

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135243/FO/2022 & 135244/LO/2022

Date registered valid: 11 January 2023

Proposal: Creation of a bar and restaurant on the upper ground floor with Karaoke rooms at the Lower ground level (Sui Generis) and alterations to external courtyard including installation of pergola

Address: 113 - 115 Portland Street, Manchester, M1 6DW

Ward(s): Piccadilly Ward

Applicant: Stevens House of Fu Manchester

Agent (if any): Up North Architects

Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 08/03/2023

Application details

Type of application: Full Application Consent & Listed Building Consent

Development type: Minor Other

Date of site visit: 09/02/2023

Standard consultations:

Printed: 20 January 2023 Expired: 10 February 2023

Neighbour notifications

Printed: 20 January 2023 Expired: 10 February 2023

Site notice

Posted: 23/01/2023 Expired: 13/02/2023

Press advert

Published: 24 January 2023 Expired: 14 February 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order: n/a

Description of area

The area relates to Portland Street, a road that runs between Oxford Street and Piccadilly Gardens. The character comprises several different uses including hotels, dining, retail, drinking and offices. There are a number of listed buildings along the street, and it falls within the Whitworth Street Conservation Area.

The site relates to 113-115 Portland Street a mixed-use building consisting of ground floor commercial unit with offices to the upper floors. It forms part of the Grade II listed 113-119 Portland Street, constructed c1870-80. The building was originally a warehouse that served a number of different enterprises. In 1998, the upper and lower ground floors were extensively remodelled to become a gallery, bookshop and lecture theatre. The commercial unit on the ground floors is currently vacant and was most recently used as a cafe that closed in 2020.

Description of development

The development relates to the creation of a ramen, cocktail and karaoke bar across the upper and lower ground floors, with an outdoor seating area in the courtyard to the rear. The works will include a full kitchen refit, new seating, finishes and bar and the installation of two soundproofed karaoke booths in the lower ground floor.

Consultations & Notification Responses

Publicity - a notice was displayed on site to notify passers-by of the development. A advert was placed in the local press as development affecting a listed building and conservation area. Letters were sent to surrounding occupiers informing them of the development.

Highways - conditions requested, attached to approval.

GMP - information and advice provided for operation of restaurant, forwarded to applicant

Environmental Health - conditions recommended, attached to approval

Issues

The main policies that relate to this application are Policies DM1, SP1, CC1, CC5, CC9, CC10, EN3, EN15, EN16, EN17 and EN18 of the Manchester Core Strategy, Policy DC19.1 of the Unitary Development Plan and Sections 12 and 16 of the NPPF.

Principle

The proposed development will create a bar and restaurant to the upper ground floor, with karaoke booths at lower ground floor level. This requires a change of use to a sui generis use class.

The unit has been unoccupied for since 2020 and the proposed development would bring it back into use, thereby contributing to the economic vitality of the city centre. The use of the unit for food and drink provision has been previously established and so the principle of this use is considered acceptable.

Portland Street itself comprises several different uses, including dining, fast food, hotels and offices. On the site side of the street the uses mainly consist offices. Whilst there are several karaoke bars centred around nearby Chinatown, the site is considered sufficiently removed from existing karaoke bars that there is no negative cumulative impact.

The principle of the proposed development, which would improve the leisure/entertainment offer in the city centre and bring a disused unit back in to use, is considered acceptable pursuant to policies CC1 and C10 of the Manchester Core Strategy.

Visual

The proposed development will have a neutral visual impact on the street scene. No new signage, entranceway or glazing is proposed, and the proposed outside seating will be to the rear of the building in an enclosed courtyard. Therefore, there will be no effect on visual amenity from the street.

The alterations would be required to the rear of the building, in the form of new louvre panels are proposed. The modern brick infill in the arch at the rear of the building will be replaced with a large louvre. A secondary louvred panel will also be placed adjacent to the arch in a newly created opening. A timber pergola will be installed above the bench seating against the eastern brick wall of the courtyard to provide shelter to customers.

Whilst these installations will have some effect on visual amenity, they are to the rear of the building with the enclosed courtyard. This part of the site already contains various items of plant, whilst the brick infill to be replaced is modern and its removal will not impact the overall architectural character or quality of the building. The pergola is a material alteration to the setting of the building. However, the siting at the rear of the building and modest scale of the pergola mean the degree of less than substantial harm to the setting of the building is considered minor and, on balance, acceptable on heritage grounds.

Given the above, the development is considered to comply with policies DM1 and SP1 of the Manchester Core Strategy and Section 12 of the Manchester Core Strategy.

Heritage

In principle, the proposed development should preserve or enhance the Grade II listed building. Historic fabric and features, such as columns, beams and brickwork will be left visible to allow them to be fully appreciated. In some instances, existing plaster work will be retained, neatened and redecorated, with any higher-level brickwork left exposed. The windows at the rear of the building will be reinstated fully, which is considered a heritage benefit of the proposed development. Furthermore, the proposed development will bring the building back into viable use, allowing for its continuing maintenance and preservation and ensuring the internal spaces are accessible to the public and hence appreciated.

Small areas of suspended ceilings are proposed to the rear of the building in the kitchen and WCs. On balance, the need for greater servicing in these areas is considered to be acceptable in order to allow for the operation of the unit as a restaurant. Around the WCs, a void between the toilet ceilings and the original ceiling will allow the column heads in this area to remain exposed and be appreciated.

The proposed new louvres to the rear, would cause a minor degree of harm to the appearance and setting of the listed building and conservation area. The openings and louvres will be created in a modern brick infill and in a later brick extension to the rear. The positioning of these alterations to the rear of the building minimises the impact on the building's historic character and the setting of the Whitworth Street Conservation Area. The proposed ventilation arrangement avoids alternative options which would cause the removal of historic glass in the kitchen windows or a large duct up the rear elevation to the roof, both of which are considered more harmful on heritage grounds. This aspect of the development amounts to a degree of less than substantial harm.

Given the above, the principle of the development is considered acceptable on heritage grounds pursuant to paragraphs 189, 195, 199 200, 202 and 206, Policies CC9 and EN3 of the Core Strategy and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Full and final details of finishes and M&E will be agreed through conditions attached to the listed building consent.

Cycles/Travel

The site is well served by public transport owing to its central location. Cycle hire, tram and bus are all within short walking distance of the site. There is no provision for on-site parking, as is common for most city-centre units and parking restrictions mean that customers will be unable to access the site directly from private vehicles. The applicant will provide space for 16no. bicycles in the rear courtyard as per Highways' recommendations.

Given the above, the proposed development is considered acceptable pursuant to Manchester Core Strategy policies T1, that promotes sustainable transport and job creation that is easily accessible by public transport, and CC5, which supports development easily accessible by sustainable transport modes.

Waste/servicing

The waste management strategy submitted as part of the application is considered acceptable by Environmental Health and Highways. The bins will be stored internally, with service access from Dickinson Street, with deliveries taken from the loading bay on Dickinson Street as per the previous use. Therefore, the management should have no negative impact upon the highway network or the amenity of surround occupiers.

Highways raised concerns that delivery and takeaway from the restaurant could increase traffic in the area, particularly as there is no on-site parking. The agent has confirmed that no deliveries or takeaway will be available from the restaurant, so there should be no associated increase in bicycle or motor vehicle traffic created by the proposed development.

Given the above, the development is considered acceptable pursuant to policy C10, which states that new leisure and entertainment uses should not create unacceptable impact on traffic.

Access

Wheelchair access to the building will be managed using the platform lift provided by the building operator for the offices above. This can be accessed from a third entrance used by the offices and its use has been agreed with the landlord. This is in accordance with Policy CC10 of the Manchester Core Strategy which requires accessibility in all developments citywide.

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: 135243/FO/2022 – Approve & 135244/LO/2022 - Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, some negotiations were necessary, and the scheme is considered acceptable and appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan, policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

Condition(s) to be attached to decision for approval for application reference 135243/FO/2022

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:

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

- Drawing - proposed 010N PrLGPlan
- Drawing - proposed 011M PrGFPlan
- Drawing - proposed 064A PrGFFlrFin
- Drawing - proposed 068C Proposed section GG
- Drawing - proposed 080C Upper ground proposed reflected ceiling plan
- Drawing - proposed 082C Lower ground proposed reflected ceiling plan
- Drawing - proposed 090C Proposed section AA & BB
- Drawing - proposed 106B PrCYELesA
- Drawing - proposed 108B PrCYELesD

received by the city council as LPA on 06/03/2023

- Drawing - proposed SK03A Proposed upper ground floor finishes diagram
- Drawing - proposed SK04A Proposed lower ground floor finishes diagram

received by the city council as LPA on 07/03/2023

- Drawing - proposed 020F PrCYPlan

received by the city council as LPA on 08/03/2023

- Waste Management - CERTIFICATE OF REGISTRATION UNDER THE WASTE
- Waste Management - RECYCLING OF HAZARDOUS AND NON-HAZARDOUS WASTE
- Waste Management - SITE WASTE MANAGEMENT PLAN
- Design and Access Statement
- Supporting Information - VENTILATION OR EXTRACTION STATEMENT
- Heritage Statement

received by the city council as LPA on 20/10/2022

- Waste Management - Waste Management Proforma
- Waste Management - REFUSE COLLECTION DRAWING
- Supporting Information - HOUSE OF FU - SCHEDULE OF WORK - METHOD STATEMENT
- Supporting Information 01 Dec 2022 HOUSE OF FU MECHANICAL PACK - SWAN PROJECTS

received by the city council, as LPA on 01/12/2022

- Noise assessment or information Rev B

received by the city council as local planning authority on 07/03/2023

- Waste Management - 062 REFUSE SERVICING DIAGRAM

received by the city council, as LPA, on 11/01/ 2023

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, saved policy DC19.1 and Sections 12 of the National Planning Policy Framework.

3) Prior to the commencement of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:

- The routing of construction traffic;
- Detail the vehicular activity associated with the construction including appropriate swept-path assessment;
- Details of the location and arrangements for contractor parking;
- The identification of the vehicular access points into the site;
- Identify measures to control dust and mud including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
- The details of pedestrian management

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The construction and demolition works shall be carried out in accordance with the approved construction management plan.

Reason: To ensure that the development is acceptable in the interests of the highway safety and the amenity of the locality, pursuant to policies SP1, DM1, CC5, CC10, T1, EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

4) a) Prior to commencement of the use hereby approved, a scheme for the extraction and discharge of fumes, vapours and odours from the premises in will be submitted for approval in writing by the City Council, as local planning authority and the approved scheme shall be implemented prior to first use.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012)

5) Prior to commencement, full and final details of the proposed works to rear windows, including a method statement and a sample of the glazing, shall be submitted for approval in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that the development is acceptable in the interests of conservation and heritage pursuant to policies SP1, DM1, CC9 and EN3 of the Manchester Core Strategy (2012)

6) The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:-

Main internal trading area
07:00 - 02:00 Monday-Sunday

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

7) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

- Monday to Saturday 07:30 to 20:00
- Sunday/Bank Holiday 10:00 to 18:00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

9) a) Before the use hereby approved commences external lighting shall be designed and installed in accordance with a scheme submitted for approval in writing by the City Council as local planning authority. The approved scheme shall be implemented prior to first use.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

10) a) The premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted for approval in writing by the City Council as local planning authority. The scheme shall be implemented in full before the first use

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to use of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012)

11) Prior to first use, a scheme for the use of external areas shall be submitted for approval in writing by the city council, as local planning authority. This shall include a schedule of days and hours of operation. No use of amplified sound or any music in these external areas at any time.

Reason - To safeguard the amenities of the occupiers of nearby properties pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012)

12) a) Prior to the installation of any externally mounted ancillary plant, equipment and servicing, a scheme shall be submitted for approval in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. Equipment 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. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the use of the scheme, a verification report shall be submitted for approval in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

13) The details (Waste Management - CERTIFICATE OF REGISTRATION UNDER THE WASTE Waste Management - RECYCLING OF HAZARDOUS AND NON-HAZARDOUS WASTE Waste Management - SITE WASTE MANAGEMENT PLAN received by the city council as LPA on 20 Oct 2022; Waste Management - Waste Management Proforma and Waste Management - REFUSE COLLECTION DRAWING received by the city council, as LPA on 01 Dec 2022; Waste Management - 062 REFUSE SERVICING DIAGRAM received by the city council, as LPA, on 11 Jan 2023) of the waste management scheme submitted and hereby approved shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012)

14) The cycle parking indicated on the approved plan (Drawing - proposed 020F PrCYPlan) shall be made available for use prior to the building hereby approved being occupied.

The cycle parking shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with policy DM1 of the Manchester Core Strategy.

15) Prior to commencement, full and final details and samples of new external finishes and features, including louvres and extracts, condenser screening and pergola shall be submitted for approval in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that the development is acceptable in the interests of conservation and heritage pursuant to policies SP1, DM1, CC9 and EN3 of the Manchester Core Strategy (2012)

16) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

Condition(s) to be attached to decision for approval for application reference 135244/LO/2022

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

- Drawing - proposed 010N PrLGPlan
- Drawing - proposed 011M PrGFPlan
- Drawing - proposed 064A PrGFFlrFin
- Drawing - proposed 068C Proposed section GG
- Drawing - proposed 080C Upper ground proposed reflected ceiling plan
- Drawing - proposed 082C Lower ground proposed reflected ceiling plan
- Drawing - proposed 090C Proposed section AA & BB
- Drawing - proposed 106B PrCYELesA
- Drawing - proposed 108B PrCYELesD

received by the city council as LPA on 06/03/2023

- Drawing - proposed SK03A Proposed upper ground floor finishes diagram
- Drawing - proposed SK04A Proposed lower ground floor finishes diagram

received by the city council as LPA on 07/03/2023

- Drawing - proposed 020F PrCYPlan
- received by the city council as LPA on 08/03/2023

- Heritage Statement
- received by the city council as LPA on 20/10/2022

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, saved policy DC19.1 and Sections 12 of the National Planning Policy Framework.

3) Prior to commencement, full and final details and samples of new external and internal finishes and features, including doors, balustrades, vents, aluminium screening, floor & wall finishes shall be submitted for approval in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that the development is acceptable in the interests of conservation and heritage pursuant to policies SP1, DM1, CC9 and EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan (1995).

4) Prior to commencement, full and final details of the proposed paint stripping, including a method statement shall be submitted for approval in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that the development is acceptable in the interests of conservation and heritage pursuant to policies SP1, DM1, CC9 and EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan (1995).

5) Prior to commencement, full and final details of the proposed works to rear windows, including a method statement and a sample of the glazing, shall be submitted for approval in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that the development is acceptable in the interests of conservation and heritage pursuant to policies SP1, DM1, CC9 and EN3 of the Manchester Core Strategy (2012)

6) Prior to commencement, full and final details of the proposed works to original/historic existing steelwork and ironwork (beams & cast iron columns), including details of any paint stripping and redecoration, shall be submitted for approval in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that the development is acceptable in the interests of conservation and heritage pursuant to policies SP1, DM1, CC9 and EN3 of the Manchester Core Strategy (2012)

7) Prior to commencement, full and final M&E services, including details of internal manifestations, shall be submitted for approval in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that the development is acceptable in the interests of conservation and heritage pursuant to policies SP1, DM1, CC9 and EN3 of the Manchester Core Strategy (2012)

8) Prior to commencement, full and final details of the proposed toilets to the lower GF, including detailed cross-sections and junction detail, shall be submitted for approval in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that the development is acceptable in the interests of conservation and heritage pursuant to policies SP1, DM1, CC9 and EN3 of the Manchester Core Strategy (2012)

Informatives

1) The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Third Floor, Beaver House, 125 Portland Street, Manchester, M1 4QA
Second Floor, Beaver House, 125 Portland Street, Manchester, M1 4QD
Fourth Floor 4A, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor 212, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 1C, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor Room 209, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 108, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 106, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor Room 210, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 101, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor Office 102, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
KUDOS WEB DESIGN LTD, First Floor 103, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor 304, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
OAK TREE THERAPY, Third Floor 306, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor 308, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Fourth Floor 4C, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Beaver House, 125 Portland Street, Manchester, M1 4QD
Second Floor 214, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor 212A, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor Office 211, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
THE LOANS SUPERMARKET LIMITED, First Floor 107, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 105, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Fourth Floor 4B, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
OPERATIONS ABROAD WORLDWIDE, Third Floor 301, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor 303, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor 305, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor 307, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor 302, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Ground Floor Rear, Beaver House, 125 Portland Street, Manchester, M1 4QA
Fourth Floor And Fifth Floor, Beaver House, 125 Portland Street, Manchester, M1 4QA
Ground Floor Front, Beaver House, 125 Portland Street, Manchester, M1 4QA
111 Portland Street, Manchester, M1 6DN
117 - 119 Portland Street, Manchester, M1 6ED
109 - 111 Portland Street, Manchester, M1 6DN
Basement And Sub Basement, 111 Portland Street, Manchester, M1 6DN
Fifth Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 111, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 112, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Frankies Toasties, 98A Portland Street, Manchester, M1 2GX
Fourth Floor Suite 4C, 113 - 115 Portland Street, Manchester, M1 6DW
Suite 4B Fourth Floor, 113 - 115 Portland Street, Manchester, M1 6DW
CLAIMEX LIMITED, First Floor 114, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor 208, Gainsborough House, 109 Portland Street, Manchester, M1 6DN

Second Floor 207, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor 206, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor 205, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor, Beaver House, 125 Portland Street, Manchester, M1 4QA
First Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 1B, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Ground Floor Left, 113 - 115 Portland Street, Manchester, M1 6DW
Third Floor, 113 - 115 Portland Street, Manchester, M1 6DW
Second Floor, 113 - 115 Portland Street, Manchester, M1 6DW
First Floor, 113 - 115 Portland Street, Manchester, M1 6DW
Fourth Floor Right, 113 - 115 Portland Street, Manchester, M1 6DW
Basement And Ground Floor, 113 - 115 Portland Street, Manchester, M1 6DW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Whitworth Street Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL