

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143353/FO/2025

Date registered valid: 3 July 2025

Proposal: Change of use of the sixteenth floor from education use (Use Class F1a) to office use (Use Class E).

Address: 53 Portland Street, Manchester, M1 3LD

Ward(s): Piccadilly Ward

Applicant: Bruntwood Aviva 2 Limited

Agent (if any): Deloitte Deloitte LLP

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 07/08/2025

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit:

Standard consultations:

Printed: 16 July 2025 Expired: 6 August 2025

Neighbour notifications

Printed: 16 July 2025 Expired: 6 August 2025

Site notice

Posted: 16 July 2025 Expired: 6 August 2025

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the sixteenth floor of Manchester One, formerly known as St Andrews House. The property is a twenty-one storey post-war modernist office block completed in 1962, with concrete facade. The site is currently in use as offices (Class E(g)(i)), educational facilities (Class F1(a), and a consulate (Sui Generis).

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the heart of Manchester City Centre, with Portland Street providing access to Piccadilly Gardens and Oxford Street. Built development along Portland Street and to the south-east of the site along Chorlton Street is highly variable. Victorian and Edwardian properties sit alongside post-war modernist and modern properties. A high number of listed buildings neighbour the site, this includes the Grade II listed properties Fraser House, 44-50 Portland Street, and 52 and 54 Portland Street, as well as the Grade II* listed Britannia Hotel. Neighbouring uses are largely commercial, with a variety of retail and office uses populating the area.

Description of development

The application seeks consent for the change of use of the sixteenth floor of the application site from education (Class F1(a)) to office (Class E(g)(i)).

The existing education occupier will vacate the application site for a larger premises and the site would then return to an office use.

The office use would store its waste in the dedicated external waste store on site.

Planning History

A high number of applications are on record for the application site, the most relevant of which is shown below:

106882/FU/2014/C2 - Change of use of Suite 16A from office use (B1) to Non-residential Education and Training Centre use (D1) to allow an extension to the existing accountancy college approved by application referenced 091318/FU/2009/C2 – February 2015.

102295/FO/2013/C2 - Change of use of first and part ground floor from existing office and meeting spaces (Use class B1) to Consulate (Sui Generis) and elevational alterations to ground floor frontage to create new independent entrance and installation of privacy film – Approved June 2013.

091318/FU/2009/C2 - Change of use of part of 16th floor to Use Class D1 (non-residential education and training centre only) – Approved December 2009.

085217/FU/2007/C2 - Use of vacant unit as Class A2 (Financial and Professional Services) and B1(Business) and alterations to ground floor rear elevation – April 2008.

Consultations & Notification Responses

Publicity – A site notice was published, and neighbouring properties were notified of the proposal by letter. No representations were received.

Environmental Health – No objection subject to conditions relating to hours of opening, acoustics and waste management.

Highways – No objection subject to informatives relating to highway hoarding and traffic management.

Policy

The Places for Everyone Plan - Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat 1 – Core Growth Area
- Policy JP-Strat2 – City Centre
- Policy JP-P2 – Heritage

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy EC1 – Employment and Economic Growth in Manchester
- Policy EC2 – Existing Employment Space
- Policy EC3 – The Regional Centre

- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy CC9 – Design and Heritage
- Policy CC10 – A Place for Everyone
- Policy T1 – Sustainable Transport
- Policy T2 – Accessible Areas of Opportunity and Need
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy for Waste

Issues

Principle of the Development

The application would see the change of use of part of a mid-century office building from an education use (Class F1(a) to an office use (Class E(g)(i)). The application site, whilst an older property, still forms part of the City Centre's office stock, it is recognised that the proposal would revert the site back to its intended use. Providing high quality and sustainably located office stock is a key driver of economic growth within the City Centre, helping to assist its ongoing regeneration. On this basis, the proposal accords in principle with Places for Everyone Plan Policy JP-Strat1 and JP-Strat2, and Core Strategy Policies SP1, EC1, EC2, EC3, CC1 and DM1 subject to the matters discussed below.

Residential Amenity

The application site as existing is in mixed use as offices and educational services (Class E(g)(i) and Class F1(a)), as well as a consulate (Sui Generis). Neighbouring uses are primarily commercial. Environmental Health do not object to the proposal subject to conditions requiring confirmation of hours of opening should they be significantly different from that of other uses within the site, an acoustic study, and that the proposed waste management strategy be implemented as part of the development. Proposed hours of occupation are not known at this time as no occupier has come forward, notwithstanding this, it is considered unnecessary and unreasonable to impose such a condition on a single floor of the application site which comprises a multitude of office uses, consequently no such condition will be attached in the event of an approval. It is also considered noise level differences between the existing educational use and the proposed office use are so slight, that any impact on neighbouring amenity would be considered to be negligible and that consequently no condition requiring the submission of an acoustic study is required. In light of this, it is considered that the development is acceptable in

this regard and therefore accords with Core Strategy Policy DM1, Saved Unitary Development Policy DC26 and the National Planning Policy Framework.

Visual Amenity and Heritage

No external alterations are proposed on site. Therefore, the development would not have a material impact on the appearance of the local street scene nor the setting or significance of the neighbouring Grade II listed Buildings to the north-west of the site, nor the Grade II* listed Britannia Hotel to the north-east. The proposal is therefore acceptable in this regard and accords with Core Strategy Policies CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policy DC19, Places for Everyone Plan Policy JP-P2, the Framework and the Planning (Listed Building and Conservation Areas) Act 1990.

Highway Safety

The application site is located in a highly sustainable location, lying within walking distance of bus, tram and rail infrastructure. Cycle storage facilities will be made available for use on site. No car parking facilities are proposed as part of the development, though public car parking is available within City Tower itself. Highways do not object to the proposal subject to an informative relating to highway hoarding. Subject to said informative, the proposal is acceptable in this regard and accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Waste Management

The application site benefits from a dedicated waste store at ground floor, which provides space for 3no 1100l general waste bins, 2no 1100l dry recycling bins, 1no 1100l mixed recycling bins and 1no 240l glass bin. Environmental Health do not object to this arrangement subject to a condition that would require the development to adhere to the proposed waste management arrangements. Subject to such a condition, the development is acceptable in this regard and is in accordance with Core Strategy policies EN19 and DM1, and the National Planning Policy for Waste.

Conclusion

In light of the above and subject to appropriate planning condition, it has been found that the development is acceptable and is therefore in accordance with Places for Everyone Plan Policies JP-Strat1, JP-Strat2 and JP-P2, Core Strategy Policies SP1, EC1, EC2, EC3, CC1, CC9, CC10, T1, T2, EN1, EN3, EN19 and DM1, Saved Unitary Development Plan Policies DC19 and DC26, the National Planning Policy for Waste, the National Planning Policy Framework, and the Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have acted positively in determining this application by assessing the proposal against relevant planning policies and all material considerations. The nature of the scheme has not necessitated further discussions with the applicant. On this basis it is decided to grant planning permission in accordance with the presumption in favour of sustainable development.

Conditions to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

- o LP.03: Floor 16F - Lease Plan
- o 3 01 Revision 2: 16th Floor Manchester One
- o Bin Store Plan
- o Covering Letter (Prepared by Deloitte; Dated 01/07/2025)
- o Waste Management Strategy

All stamped as received by the City Council as Local Planning Authority on 03/07/2025.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The application site shall be used for office use (Class E(g)(i)) and for no other purpose (including any other purpose within Class E of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

4) The development hereby approved, shall store and present its waste and recycling for collection in accordance with the submitted Waste Management Strategy Proforma and Bin Store Plan (Both received 03/07/2025) for its lifetime.

Reason - To ensure proper waste storage on site in accordance with Core Strategy Policy EN19 and DM1.

Informatives

1) Whilst it is understood that there will be little or no construction going to take place. It should be noted that if there is going to be any works that will interfere with the free flow of the public along any adjacent highways, then the applicant is advised to contact the Council, who will be able to help on this matter.

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via email to: highwaylicences@manchester.gov.uk

The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via email to: highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

First Floor And Second Floor, 36 Charlotte Street, Manchester, M1 4FD
Consulate General Of The Republic Of Poland, 51 Portland Street, Manchester, M1 3LD
Caffe Nero, 32 Portland Street, Manchester, M1 4GS
42 Portland Street, Manchester, M1 4GS
Twentieth Floor, 53 Portland Street, Manchester, M1 3LD
Second Floor, 53 Portland Street, Manchester, M1 3LD
Sixteenth Floor, 53 Portland Street, Manchester, M1 3LD
Fourth Floor Office, 36 Charlotte Street, Manchester, M1 4FD
Basement And Ground Floor Restaurant, 36 Charlotte Street, Manchester, M1 4FD
Second Floor, 36 Charlotte Street, Manchester, M1 4FD
Sub Basement, 36 Charlotte Street, Manchester, M1 4FD
Seventh Floor, 53 Portland Street, Manchester, M1 3LD
Tenth Floor, 53 Portland Street, Manchester, M1 3LD
Eighth Floor, 53 Portland Street, Manchester, M1 2BP
44 Portland Street, Manchester, M1 4GS
50 Portland Street, Manchester, M1 4QU
46 Portland Street, Manchester, M1 4QU
52 Portland Street, Manchester, M1 4QU
Thirteenth Floor, 53 Portland Street, Manchester, M1 3LD
Ninth Floor, 53 Portland Street, Manchester, M1 3LD
Fifteenth Floor, 53 Portland Street, Manchester, M1 3LD
Second Floor, Arthur House, 13 - 15 Chorlton Street, Manchester, M1 3FH
Sixth Floor, Arthur House, 13 - 15 Chorlton Street, Manchester, M1 3FH
Basement, 52 Portland Street, Manchester, M1 4QU
Sixth Floor, 53 Portland Street, Manchester, M1 3LD
Eleventh Floor, 53 Portland Street, Manchester, M1 3LD
Seventeenth Floor, 53 Portland Street, Manchester, M1 3LD
Arthur House, 13 - 15 Chorlton Street, Manchester, M1 3FH
First Floor, Arthur House, 13 - 15 Chorlton Street, Manchester, M1 3FH
Second Floor, 44 Portland Street, Manchester, M1 4GS
56 Portland Street, Manchester, M1 4QU
First Floor, 44 Portland Street, Manchester, M1 4GS
Fifth Floor, 53 Portland Street, Manchester, M1 3LD
Central Coach Station, Chorlton Street, Manchester, M1 3JF
Fourth Floor, 53 Portland Street, Manchester, M1 3LD
Eighteenth Floor, 53 Portland Street, Manchester, M1 3LD
Third Floor, Arthur House, 13 - 15 Chorlton Street, Manchester, M1 3FH
The Thompsons Arms, 23 Sackville Street, Manchester, M1 3LQ
Flat 2, 54 Portland Street, Manchester, M1 4QU
Flat 3, 54 Portland Street, Manchester, M1 4QU
Third Floor, 53 Portland Street, Manchester, M1 3LD
Upper Crust, Chorlton Street, Manchester, M1 3JF
Fourth Floor, Arthur House, 13 - 15 Chorlton Street, Manchester, M1 3FH
Third Floor Office, 36 Charlotte Street, Manchester, M1 4FD
48 Portland Street, Manchester, M1 4QU
54 Portland Street, Manchester, M1 4QU
First Floor, 52 Portland Street, Manchester, M1 4QU
Fourth Floor, 52 Portland Street, Manchester, M1 4QU
Yates Wine Lodge, 49 Portland Street, Manchester, M1 3LD

First Floor, 53 Portland Street, Manchester, M1 3LD
Ground Floor, 53 Portland Street, Manchester, M1 3LD
Nineteenth Floor, 53 Portland Street, Manchester, M1 3LD
Twenty First Floor, 53 Portland Street, Manchester, M1 3LD
Second Floor, 52 Portland Street, Manchester, M1 4QU
Flat 1, 54 Portland Street, Manchester, M1 4QU
Clayton Hotel, 55 Portland Street, Manchester, M1 3HP
Britannia Hotel, 35 Portland Street, Manchester, M1 3LA
Third Floor, 44 Portland Street, Manchester, M1 4GS
Fourth Floor, 44 Portland Street, Manchester, M1 4GS
Fourteenth Floor, 53 Portland Street, Manchester, M1 3LD
Twelfth Floor, 53 Portland Street, Manchester, M1 3LD
Fifth Floor, Arthur House, 13 - 15 Chorlton Street, Manchester, M1 3FH

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL