11 August 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 22 (SECURED BY DESIGN) 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 22 (Secured by Design) pursuant to the above referenced planning permission.

The application has been submitted via the Planning Portal (PP-15150296) and comprises electronic copies of the following documents:

- Application Form
- This Covering Letter
- Secured By Design Certificate

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 22 (Secured by Design). A summary of the information submitted is provided below.

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 22: Secured by Design

Condition 22 states:

> *The development hereby approved shall be carried out in accordance with the Crime Impact Statement received by the City Council, as Local Planning Authority, on the 25 July 2023. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.*

The enclosed Secured by Design confirms that iQ Chandos House has been awarded Secured by Design status.

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 22 (Secured by Design). However, please do not hesitate to contact me if you have any queries.

Yours faithfully



