

10 April 2026

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

FAO Jack Naven

Dear Jack,

127 – 133 Portland Street, Manchester City Centre
Application for Full Discharge of Conditions 3 and 5 of Planning Permission Ref: 143265/LO/2025

Please find enclosed a condition discharge application in relation to Planning Permission Ref: 143265/LO/2025 for 127-133 Portland Street, Manchester City Centre. The application is submitted by Bruntwood Beta Portfolio Limited ('the Applicant').

This application is submitted to fully discharge Condition 3 (Gorgio Signage) and Condition 5 (DOFF cleaning / Mortar repair works) attached to Planning Permission Ref: 143265/LO/2025 which approved the following description of development:

“Listed Building Consent for the installation of new internal and external signage.”

Conditions Discharge

A summary of the condition wording and information submitted is set out in Table 1 below.

Table 1: Condition, Partial/Full Discharge and Information Submitted

Condition		Partial or Full Discharge	Documents Submitted
3	Giorgio Signage Notwithstanding the details as set out in condition 2 above, before any signage is installed at the commercial unit currently occupied by Giorgio, apart from the projecting sign, as shown on page 65 of 'Thread Works External Wayfinding Design Heritage Statement, Revision 05, Issued	Full Discharge	Final signage proposal in relation to commercial unit occupied by Giorgio at 127 Portland Street.

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Condition		Partial or Full Discharge	Documents Submitted
	18.06.2025', received by the City Council as Local Planning Authority on 20 June 2025 and 'Thread Works External Wayfinding Design Heritage Statement - Giorgio Signage Update' received by the City Council as Local Planning Authority on 24 October 2025, full and final details of any signage to be installed at this unit, including any fixing details, shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority. The approved details shall then be implemented as a part of the development. For the avoidance of doubt, the projecting sign proposed to be located on this unit is deemed acceptable and works can go ahead on this element on this particular commercial unit		
5	DOFF Cleaning/ Mortar Repair Prior to the commencement of any DOFF cleaning to the external elevation or to the application of any Remmers Restoration Mortar to fill any holes or defects in the external elevation, the full and final details of these works, including the methodology of the works and a sample of the Remmers Restoration Mortar, shall be submitted to and be approved in writing by the City Council as the Local Planning Authority. The approved details shall then be implemented as a part of the development.	Full Discharge	Sample of Remmers Restoration– to note, samples will be ready imminently, and a site visit to review these arranged. Mortar DOFF cleaning methodology.

It should be noted that, as part of pre-application consultation with the case officer at Manchester City Council via email correspondence dated 25 February 2026, the following has been agreed regarding the signage proposal:

- Retail Lettering (sign ES-ST7A): The Applicant confirms fixings will utilise existing points where feasible.
- Removal of fascia signs (signs 19 and 26 of P.5 of the submitted final signage proposal): The Applicant confirms upon removal of the fascia signs, this area will be DOFF cleaned and any holes / defects repaired with Remmers Mortar.
- 2no. menu signs (signs EX-ST7B): Incorporating 2no. menu signs allows the occupant to showcase both the set menu and the a la carte menu therefore increasing the number of patrons as to cater for a wider group of people, this improves the unit's commercial visibility. It is also acknowledged

that there are existing fixing points in-situ. Therefore, it represents a unique position for the unit to incorporate 2no. menu signs in this instance.

Summary

In addition to the documents listed in this covering letter, the application also comprises the application form, submitted through the Planning Portal under Ref: PP-14712052.

We request the Local Planning Authority's written confirmation that the enclosed information is sufficient to allow the full discharge of conditions 3, and 5, attached to Planning Permission Ref: 143265/LO/2025.

If you require any further details, please do not hesitate to contact Eleanor Bird (0207 007 3891/ efbird@deloitte.co.uk) or Matthew Lam (0161 455 8448 / mlam@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font. It is contained within a thin black rectangular border.

For Deloitte LLP

Encl.