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Manchester City Council
Town Hall
Manchester
M60 2LA

18 March 2025

Our Reference: SM/YH – I000676
VIA PLANNING PORTAL

Dear Sir / Madam,

LINLEY HOUSE, DICKINSON STREET, MANCHESTER - APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 3a TO PLANNING PERMISSION 140557/FO/2024

We have been instructed by our client, Dickinson Street Manchester Limited ('the Applicant'), to submit relevant details to discharge Condition 3a attached to planning permission 140557/FO/2024 at Linley House, Dickinson Street, Manchester, M1 4LF ('The Site').

Planning permission was granted on the 4th of November 2024 under the reference 140557/FO/2024 for the following development:

'External facade works on the west elevation to the second and sixth floors, including the removal of existing louvres and reinstating of new windows within current louvre positions, alongside alterations to the current plant deck area and replacement of air-conditioning units located on the roof at second floor.'

a. Condition 3a: Acoustic condition

Condition 3a reads as follows:

Notwithstanding the details within condition 2 externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to the installation of the equipment hereby approved the scheme included the above and the locations on the roof shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

Accordingly, this application seeks to discharge condition 3a, through the provision of information to satisfy the requirements of this condition.

The following details are being submitted to discharge Condition 3a:

- Drawing CF577-MS-XX-R02-DR-I-20010 PL1 – Proposed Plant Plan Roof Level L02
- Environmental Noise Survey and Plant Noise Assessment Report (13 March 2025)

The submitted drawing identifies the location and specification of the new condensers proposed, and the Noise Assessment report provides an assessment of the noise impacts in accordance with relevant criteria, and confirms that the requirements of the condition are met.

The application has been submitted via the Planning Portal and the requisite planning application fee of £215 has been paid by the Applicant via the Planning Portal.

We trust that the details submitted are sufficient to enable the Council to validate and discharge the condition and we look forward to receiving confirmation of this at the earliest opportunity. In the meantime please contact Stuart Mills (smills@iceniprojects.com or 07771 394 497) or Yasmin Hamde (yhamde@iceniprojects.com or 0790 952 8468) should you have any questions.

Yours sincerely,



Stuart Mills
ASSOCIATE DIRECTOR