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Manchester City Council
Town Hall
Manchester
M60 2LA

20 December 2024

OUR REF: I000676
BY PLANNING PORTAL

Dear Sir/Madam,

LINLEY HOUSE, DICKINSON STREET, MANCHESTER – FULL PLANNING APPLICATION

This application has been prepared on behalf of Dickinson Street Manchester Limited ('The Applicant') for planning permission for the replacement of the external plant associated with the 5th floor of the building located at Linley House, Dickinson Street, Manchester, M1 4LF ('The Site').

The description of development is set out below:

"Replacement of existing external plant associated with fifth floor".

The application has been submitted via the Planning Portal and the requisite planning application fee of £648.00 has been paid by the Applicant.

This covering letter, and the supporting documents, provide information relating to the submission of a full planning application. This letter provides the details of the proposed replacement plant and considers the planning issues associated with the proposals.

In addition to this document, a number of other documents have been prepared and are submitted in support of the planning application and in line with validation requirements:

- Application form - prepared by Iceni Projects
- Site Location and Block Plan - BP - PL 105 – Rev 00
- Existing Mechanical Plant - Second Floor Roof Deck - BP - PL 001 – Rev 00
- Proposed Mechanical Plant - Second Floor Roof Deck - BP - PL 100 – Rev 00
- Noise Report – Environmental Noise Survey and Plant Nosie Assessment Report 31588/PNA2
- Specification sheet R2 Series VRF

The Site and Surroundings

The application Site, Linley House, is a nine-storey modern commercial building located in Manchester's city centre. The Site is bounded by Rochdale Canal to the South and by a dynamic mix of high-rise office spaces and retail outlets to the immediate East and West. The Site is in close proximity to the central retail District Central business district (10-minute walk).

The application site subject to this application specifically relates to the fifth floor of the building and the associated external plant, as identified in the enclosed plans.

The Site falls within the Whitworth Conservation Area, which notes the wider historical context of the area. Accordingly, there are several Grade II listed buildings surrounding the Site.

The building's use as an office was established through a lawful development certificate in February 2011 under the application reference 095338/LE/2011/C2.

a. Planning Policy Overview

The Adopted Core Strategy for the City of Manchester (2012) (with Addendum (2024))

Policy EN1 'Design Principles and Strategic Character Areas' requires proposals to adhere to urban design guidance and consider the strategic character of the area as well as demonstrating how the proposal aligns with these principles, enhances local character, and contributes to the city's Core Strategy Strategic Objectives.

Policy EN3 'Heritage' notes that the Council supports development that respects and enhances Manchester's historic, and heritage features, preserves significant assets, and promotes their re-use where consistent with their significance.

Policy CC9 'Design and Heritage' advises that new development in Manchester City Centre must achieve the highest design standards, preserve or enhance heritage assets, address specific design challenges, and support a mix of uses within a cohesive and integrated environment.

Policy DM1 'Development Management' advises that all development should be suitably located, sized, shaped, and designed with appropriate layout and materials, respecting the character of the surrounding area and considering impacts on built heritage. It also requires developments to address potential effects on amenity, including noise and vibration.

The Unitary Development Plan for the City of Manchester (1995)

Saved Policy DC18.1 'Conservation Areas' states that the Council will carefully assess development in and around Conservation Areas to preserve their character, considering factors like design, existing features, and visual impact.

Saved Policy DC19.1 'Listed Buildings' advises that in determining applications for listed building consent, the Council will prioritise retaining, restoring, maintaining, and ensuring the continued use of such buildings, while protecting their architectural and historic character as well as their general setting.

Saved Policy DC26 'Development and Noise' states that the Council aims to reduce the impact of noise through the development control process by considering both the noise generated by new developments and the potential exposure of new developments to existing noise sources.

Places for Everyone Plan (2024)

The Places for Everyone Plan is a Joint Development Plan Document, for nine of the boroughs which make up Greater Manchester. The following policies are considered relevant:

Policy JP-P 1 'Sustainable Places' emphasises that all development should align with principles that enhance the character, identity, and resilience of places. This includes considering factors such as visual stimulation and resource-efficiency while ensuring minimal disruption to the local environment, public spaces, and the needs of the community.

Policy JP-P 2 'Heritage' requires that development proposals impacting a designated heritage asset, archaeological site of national importance, or conservation area must preserve the elements that contribute to its significance, including those highlighted in conservation area appraisals as positively contributing to the area. Any harm to these elements will only be allowed if it is well justified and outweighed by the public benefits of the development.

b. Proposed Development

The development proposals include upgrading the building's fifth-floor plant equipment as part of broader internal improvement works. This involves the removal of five condensers from the second-floor roof deck and the installation of two modern Mitsubishi condensers in their place to service the fifth floor. Each new unit will be equipped with a 'top kit' featuring an acoustic louvre mounted above to mitigate noise levels.

Additionally, one of the existing condensers to be removed currently services the second floor of Linley House. It will be replaced with an updated condenser specifically designed for the fifth floor.

c. Assessment of Application Proposals

The Material Planning Considerations relating to the development are discussed in more detail in the following sub-sections.

Principle of Development

The replacement plant is associated with the existing lawful use of the fifth floor as an office and will provide a more modern and higher specification to meet occupier requirements.

As discussed, the replacement of the condenser unit servicing the fifth floor will provide improved energy efficiency, enhanced performance contributing to a more sustainable and efficient system.

Design and Heritage

The proposals involve removing five existing condensers and replacing two others in their current positions on the purpose-built external plant deck as shown in the proposed site plan.

Accordingly, the impact on the visual appearance of the building will be negligible and will have no material impact on the character and appearance of the wider area, or on any nearby heritage assets.

The proposals are minor, reversible and would not cause any harm to the historic environment or the setting of the Conservation Area and therefore should be considered appropriate in line with policies EN1, EN3 AND CC9 of the adopted Core Strategy Plan (2012 with addendum 2024) as well as policy DC18.1, DC19.1, of the Unitary Development Plan (1995) and policy JP-P2 of the Places for Everyone Plan (2024).

Noise

The Environmental noise survey concludes that the proposed plant should be capable of achieving the proposed environmental noise criteria based on the requirements of the local authority at the nearest noise sensitive windows. Additionally, the new units will feature a 'top kit' with an acoustic louvre mounted above, mitigating noise further.

The proposal is therefore aligned to policy DM1 of the adopted Core Strategy Plan (2012 with addendum 2024) as well as policy JP-P1 of the Places for Everyone Plan (2024).

d. Summary

This Covering Letter has been prepared by Iceni Projects on behalf of Dickinson Street Manchester Limited in support of this application for replacement external plant associated with the fifth floor of Linley House, Dickinson Street, Manchester, M1 4LF.

The proposal offers a chance for Linley House to improve its energy efficiency and provide a higher quality of amenity through a more sustainable condenser, benefitting employees. Furthermore, the proposals will not have a material impact on the visual appearance of the building or on nearby heritage assets.

In the view of the matters discussed above, the proposals are considered to be appropriate and compliant with relevant planning policies.

I trust you have sufficient information to consider the proposed development on the Site. However, if you have any queries regarding the enclosed or require any further information, then please do not hesitate to contact myself (smills@iceniprojects.com) or Yasmin Hamde (07909528468 / yhamde@iceniprojects.com.

Yours sincerely,

Stuart Mills
ASSOCAITE DIRECTOR