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Manchester City Council
Town Hall
Manchester
M60 2LA

17 March 2026

OUR REF: I000676
BY PLANNING PORTAL

Dear Sir/Madam,

S73 APPLICATION TO VARY CONDITIONS 2 AND 3 OF PLANNING PERMISSION 140557/FO/2024

Iceni Projects write on behalf of Dickinson Street Manchester Limited ('The Applicant') requesting the amendment of conditions under S73 of the Town and Country Planning Act (as amended) to Planning Approval 140557/FO/2024 to reflect minor amendments made to the scheme, relating to the approved development at Linley House, Dickinson Street, Manchester, M1 4LF ('The Site').

This application seeks a slight adjustment to the arrangements for the condensers on the plant deck. This results in a minor update to the approved plans as listed in Condition 2, as well as the noise report submitted to discharge Condition 3a (CDN/25/0266). Further details of these conditions are noted below.

Background

The application 140557/FO/2024 in question was approved in November 2024 for '*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.*'

Following the grant of planning permission, a minor update has been made to the approved proposals. The details of the proposals have been reviewed, and it has been established that a number of the condensers previously identified as requiring replacement can now be retained.

Proposed Amendments

Whilst it was originally envisaged that six new condensers would be required in association with the works to the 2nd and 6th floors of the building, it is now confirmed that the majority of the existing condensers can be retained, with just 1 new unit now proposed.

This update is reflected on the submitted plant deck drawings accordingly. Furthermore, the noise report submitted to discharge Condition 3a (under reference 31588/PNA3 Rev 2 (23 December 2025)) has been updated to reflect the latest proposals.

This application therefore seeks to amend the existing consent to reflect this minor adjustment.

The relevant plans and reports (identified in the table below) that are affected by the proposed amendments are listed on the Decision Notice for application ref: 140557/FO/2024 and referred to in Condition 2.

Furthermore, we are also seeking to amend the details submitted to discharge condition 3a. The condition requires evidence that the proposed plant is capable of achieving a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. This condition was previously discharged, however, as some of the condenser units are being retained, this would need to be re-assessed.

The new noise report submitted as part of this application updates the version that was previously approved under application CDN/25/0266 to discharge this condition.

Condition	Currently Approved Documents	Updated Documents
2) The development hereby approved shall be carried out in accordance with the following drawings and documents: The location plan referenced CF577-MSL-XX-XXX-DR-A-00000 Rev P01 - received by the City Council as local planning authority on 11 September 2024 The drawings referenced: CF577-MSL-XX-ZZ-DR-A-1001 Rev P01 - received by the City Council as local planning authority on 18 July 2024 CF577-MS-XX-L02-DR-I-20004 Rev PL1, CF577-MS-XX-L06-DR-I-20008 Rev PL1, CF577-MS-XX-R02-DR-I-20010 Rev PL1 - received by the City Council as local planning authority on 11 September 2024 CF577-MSL-XX-ZZ-DR-A-10020 Rev PL1, CF577-MSL-XX-ZZ-DR-A-10021 Rev PL1 and CF577-MSL-XX-ZZ-DR-A-15001 Rev PL1 - received by the City Council as local planning authority on 12 September 2024 The email from Castle Forge dated 1 November 2024. Linley House, Manchester, Environmental Noise Survey, and Plant Noise Assessment Report 31588/PNA 12 July 2024 stamped as received on the 18-07-24 Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, EN1, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and	- Proposed Plant Plan Roof Level L02 (CF577-MS-XX-R02-DR-I-20010 – PL1) - Proposed Section Plant Deck (CF577-MSL-XX-ZZ-DR-A-10020 – PL1) - Proposed Section Plant Deck (CF577-MSL-XX-ZZ-DR-A-10021 – PL1)	- Proposed Plant Plan Roof Level L02 (CF577-MS-XX-R02-DR-I-20010 – PL2) - Proposed Section Plant Deck – (CF577-MSL-XX-ZZ-DR-A-10021 – PL2) - Proposed Section Plant Deck – (CF577-MSL-XX-ZZ-DR-A-10020 – PL2)

DC19.1 of the Unitary Development Plan for the City of Manchester.		
Condition	Discharged Report	Updated Report
3) a) 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.	31588/PNA3 (13 March 2025)	31588/PNA3 Rev 2 (23 December 2025)

Amended Conditions

In order to reflect the above, we propose the following updated wording to Conditions 2 and 3:

Condition 2

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

The location plan referenced CF577-MSL-XX-XXX-DR-A-00000 Rev P01 - received by the City Council as local planning authority on 11 September 2024

The drawings referenced:

CF577-MSL-XX-ZZ-DR-A-1001 Rev P01 - received by the City Council as local planning authority on 18 July 2024

CF577-MS-XX-L02-DR-I-20004 Rev PL1, CF577-MS-XX-L06-DR-I-20008 Rev PL1, ~~CF577-MS-XX-R02-DR-I-20010 Rev PL1~~ - received by the City Council as local planning authority on 11 September 2024

~~CF577-MSL-XX-ZZ-DR-A-10020 Rev PL1, CF577-MSL-XX-ZZ-DR-A-10021 Rev PL1 and~~ CF577-MSL-XX-ZZ-DR-A-15001 Rev PL1 - received by the City Council as local planning authority on 12 September 2024

The email from Castle Forge dated 1 November 2024.

~~Linley House, Manchester, Environmental Noise Survey, and Plant Noise Assessment Report 31588/PNA 12 July 2024 stamped as received on the 18-07-24~~

CF577-MS-XX-R02-DR-I-20010 – PL2, CF577-MSL-XX-ZZ-DR-A-10020 – PL2 and CF577-MSL-XX-ZZ-DR-A-10021 – PL2 – received by the City Council as local planning authority on [application date].

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, EN1, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Condition 3a

The externally mounted ancillary plant, equipment and servicing shall be installed in accordance with the details set out in the Environmental Noise Survey and Plant Noise Assessment Report 31588/PNA3 Rev 2 (23 December 2025) received on [application date]

Assessment of Application Proposals

As discussed above, the current proposals involve a very minor change to the originally approved development, reflecting the fact that a number of the condensers previously identified as requiring replacement can now be retained. As such, only one condenser is now identified as requiring replacement.

The submitted Environmental Noise Survey and Plant Noise Assessment Report identifies the equipment proposed, including associated mitigation. The assessment considers the noise impact of the proposed new condenser accordingly, concluding that noise generated will be within relevant limits. Accordingly, the proposals will continue to protect residential amenity and are thus considered acceptable.

The proposals do not affect the overall appearance or functionality of the scheme and the key principles previously assessed by the Council as part of the original application remain unchanged. It should also be noted all other approved plans on the Decision Notice are not affected by the changes to the proposals and therefore have not been updated as part of this application.

Summary

The plans and reports set out above in the 'Updated Documents' column are being submitted to the Council under this application to ensure the approved documents fully align with what is proposed to be built on site.

This S73 application seeks to vary conditions 2 and 3 of planning permission 140557/FO/2024 to reflect the minor adjustment to the plant deck including retention of some of the condenser units, as demonstrated in the submitted plans.

We would be grateful if the Council can confirm the changes are acceptable on this basis.

I trust you have sufficient information to consider whether the changes are acceptable. However, if you have any queries regarding the enclosed or require any further information, then please do not hesitate to contact myself [redacted] or [redacted] / [redacted]

Yours sincerely,

[redacted]
Stuart Mills
ASSOCAITE DIRECTOR