MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144539/LO/2025
Date registered valid:	17 November 2025
Proposal:	Listed Building Consent for works to entrance area.
Address:	110 Portland Street, Manchester, M1 4RL
Ward(s):	Deansgate Ward
Applicant:	Teresa Ballard Genting Casino
Agent (if any):	Rhys Lewis Boyer
Case officer:	Emily Booth Tel: 0161 234 4193 Email: emily.booth@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	21 January 2025

Application details

Type of application: Listed Building Consent

Development type: Minor Other

Date of site visit: 26 November 2025

Standard consultations:
Printed: 21 November 2025 Expired: 12 December 2025

Neighbour notifications
Printed: 21 November 2025 Expired: 12 December 2025

Site notice
Posted: 26 November 2025 Expired: 17 December 2025

Press advert
Published: 25 November 2025 Expired: 16 December 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: George Street Conservation Area 1985

Tree Preservation Order: Not applicable

Description of building

This application relates to an unremarkable large modern building at 110 Portland Street, which is a modern red brick building with a buff stone ground floor and modern framed glazed shop fronts. It is used as a hotel with shops, bars and restaurants at ground floor. The building is adjoined and internally connected to a Grade II Listed Building at 116 to 118 Portland Street. Part of the existing main entrance to the casino is within this listed building.

This listing includes two warehouses that were constructed between 1860 and 1880 as warehouses. Both buildings are three storeys with basement and attic and are constructed of red brick with sandstone dressings and a slate roof. They are designed in an Italian Renaissance style.

The premises is used as a casino, which includes areas within the listed building.

Description of Area

The site is within the George Street Conservation Area and adjacent the Whitworth Street Conservation Area.

There is another large red brick building of a similar age to the building subject of this application further along Portland Street, but the street scene on Portland Street between

Oxford Street and Princess Street still contains mainly historic building of a similar character that are Grade II Listed.

Surrounding listed buildings include the Grade II Listed 113 to 119 Portland Street on the opposite side of the road to the site that are former manufacturers' home trade warehouses and shipping warehouses, constructed between 1860-70. The surrounding area contains a large number of other listed buildings include the Grade II listed buildings at 113 to 119 Portland Street; the Grade II Listed 127 Portland Street, 114 Portland Street and 32 Dickinson.

The surrounding area contains a variety of uses including office, hotels, retail, bars, cafes, nightclubs and restaurants uses and the Town Hall Complex.

Portland Street is a highly trafficked route from Oxford Street into the City Centre and is a particularly busy bus route with Piccadilly Gardens interchange at the end of this road.

Site History

Application referenced 097973/LO/2011/C2 and 097971/FO/2011/C2 were approved in April 2012 and allowed alterations to shopfront including the installation of a roller shutter.

Application referenced 143270/AOH/2025 was approved in November 2025 and allows signage at 113-119 Portland Street (Listed Entry Number: 1246957), 127-133 Portland Street (Listed Entry Number: 1246958); and Oxford Place (61 Oxford Street) (Listed Entry Number: 1246286) introducing a coherent signage proposal which is well designed and of high quality design and allows for the removal of redundant and inappropriate signs across the Cluster.

Application referenced 144373/AO/2025 was approved in December 2025 and allowed the replacement of the existing projecting sign with a smaller sign.

Application referenced 144372/FO/2025 was approved in December 2025 for external alterations to the main entrance.

Description of Development

Listed Building Consent is sought for the following works:

- Replacement of the existing pixel wall with a new pixel wall within existing entrance recess.
- Installation of fully glazed main entrance door within the recess to replace the existing.
- Replacement of the existing internal glazed screens adjacent the main entrance.
- Installation of translucent graphics to the new glazing.
- Addition of warm white LED lighting strips with diffuser to the existing glazed canopy, to the perimeter of the glazed screens and to the to the ceiling of the recess.
- Mounting of an illuminated poster frame to be installed behind the glass screen.
- Installation of a projecting sign that was approved as part of the above application.
- Removal of a projecting sign.
- Removal of external poster frames.

Consultations & Notification Responses

<u>Publicity</u> –

143986/LO/2025 - The application was advertised in the local press as an application for listed building consent, a site notice was displayed on site. No replies were received.

Issues

Local Policy

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-Strat2 (City Centre)
Policy JP-P1 (Sustainable Places)
Policy JP-P2 (Heritage)

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas)
Policy EN3 (Heritage)
Policy CC9 (Design and Heritage)
Policy SP1 (Spatial Principles)
Policy DM1 (Development Management)

The Unitary Development Plan for the City of Manchester

Saved Policy DC18.1 (Conservation Areas)
Saved Policy DC19.1 (Listed Buildings)
Saved Policy DC14 (Shop Fronts and Related Signs)

Shopfront Design Guide (2024)

National Policy

National Planning Policy Framework (NPPF)

- Chapter 6 - Building a strong, competitive economy
- Chapter 7 - Ensuring the vitality of town centres
- Chapter 12 - Achieving well-designed places
- Chapter 16 - Conserving and enhancing the historic environment

Draft National Planning Policy Framework - 16th December 2025

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

National Planning Practice Guidance (NPPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Principle of Development

The entrance affected by the works is poor quality and incongruous but benefits from Listed Building Consent and Planning permission granted in 2012 as described within the site history section of this report. It is mainly non-original with the parts of listed building being at the rear of the recess and unaffected by the works. The works are considered acceptable in principle as they would result in a similar appearance to the existing appearance.

Layout, Scale and Appearance, including the impact on the affected Heritage Assets

Illumination

Strip lighting would be installation next to the fins on the canopy meaning a coordinated approach. The internal lighting would be installed around the glazed screens and on the ceiling. All of these parts of the building are non-original, and the illumination would be warm and limited to 250 cd/M2. However, given that the parts of the entrance where the lighting would be installed would be emphasised and are not sympathetic high-quality items, it is considered that the lighting would cause less than substantial harm to the above-described heritage assets.

Conditions will require full details of the lighting units and the associated cabling.

Other Works Within the Recess

The works would have a neutral impact as they are similar in appearance to the existing appearance of the entrance.

Heritage Conclusion

The proposals would result in some instances of minor less than substantial harm which would be offset by the continuation of use of this Grade II Listed Building.

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Overall, the impacts cause a minor amount of less than substantial harm which addresses the requirements of paragraph 212 and 215 of NPPF and the advice within Section 16 of the NPPF in relation to harm. The removal of non-original fabric and replacement with less harmful additions along with the above descried public benefits justifies this harm.

Paragraph 212. Of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The proposed works would therefore be consistent with sections 66 and 72 of the Planning Act in relation to preservation and enhancement and comply with Policies EN1, SP1, CC9, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC14, DC18 and DC19 of the Unitary Development Plan for the City of Manchester and Policies JP-P1, JP-Strat2 and JP-P2 of Greater Manchester's Places for Everyone Guidance in relation to the impact on visual amenity

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included pre-application advice about the information required to be submitted to support the application and the agreement of changes to the proposals.

Condition(s) to be attached to decision

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 have been carried out in accordance with the following drawings and documents:

The location plan referenced 5601-024-106 received by the City Council as local planning authority on 16 September 2025

Drawings referenced (proposed drawings only):

5601-024-1001 Rev F

5601-024-1002 Rev F

5601-024-1003 Rev F

5601-024-1010 Rev B

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) Prior to the installation of the lighting, projecting sign and/or poster frame, a method statement for the connection of the lighting and advertisements to a power supply including the routes and designs of the connections shall be submitted to and approved in writing by the City Council as local planning authority. The works to install the lighting shall then be carried out fully and only in accordance with the approved details and shall be completed prior to the installation of these items and shall be completed prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Prior to the installation of the external lighting, full details of a sample of the method of repairs to brickwork shall be submitted to and approved in writing by the City Council as local planning authority. The works to repair the brickwork shall then be carried out fully and only in accordance with the approved details and shall be completed within 2 months of the completion of the external alterations hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Buildings Suite 1D To 1E And 2F04, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 1A To 1C, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Advertising Right JC DeCauxOutside 33 - 35, Oxford Street, Manchester, M1 4BH
The Paramount, 33 - 35 Oxford Street, Manchester, M1 4BH
Basement Suite Ba And Ground Suite Ga, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suites 2C And 2D And 2E, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 3D, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 3F, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suites 2A 2B And 3B2, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 3b1, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 1da, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 3E, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 3C, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 3A, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Manchester Travel Inn Metro, 112 - 114 Portland Street, Manchester, M1 4WB
116 Portland Street, Manchester, M1 4RL
Unit 3A, 116 Portland Street, Manchester, M1 4RL
Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ

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) -
Area Team Boundary - Name: CENTRAL