MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144667/FO/2025
Date registered valid:	5 January 2026
Proposal:	Installation of replacement rooftop plant and associated plant enclosure.
Address:	Manchester Travel Inn Metro, 112 - 114 Portland Street, Manchester, M1 4WB
Ward(s):	Deansgate Ward
Applicant:	Premier Inn Hotels Ltd
Agent (if any):	Mr Thomas Edmunds Walsingham Planning
Case officer:	Sam Elliott Tel: 0161 219 2856 Email: sam.elliott@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	18/03/2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 09 January 2026

Standard consultations:
Printed: 7 January 2026 Expired: 28 January 2026

Neighbour notifications
Printed: 7 January 2026 Expired: 28 January 2026

Site notice
Posted: 09 January 2026 Expired: 30 January 2026

Press advert
Published: 13 January 2026 Expired: 3 February 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to The Paramount at 33 - 35 Oxford Street. The Paramount itself is not a listed building, however it shares a roof with the adjoining Grade II listed 116 and 118 Portland Street dated to c. 1860-80. Its significance derives partly from its former warehouse use and role in Manchester's industrial history, as well as its architectural features. The building is constructed in the Italian Renaissance style, featuring red brick with sandstone dressings. Detailing includes an arcaded ground floor with round-headed arches, banded brick piers and moulded stone, plinths, prominent modillioned cornice, no. 2 small open-pedimented dormers and central chimney stack.

The roof features modern renovations including areas designated for plant and equipment associated with the units below.

Listed building: Grade II

Conservation area: George Street Conservation Area 1985

Tree Preservation Order: Not applicable.

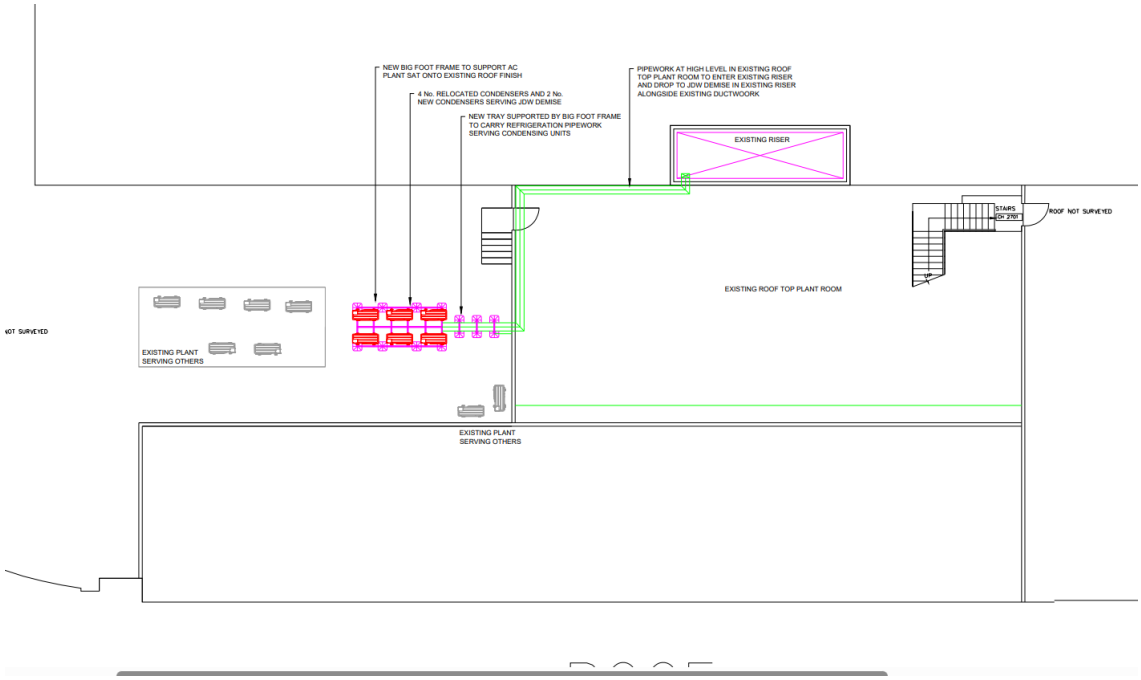
Description of area

The application site is located within the George Street Conservation Area and adjacent to the Whitworth Street Conservation Area, making a positive contribution to their character. The site is within the vicinity of a number of other Grade II listed building that similarly contribute to the Conservation Areas' significance, including the Princes Building, nos. 110-114, and 127-133 Portland Street, no. 32 Dickinson Street, and no. 61 Oxford Street.

The site is within a City Centre location in proximity to St Peter's Square and Oxford Road, and is a highly visible location. Surrounding uses include offices, hotels, shops, restaurants and drinking establishments.

Background

Listed building consent and planning permission was approved in applications 143582/LO/2025 and 143420/FO/2025 on 27/11/2026 for the Wetherspoons tenant's relocation of 4no. existing MITSUBISHI ELECTRIC PUZ-ZM250YKA2 condenser units and the installation of 2no. new PUZ-ZM125YDA condenser units to the rooftop plant area.

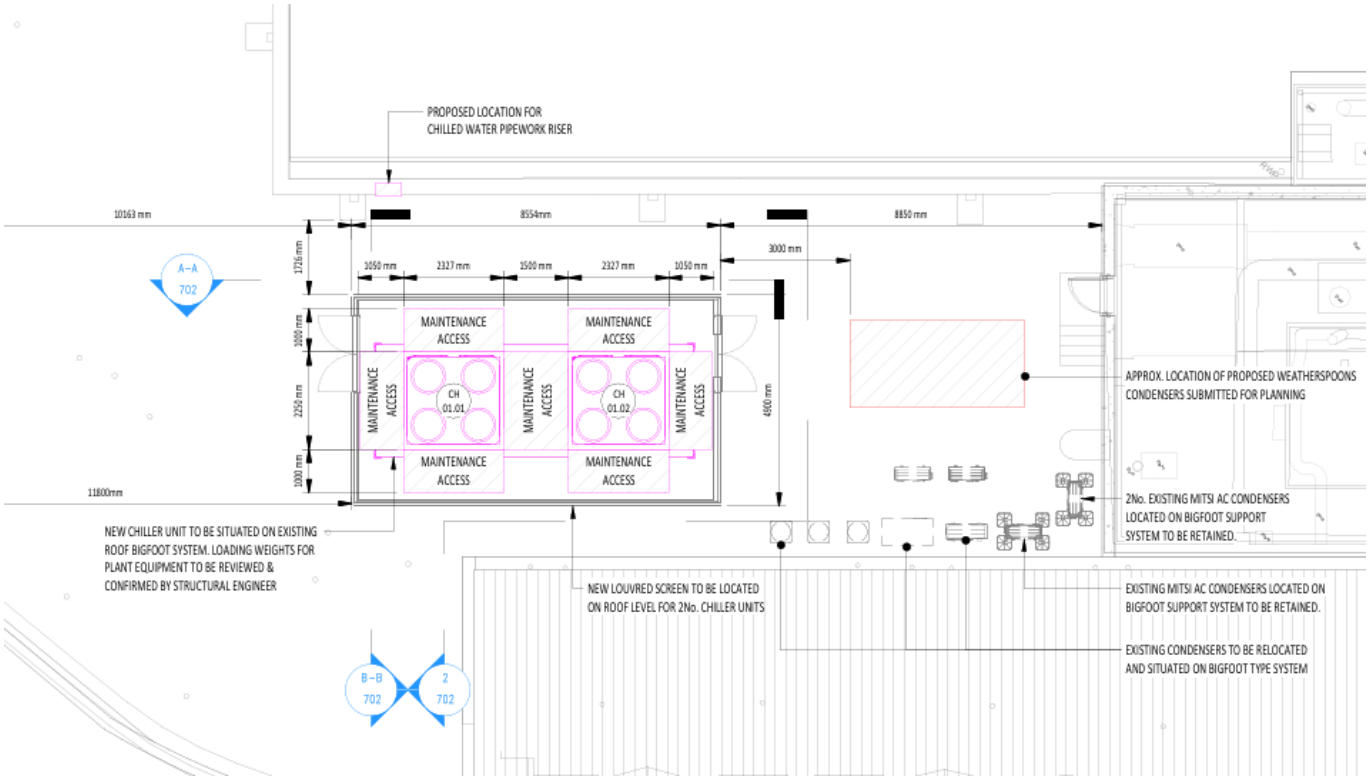


Upon submission of this application, and the associated full planning application, the drawings originally showed Premier Inn's proposed plant in the same location as the scheme approved in November. The Local Planning Authority informed the applicant of the above circumstance, and the applicant has subsequently submitted amended drawings to alter the location.

Description of development

Planning permission is sought for the removal of 6 no. groups of consolidated plants across the roof and the installation 2 no. proposed Trane CXAX 46 SE LN units to the rooftop plant area on the modern flat roof portion of the building.

Individually, the units measure 2327mm x 2230, with a height of 2100mm. These units are to be mounted on the existing 'big foot' frame system and within a timber louvred screen, measuring 9600mm x 4900mm, also having a height of 2100mm.



A new riser is also proposed for pipework.

This application is being considered in conjunction with 144668/LO/2025: Listed Building Consent for installation of replacement rooftop plant and associated plant enclosure.

Consultations & Notification Responses

Publicity:
Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received due to this publicity.

Environmental Health:
No objection, subject to condition:

- In review of the submitted acoustic report (Scotch Partners, 6 June 2025), whilst the report does not account for the proposed acoustic screen the plant has been shown to meet the predicted noise levels at the nearest noise sensitive receptors without it, so the noise will only be reduced further with the screen in place.
- a verification report is required for the replacement plant and enclosure once installed.

Policy Context

The following policies are considered relevant to this application:

Places for Everyone

• JP-Strat2 – City Centre
• JP-P1 – Sustainable Places
• JP-P2 – Heritage

The Adopted Core Strategy for the City of Manchester

• SP1 – Spatial Principles

• CC9 – Design and Heritage
• EN1 – Design Principles and Strategic Character Areas
• EN3 – Heritage
• DM1 – Development Management

The Unitary Development Plan for the City of Manchester

• DC18 – Conservation Areas
• DC19 – Listed Buildings
• DC26 – Development and Noise

NPPF

• Section 12 (Achieving Well Designed Places)
• Section 16 (Conserving and Enhancing the Historic Environment)

Listed Buildings and Conservation Areas Act 1990

• Sections 66 & 72

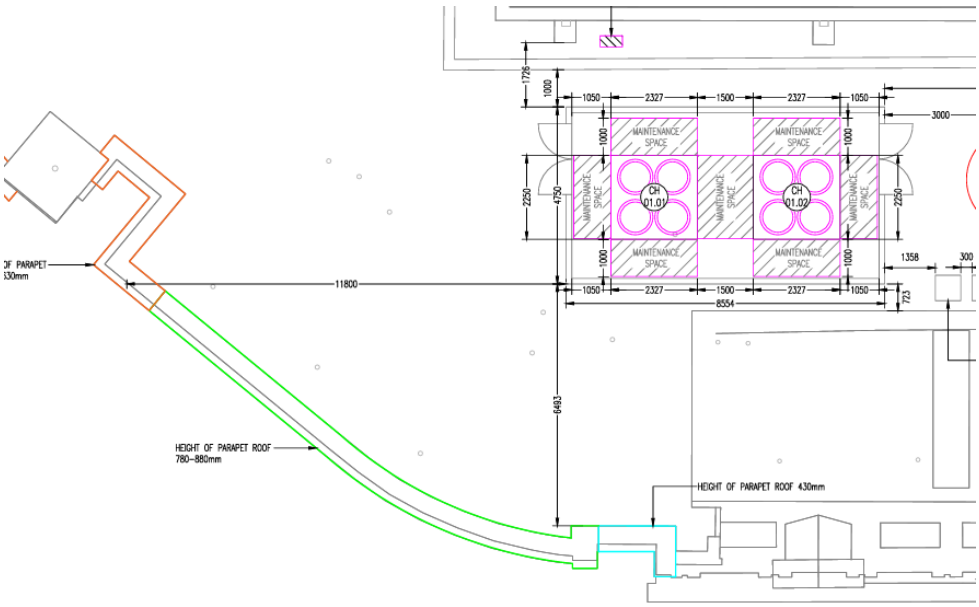
Principle of Development

The application would see the relocation and installation of condenser units pursuant to the operations of the hotel. The proposal would result in negligible harm to historic fabric and would not be seen in conjunction with the listed building's architectural detailing. The proposal would neither be visible from street level, within the Conservation Area and settings of listed buildings in the vicinity. It is also acceptable with respect to plant noise. The proposal therefore complies with Places for Everyone Policies JP-P1, JP-P2 and JP-Strat2; Core Strategy Policies SP1, EN1, EN3, CC9, and DM1; and saved UDP Policies DC18 and DC19 as they relate to the impact on a listed building, as well as Core Strategy Policies SP1 and DM1; and saved UDP Policy DC26 with respect to noise.

Issues

Impact upon the Listed Building

While the plant and louvred enclosure are somewhat tall, given the proposed siting away from the frontage with Portland Street, the proposal would not be visible within the street scene and would not be seen together with any of the building's architectural detailing which contribute to its significance.



With the removal of existing plant and consolidated nature of the proposal, it is noted that there would be overall reduction in the amount, massing, and proliferation of rooftop plant across the site.

The works are further sited on the modern flat roof section of the building, with a negligible impact on historic fabric. It is noted that they would moreover be reversible.

In consideration of the above, the proposed works are considered to result in negligible harm to the significance of the listed building. It is not considered necessary to weigh the proposal's impact against its public benefits as per Section 16 of the NPPF.

Noise

The applicant has submitted the Noise Impact Assessment (Spectrum Acoustic Consultants, 3 October 2025) document to assess the noise impact of the proposed plant.

Environmental Health have reviewed the above and are satisfied that the scheme is designed so as to achieve a rating level of 5dB (L_{Aeq}) below the typical background (L_{A90}) level at the nearest noise sensitive location. In the event of an approval, it is recommended that the scheme is carried out in accordance with the Noise Impact Assessment (Scotch Partners, 6 June 2025). It is also recommended that this condition requires a further verification report to validate that the scheme has been carried out as approved.

Subject to the above, the proposal is considered to comply with Core Strategy Policies SP1, DM1 and saved UDP Policy DC26 as they relate to noise disamenity.

Visual Amenity and Impact on other Heritage Assets

Given the proposal's siting away from the frontage to Portland Street, it is not considered that there would be any detrimental visual impact on the street scene, nor to the setting of the George Street Conservation Area or to the settings of any listed buildings in the vicinity.

On this basis, the proposal is considered to comply with Places for Everyone Plan Policies JP-Strat2, JP-P1 and JP-P2, policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core

Strategy (2012), saved UDP Policies DC18.1a and DC19.1 as they relate to the sustaining, preservation and enhancement of Conservation Areas and Listed Buildings, as well as meeting the statutory test to preserve as put forward under Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

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 polices 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 worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) 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 Location Plan received 02/10/2025, as well as following drawings and documents received by Manchester City Council as the Local Planning Authority on 16/03/2026:

C8768 TLP 00 RL DR M 504 T3
C8768-TLP-00-RL-DR-M-701 P3
C8768-TLP-00-RL-DR-M-702 P3
C8768-TLP-00-XX-DR-M-900 T2
C8768 TLP 00 XXDR M 901 T1

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to PfE Policies JP-Strat2, JP-P1, and JP-P2; Core Strategy policies SP1, CC9, EN1, EN3, and DM1; saved UDP policies DC18, DC19 and DC26; Sections 12 and 16 of the NPPF; and Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990

3)

a) The installation of condenser units hereby approved will be carried out in accordance with the Noise Impact Assessment (Premier Inn Manchester City Centre (Portland Street) Whitbread) document dated 06/06/2025. The approved scheme shall be implemented in full before first operation of the condenser units and shall remain operational thereafter.

b) Prior to the first operation of the condenser units, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the condenser units achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before operation of the condenser can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

William Hill, 40 - 42 Oxford Street, Manchester, M1 5EJ
34 Oxford Street, Manchester, M1 5EL
Fifth Floor, Landmark St Peters Square, 1 Oxford Street, Manchester, M1 4PB
Seventh Floor, Landmark St Peters Square, 1 Oxford Street, Manchester, M1 4PB
Landmark St Peters Square, 1 Oxford Street, Manchester, M1 4PB
Second Floor, Landmark St Peters Square, 1 Oxford Street, Manchester, M1 4PB
31 Oxford Street, Manchester, M1 4BH
Third Floor, 15 Oxford Court, Manchester, M2 3WQ
Buildings Suite 3A, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 1da, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Basement Suite Ba And Ground Suite Ga, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Novotel Manchester Centre Hotel, 21 Dickinson Street, Manchester, M1 4LX
Chambers Suite 3b2, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PY
47 Oxford Street, Manchester, M1 6EQ
Thirteenth Floor, Landmark St Peters Square, 1 Oxford Street, Manchester, M1 4PB
131 Portland Street, Manchester, M1 4PY
Basement And Ground Floor, 131 Portland Street, Manchester, M1 4PY
Buildings Suite 3D, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
110 Portland Street, Manchester, M1 4RL
First Floor, Landmark St Peters Square, 1 Oxford Street, Manchester, M1 4PB
106 Portland Street, Manchester, M1 4RJ
Buildings Suite 1A To 1C, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 3C, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Advertising Right JC DeCauxOutside 33 - 35, Oxford Street, Manchester, M1 4BH
Dickinson House, 20 Dickinson Street, Manchester, M1 4LF
Buildings Suite 1D To 1E And 2F04, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Exchange Food & Drink Lounge, 102 Portland Street, Manchester, M1 4GX
Eden & Co Solicitors, 26 Oxford Court, Manchester, M2 3WQ
Unit 3A, 116 Portland Street, Manchester, M1 4RL
Third Floor, Landmark St Peters Square, 1 Oxford Street, Manchester, M1 4PB
16 Oxford Street, Manchester, M1 5AE
Buildings Suite 3F, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 3E, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Ground Floor And Basement Elemental, 47 Oxford Street, Manchester, M1 6EQ
116 Portland Street, Manchester, M1 4RL
The Paramount, 33 - 35 Oxford Street, Manchester, M1 4BH
Eighth Floor, Landmark St Peters Square, 1 Oxford Street, Manchester, M1 4PB
Eleventh Floor, Landmark St Peters Square, 1 Oxford Street, Manchester, M1 4PB
15 Oxford Court, Manchester, M2 3WQ
Offices, 16 Oxford Street, Manchester, M1 5AE
133 Portland Street, Manchester, M1 4PY
Buildings Suites 2C And 2D And 2E, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suites 2A 2B And 3B2, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Column 11 Opposite Portland Hotel, Portland Street, Manchester, M1 3ZZ

Tenth Floor, Landmark St Peters Square, 1 Oxford Street, Manchester, M1 4PB
Buildings Suite 3b1, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
63 George Street, Manchester, M1 4NS

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
Conservation Area - George Street Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL