Our reference: SA915/1.9.9/20260522 planning application
Planning, Growth and Development
Manchester City Council
P.O. Box 532
Manchester
M60 2LA

Submitted via the Planning Portal

22nd May 2026

Dear Sir / Madam

Full Planning Application for 2 no. AC Condenser Units at 11 Portland Street, Manchester, M1 3HU

Synergy Architects have been instructed to submit a planning application for the addition of 2 no. external AC condenser units (one replacement and one additional) to the existing roof level at 11 Portland Street, that will serve Convene / Etc Venues demise on the 8th floor of the building. These are required to provide some supplementary cooling to overcome ongoing problems with overheating.

The proposed units have been discreetly located to ensure there is no detrimental visual impact on the immediate surroundings, and a noise impact assessment has been included as part of the submission for review.

As part of the application, we confirm the following documents have been submitted via the Planning Portal for your consideration:

Cover letter;

Completed Application Form and Ownership Certificates;

Site Location and Block Plans;

Overall Roof Plan and Existing Photographs;

Existing Rooftop Plan, Section & Elevation;

Proposed Rooftop Plan, Section & Elevation;

Planning/Design Statement;

Noise Impact Assessment;

Condenser Product Data Sheets.

A fee of £610 plus a £91 service charge for this application has been paid via the Portal.

I trust the documents submitted will enable the application to be validated and determined, but should you have any queries please do not hesitate to contact me.

Yours faithfully,



David Briggs
Senior Associate Director, Synergy Architects

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