pursuant to the discharge of Condition 17b (Ground Floor Acoustics):

- Miller Goodall, Report Number: NA101531-7, 10 June 2026

Received 22/06/2026

On the basis of compliance with the above, part b of the condition is discharged.

Condition 18b (Acoustics Student Accommodation)

The following information has been submitted to the City Council as Local Planning Authority pursuant to the discharge of Condition 18b (Acoustics Student Accommodation):

- Miller Goodall, Report Number: NA101531-7, 10 June 2026

Received 22/06/2026

- Discharge of Condition Letter dated 14th August 2026 prepared by Miller Goodall

Received 17/08/2026

On the basis of compliance with the above, part b of the condition is discharged.

Condition 29 (TV Reception)

The following information has been submitted to the City Council as Local Planning Authority pursuant to the discharge of Condition 29 (TV Reception):

- iQ Student Accommodation Echo Street, Manchester Television Reception Assessment Issue 0.1 prepared by GTech Surveys Limited

Received

- Correspondence RE: Clarifications

Received 21/07/2026

On the basis of compliance with the above, the condition is discharged.

Date: 18 August 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

   The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision. The Inspectorate will publish details of your appeal on the internet.

   Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

   The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.