

01 July 2025

Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Sir/Madam,

Manchester One, 53 Portland Street, Manchester, M1 3LD
Change of use of the sixteenth floor from education use (Use Class F1a) to office use (Use Class E).

On behalf of Bruntwood Aviva 2 Limited ('Bruntwood' or the 'Applicant'), we are pleased to enclose an application for a change of use at Floor 16 of the Manchester One building, Portland Street in Manchester City Centre (the 'Proposed Development'). The proposals seek to support a change the use from education (Use Class F1a) to office (Class E).

The Site

Manchester One is twenty-one storey building located on Portland Street in Manchester City Centre. This change of use application applies only to Floor 16 of the building (Block A and B) of the building (the 'Site'). The building is predominantly occupied in office use, with floor 16 only providing education floorspace.

Currently the overall building floorspace is 75% occupied.

The Site is not listed or located in a conservation area.

For the purposes of leasing and aligning with the layout of the building, the sixteenth floor is split into two blocks - A and B – however it is currently occupied by one tenant.

Description of Development

The description of development is as follows:

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

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Planning History

The relevant planning history is as listed within the below table. As outlined, the floorspace was originally permitted for financial and professional services use, however permission was subsequently approved for educational use at the 16th floor specifically.

Application Reference No.	Description of Development	Application Status
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	Approved 22.04.2008
091318/FU/2009/C2	Change of use of part of 16th floor to Use Class D1 (non residential education and training centre only)	Approved 21.12.2009
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.	Approved 02.02.2015

Site Description, Access and Management

The Site is located on the corner of Portland Street and Sackville Street, with the main entrance located on Portland Street. The Site is highly accessible, being a short walk to Piccadilly Gardens tram stop and a bus stop directly outside the building. The location benefits from the wide array of amenities and services the city centre offers. It is also just 9 minutes' walk from Manchester Piccadilly Station which provides train connections nationally. In addition, there are a number of cycle links across this part of Manchester.

There is one bicycle store currently located at the Site, comprising of 38 spaces, with key code operated access.

The Site can be accessed between 8am and 6pm, Monday to Friday, via access card.

Any future occupier will be responsible for their own refuse bins, with their own in-house arrangements for waste management. The building has a single refuse store, including general

waste, dry mixed, food, card and glass bins. In regard to the frequency of collection, general waste is picked up five times per week , recycling two times per week and food waste as and when required. Please refer to the submitted Ground Floor Plan, outlining refuse store location.

Proposed Quantum

The Proposed Development comprises the change of use of the sixteenth floor (Block A and Block B) from education (Use Class F1a) to office (Use Class E).

As set out above, the building is currently 75% occupied, with a consistent occupancy level in recent years. The proposed change of use responds to a concurrent planning application for a change of use from office to educational use at The Exchange Building (Ref. PP-14091399). The current education occupier of the Site is relocating to a larger space in The Exchange Building, also owned by the Applicant. The education floorspace in Manchester One is no longer required and can be utilised for office use, aligned with its location (and to partially offset the reduction in office space as a result of the change of use required in The Exchange Building).

Please see breakdown of education and office floorspace at Manchester One, pre and post the Proposed Development change outline within the below table. This outlines that there will be a minimal change in use class ratio overall.

Building Use	Current (%)	Proposed (%)
Office	89.95% (11,261 sqm)	100% (11,820 sqm)
Education	4.46% (559 sqm)	0%

An established education provider currently operating on the sixteenth floor at the Site proposes to move to another building (the Exchange Building) owned by the Applicant, in order to expand their current offer.

Pre-Application Engagement

The Proposed Development was discussed with the Local Planning Authority at a Pre-Application meeting on 10.06.2025. It was agreed that the floorspace should be returned to office use.

Planning Policy and Material Considerations

This section includes a summary of the Development Plan documents and relevant material considerations to the determination of the application. The Local Development Plan comprises of the Manchester Core Strategy and Places for Everyone Plan.

Local Development Plan

Manchester Core Strategy (2012)

The Manchester Core Strategy is the key planning document in Manchester and outlines the Council's vision for Manchester in the future along with planning policies which will be used to deliver that vision. The relevant policies are listed below:

- Core Strategy Objective SO2 – Economy – This policy outlines Regional Centre as being a focus for higher education.
- Core Strategy Policy EC1 – Employment and Economic Growth outlines the focus of employment land development within the Manchester City Centre (33ha).
- Core Strategy Policies CC1 (Primary Economic Development Focus) and EC3 (The Regional Centre) - outlines that the City Centre will be the focus for economic and commercial development, retail, leisure and cultural activity.
- Core Strategy Policy EC 8 (Central Manchester) states that Central Manchester is expected to provide approximately 14ha of employment land.

Places for Everyone (2024)

Places for Everyone Joint Development Plan Document (PfE) is a long-term plan of nine Greater Manchester districts (Stockport opted out of the Plan in 2020) for new homes, jobs and sustainable growth, covering the period from 2022 to 2039. The regional planning policy document was adopted on 21 March 2024. The relevant policies are listed below:

- Places for Everyone Policy JP-Strat 1 (Core Growth Area) outlines economic role of City Centre will be protected and enhanced with focus on job provision and creation of jobs for local communities. The policy outlines that infrastructure provision will support the growth and continued capacity of the Core Growth Area.

Places for Everyone Policy JP-Strat 2 (City Centre) outlines that the role of the City Centre as the most significant economic location in the country outside London will be strengthened considerably. The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester, but the increasingly important residential role of the City Centre will be expanded.

Material Considerations

National Planning Policy Framework (2024)

The revised National Planning Policy Framework (NPPF) was published in July 2018 and most recently updated in December 2024. The NPPF sets out the government's planning policies for all of England and how these are expected to be applied and is a material consideration in the determination of all planning applications.

At the heart of the NPPF lies the 'presumption' in favour of sustainable development (Para. 11); the core principle running through plan-making and decision taking.

Compliance with Planning Policy and Material Considerations

The Proposed Development fully accords with the development plan. Places for Everyone Policy JP-Strat2 emphasises the City Centre's significant economic role, having a primary focus for business among other uses and supporting Greater Manchester's economic growth.

The Site is located in a highly accessible location, being in close walking distance to Piccadilly Gardens, Piccadilly and Oxford Road Train Stations, as well as within the City Centre Core, containing the largest concentration of economic and commercial activity within Manchester. The Site therefore benefits from access to a wide range of facilities and key transport links. By providing increased office floorspace in this location, the Proposed Development complies with Core Strategy objective SO2 and policies EC1, CC1 and CC8, which outline the City Centre as the primary location for employment and strategic economic focus.

The Proposed Development will allow the creation of further office facilities and contribute to a skilled workforce to strengthen economic growth in the City, directly complying with PfE policy JP-Strat 1.

Repurposing Floor 16 of Manchester One aligns with principles of sustainability and resource efficiency, maximising the use of existing buildings – thereby complying with Paragraph 11 of the NPPF. The application will facilitate future occupation of the building, by offering desirable office floorspace amongst other office occupants.

The Proposed Development's strong alignment with employment and economic policies (specifically EC1, EC2, CC8, EC8, JP-Strat 1, JP-Strat 2, and NPPF Paragraph 11), combined with the building's suitability for office purposes supports the change of use. This Proposed Development supports making the best use of existing resources.

Application Documentation

In addition to this Covering Letter, the Application is supported by the following documents, as prepared in accordance with Manchester City Council's Validation Checklist:

- Application Form – prepared by Deloitte LLP;
- Location Plan (*Doc Ref: Manchester One Sixteenth Floor - Red Line Plan*) - prepared by Bruntwood Sci-Tech;
- Demise Plan (*Doc Ref: Demise Plan – Floor 16 Manchester One*) - prepared by Bruntwood Sci-Tech;
- Waste Management Proforma / Details - prepared by Bruntwood Sci-Tech; and
- Ground floor plan showing location of bin store (*Doc ref: MANCHESTER ONE – Refuse Plan*) - prepared by Bruntwood Sci-Tech.

Summary

Manchester One is primarily an office building, with an overall occupancy rate of c. 75% at present. Increasing the office floorspace at the building will be in-keeping with the current primary use and will provide a supply of high-quality City Centre office floorspace to meet any forthcoming demand.

This Application is submitted in parallel with a change of use application for The Exchange from office to flexible office / education use to accommodate the existing Site tenant moving within the Applicant portfolio to a larger floorspace to support their growth. When considering these applications holistically, there will be a minimal net decrease in office floorspace overall (c. 544 sq metres), limiting the amount of floorspace reduction in City Centre office supply.

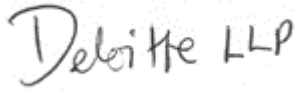
The change of use aligns with Core Strategy objective SO2 and policies EC1, CC1 and CC8 by supporting Manchester's economy and safeguarding the City Centre as the location of economic focus. The Site provides accessible office facilities, widening the choice on the current market, and providing potential for further local employment opportunities in line with PfE Policy JP-Strat 1.

Therefore, this application is considered to fully accord with national and local planning policies and therefore merits approval by the Local Planning Authority.

Application Fee

Payment of the planning application fee in the sum of £673 (inc. £85 Service Charge) has been made via Planning Portal (ref: PP-14103373). I would be grateful if you could confirm when this application has been registered. In the meantime, if you require any further information or wish to discuss this application further, please contact [REDACTED] /
[REDACTED]

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

Deloitte LLP

Encs: