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Manchester City Council
Town Hall
Manchester
M60 2LA

06 August 2026

OUR REF: I000676
BY PLANNING PORTAL

Dear Sir/Madam,

S73 APPLICATION TO VARY CONDITIONS 2 AND 3A OF PLANNING PERMISSION 141815/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 141815/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 approved noise report submitted as part of the application, which is listed in Condition 3a. Further details of these conditions are noted below.

Background

The application 141815/FO/2024 in question was approved in March 2025 for *'Installation of new external plant to roof.'* 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 one of the existing condensers previously identified as requiring replacement can now be retained. and does not need to be replaced. Furthermore, three new condensers are being proposed.

Proposed Amendments

The previous application sought to provide two new condensers in connection with the fifth floor of Linley House. This also included the removal of one existing unit. Following a review of the requirements associated with the ongoing refurbishment, it is now proposed to retain the condenser unit previously identified as being removed; and to provide three new condenser units. This update is reflected on the submitted plant deck drawings accordingly.

Furthermore, the Environmental Noise Survey and Plant Noise Assessment Report (31588/PNA2) which was submitted with the original application has been updated to reflect the latest proposals. As such, condition 3a which requires the development to be carried out in accordance with the approved scheme in this report, must also be updated.

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: 141815/FO/2024 and referred to in Conditions 2 and 3a.

Furthermore, we are also seeking to amend the approved noise report which demonstrated that all the externally mounted ancillary plant, equipment and servicing achieves a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

Condition	Currently Approved Documents	Updated Documents
2) The development hereby approved shall be carried out in accordance with the following drawings and documents: -Drawing - Proposed BP-PL 100 MECHANICAL PLANT 2N ROOF DECK -Supporting Information PRODUCT SPECIFICATION - All received by the City Council, as Local Planning Authority, on 23/12/2024 -Drawing - Proposed BP-PL160 MECHANICAL PLANT ELEVATION/SECTION received by the City Council, as Local Planning Authority, on 15/01/2025 -Drawing - Proposed BP-PL 171 MECHANICAL PLANT SECTION SHEET 1 -Drawing - Proposed BP-PL 172 MECHANICAL PLANT SECTION SHEET 2 Both received by the City Council, as Local Planning Authority, on 28/01/2025	• Drawing - Proposed BP-PL 100 MECHANICAL PLANT 2N ROOF DECK • Supporting Information PRODUCT SPECIFICATION • Drawing - Proposed BP-PL160 MECHANICAL PLANT ELEVATION/SECTION received by the City Council, as Local Planning Authority, on 15/01/2025 • Drawing - Proposed BP-PL 171 MECHANICAL PLANT SECTION SHEET 1 • Drawing - Proposed BP-PL 172 MECHANICAL PLANT SECTION SHEET 2	• Drawing – Proposed BP - PL100 rev 01 PROPOSED MECHANICAL PLANT SECOND FLOOR ROOF DECK • Drawing – Proposed BP - PL 160 rev 01 PROPOSED MECHANICAL PLANT ELEVATION/ SECTION • Drawing – Proposed BP - PL 171 rev 01 PROPOSED MECHANICAL PLANT SECTION SHEET ONE • Drawing – Proposed BP - PL 172 rev 01 PROPOSED MECHANICAL PLANT SECTION SHEET TWO
3) a) The development hereby approved shall be carried out in accordance with the approved scheme (Noise assessment or information Ref: 31588/PNA2 ENVIRONMENTAL NOISE SURVEY AND PLANT NOISE ASSESSMENT REPORT received by the City Council, as Local Planning Authority, on 14 Mar 2025). The approved scheme shall be implemented in full as part of the development.	• Noise assessment or information Ref: 31588/PNA2 ENVIRONMENTAL NOISE SURVEY AND PLANT NOISE ASSESSMENT REPORT	• 31588-RP-PNA2-Rev3-WR Plant Noise Assessment (Level 5)

Amended Conditions

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

Condition 2

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

Drawing – Proposed BP - PL100 rev 01 PROPOSED MECHANICAL PLANT SECOND FLOOR ROOF DECK received by the City Council as Local Planning Authority on [application date]

-Supporting Information PRODUCT SPECIFICATION - ~~All~~ received by the City Council, as Local Planning Authority, on 23/12/2024

Drawing – Proposed BP - PL 160 rev 01 PROPOSED MECHANICAL PLANT ELEVATION/ SECTION received by the City Council, as Local Planning Authority, on ~~15/01/2025~~ [application date]

Drawing – Proposed BP - PL 171 rev 01 PROPOSED MECHANICAL PLANT SECTION SHEET ONE

Drawing – Proposed BP - PL 172 rev 01 PROPOSED MECHANICAL PLANT SECTION SHEET TWO

Both received by the City Council, as Local Planning Authority, on ~~28/01/2025~~ [application date]

Condition 3a

3) a) The development hereby approved shall be carried out in accordance with the approved scheme ~~(Noise assessment or information Ref: 31588/PNA2 ENVIRONMENTAL NOISE SURVEY AND PLANT NOISE ASSESSMENT REPORT~~ Noise assessment or information Ref: 31588-RP-PNA2-Rev3-WR Plant Noise Assessment (Level 5) received by the City Council, as Local Planning Authority, on ~~14 Mar 2025~~ [application date].

The approved scheme shall be implemented in full as part of the development.

Assessment of Application Proposals

As discussed above, the current proposals involve a very minor change to the originally approved development, reflecting the fact that the existing condenser unit associated with the second floor will now be retained. Furthermore, three new condenser units are proposed in association with the fifth floor, rather than the two previously proposed.

The submitted Environmental Noise Survey and Plant Noise Assessment Report (31588/PNA2) identifies the equipment proposed, including associated mitigation. The assessment considers the noise impact of the proposed new condensers 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.

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 3a of planning permission 141815/FO/2024 to reflect the minor adjustment to the plant deck including the retention of one of the existing condenser units and the provision of three newunits, 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 (smills@iceniprojects.com) or Yasmin Hamde (07909528468 / yhamde@iceniprojects.com.

Yours sincerely,

