

10 April 2026

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

FAO Jack Naven

Dear Jack,

Thread Works – 113-119 Portland Street, 127-133 Portland Street, And 61 Oxford Street, Manchester, M1 4PY.

Application for Full Discharge of Conditions 4 of Planning Permission Ref: 143270/AOH/2025

Please find enclosed a condition discharge application in relation to Planning Permission Ref: 143270/AOH/2025 for Thread Works – 113-119 Portland Street, 127-133 Portland Street and 61 Oxford Street, Manchester City Centre. The application is submitted by Bruntwood AV Limited and Bruntwood Estates Portfolio Limited ('the Applicant').

This application is submitted to fully discharge Condition 4 (Giorgio Unit Signage) attached to Planning Permission Ref: 143270/AOH/2025 which approved the following description of development:

"Installation of 17 external signs."

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
4	Giorgio Unit 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	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
	'Thread Works External Wayfinding Design Heritage Statement, Revision 05, Issued 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, prior to the installation of any signage, with the exception of the projecting sign, full and final details of any signage to be installed 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.		

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-14712239.

A fee has been paid to Manchester City Council for £309, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee.

We request the Local Planning Authority's written confirmation that the enclosed information is sufficient to allow the full discharge of condition 4 attached to Planning Permission Ref: 143270/AOH/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 blue ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font. To the right of the signature, there is a vertical line.

For Deloitte LLP

Encl.