MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144668/LO/2025
Date registered valid:	5 January 2026
Proposal:	Listed Building Consent for 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: Listed Building Consent

Development type: Listed building alteration

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.

Listed building: Grade II

Conservation area: George Street Conservation Area 1985

Tree Preservation Order: Not applicable

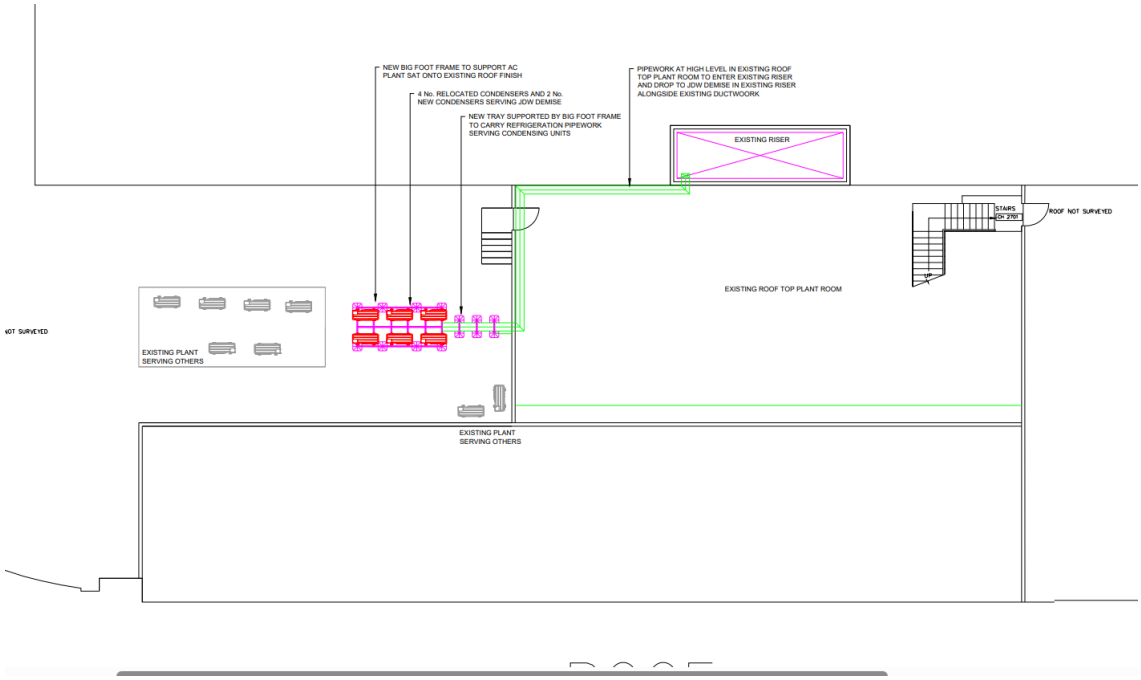
Description of area

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.

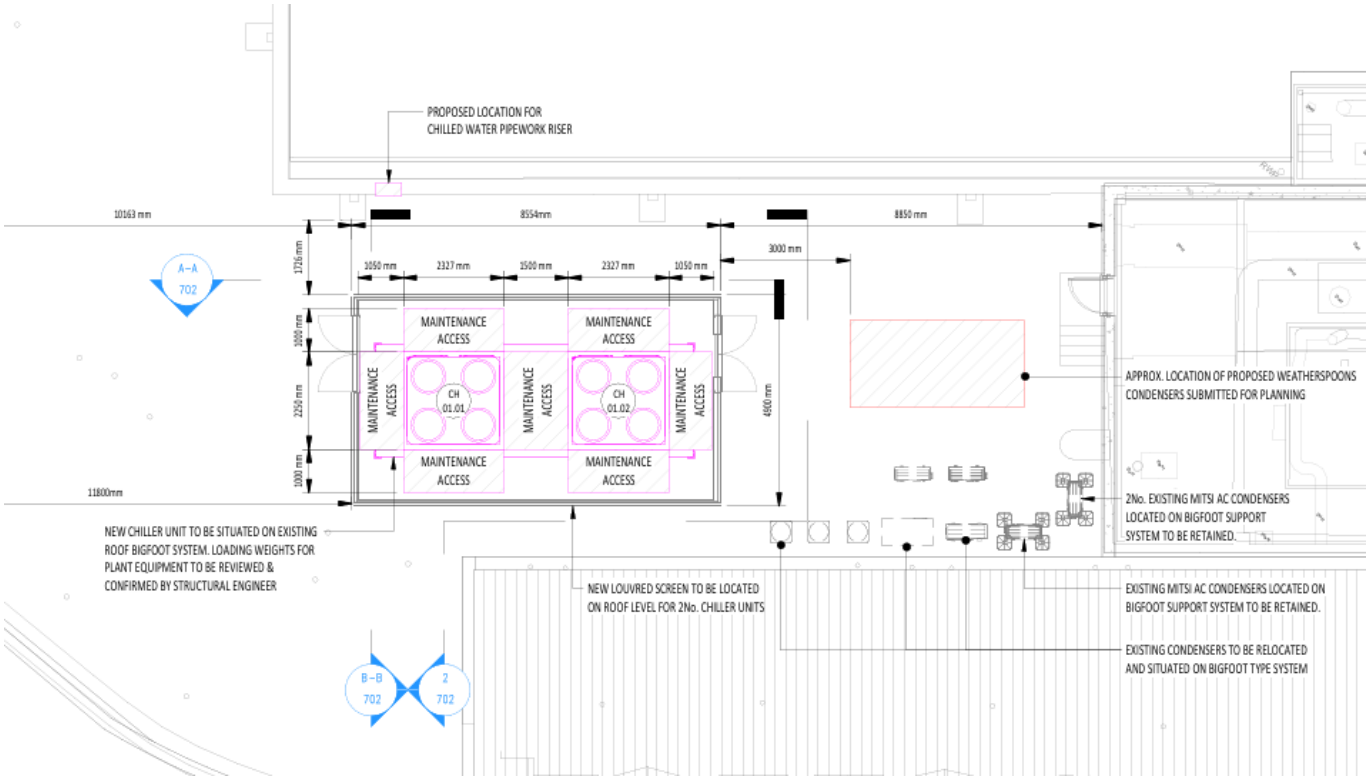


Upon submission of this application, and the associated full planning application, the drawings originally showed Premier Inn's proposed plant in the same location as the scheme approved in November. The Local Planning Authority informed the applicant of the above circumstance, and the applicant has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

Description of development

Listed building consent 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 144667/FO/2025: Installation of replacement rooftop plant and associated plant enclosure.

Consultations & Notification Responses

Notification:
Occupiers of neighbouring buildings were notified of the proposal via notification letters. No representations have been received.

Advertisement:
The application was advertised by site notice and in the local press as affecting a listed building and the character of a conservation area. No representations have been received.

I-Urban:
No objection.

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

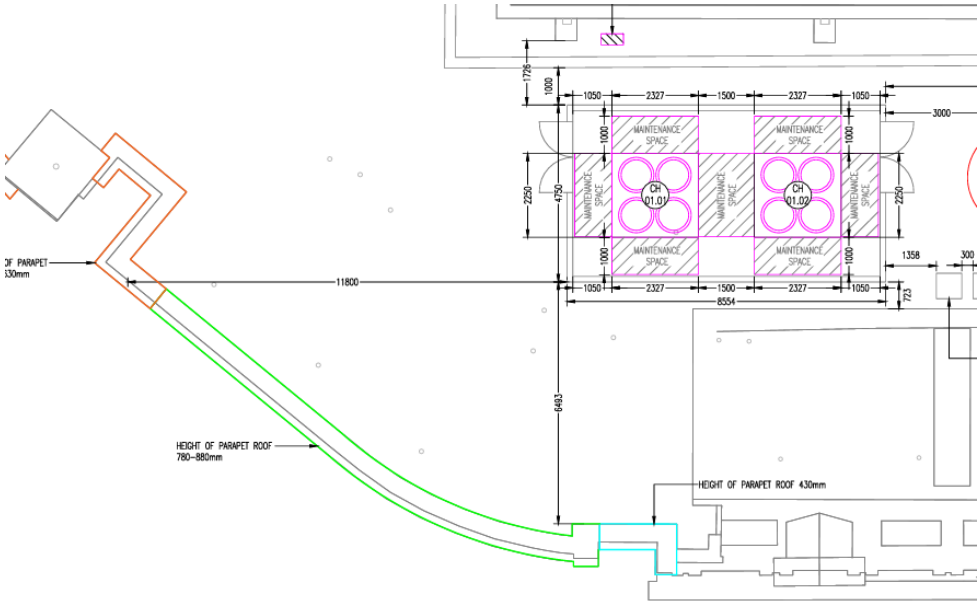
NPPF
- Section 12 (Achieving Well Designed Places)
- Section 16 (Conserving and Enhancing the Historic Environment)

Listed Buildings and Conservation Areas Act 1990
- Sections 16

Issues

Impact upon the Heritage Asset

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.

Assessment of Harm

As outlined above, the proposal would have a neutral impact on the listed building's significance, and it is not considered necessary to weigh the proposal's impact against its public benefits as per Section 16 of the NPPF.

Conclusion

In consideration of the above and subject to conditions, the proposed works are considered to not have an unacceptable adverse effect on the listed asset's architectural and historic character. On this basis, the proposal is considered to meet the statutory test to preserve as required by Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

The proposal would also meet the requirements set out in Places for Everyone Policies JP-Strat2, JP-P1, and JP-P2; Policies SP1, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policies DC18 and DC19; and sections 12 and 16 of the NPPF as they relate to the sustaining, preservation and enhancement of heritage assets.

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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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 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 and DC19; Sections 12 and 16 of the NPPF; and Section 16 of the Listed Buildings and Conservation Areas Act 1990

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

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 - 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
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