

19 March 2026

Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

FAO Angela Leckie

Dear Angela

113-115 Portland Street, Manchester City Centre
Application for Full Planning Permission and Listed Building Consent

On behalf of our client, Bruntwood AV Limited, please find enclosed an application (the “Application”) for the Proposed Development.

The proposed description of development for the Full Planning Permission is as follows:

“Change of Use to ground level and lower ground level of 113-115 Portland Street from Sui Generis (bar and restaurant) to Use Class E(c) (office) and E(a, d) (retail, indoor sport, recreation and fitness).”

The proposed description of development for the Listed Building Consent is as follows:

“Listed Building Consent for 113-119 Portland Street , including refurbishment of ground level and lower ground level of 113-115 Portland Street (internal alterations and reconfiguration, removal of existing fixtures, non-structural knock-through, ceiling treatment, and rationalisation of M&E equipment and associated works) and a structural knock-through into 117-119 Portland Street.”

Application Documentation

The following information is provided in support of this Application:

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

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Table 1 List of Supporting Information

Supporting Information	Prepared By:
Application Form, Notice Certificates	Deloitte LLP
Extended Covering Letter	Deloitte LLP
Site Location Plan	AXI Studio
Suite of Planning and Listed Building Consent Drawings (Please refer to Appendix A)	AXI Studio / Booth King Partnership Ltd / Cubic Works
Schedule of Works	AXI Studio
Design and Access Statement	AXI Studio
High Level Heritage Impact Assessment	Deloitte LLP
Structural report	Booth King Partnership Ltd
Construction Management Plan	Cubic Works
Fire Strategy	AXI Studio

The Site and Site Context

The Site, spanning 519 sq. m., is located within the Piccadilly Ward in Manchester City Centre and lies within the Whitworth Street Conservation Area. It is bound by Portland Street to the north, 111 Portland Street to the east, Linley House car park to the south to the south, and 117-119 Portland Street to the west.

Portland Street is one of the major thoroughfares in Manchester City Centre which runs from Oxford Road to the west to Piccadilly to the east. The Site is within a highly accessible location, with close proximity to a wide range of public transportation whilst easily accessible from all parts of the City Centre on foot.

The surrounding land comprises a large range of uses, including but not limited to commercial and leisure uses given its location in Manchester City Centre.

The Site was Grade II listed 28th February 1989. The list entry is as follows:

“Manufacturers' home trade warehouse and shipping warehouse, now offices etc. c.1860-70, altered. Red brick with sandstone dressings (roof not visible). Irregular plan on corner site, with loading at rear. Utilitarian design with some Italian Gothic features. Four storeys and basement, 16 windows (some coupled); stone basement with weathered plinth, sill-bands to all floors, simplified Lombard friezes over most windows except the top floor, elaborated Lombard frieze of brick to moulded stone cornice. Basement and ground floor altered except in the last 3 bays (and right-hand return side to Dickinson Street), which have elaborately decorated cast-iron railings to the basement openings and coupled sashed windows with stone mullions and heads; upper floors have single (a) and coupled (b) windows arranged a-b-a-a-b-a-a-b-b-b-a, those at 1st floor square-headed, those at 2nd floor segmental-headed, and those at 3rd floor stilted segmental with stepped heads and linked hoodmoulds. Right-hand return wall, 10 bays in matching style, with wide segmental-headed loading bay entrance in 6th bay. Rear and interior not inspected. Forms group with No.103, Nos 105 and 107, and Nos 109 and 111 to left (q.v.), together comprising a complete block of former warehouses.”

Background

The Site currently operates as a 'Sui Generis' bar and restaurant unit, a use approved under Application references: 135243/FO/2022 and 135244/LO/2022. Over the past decade, various food and beverage operators have struggled to achieve financial viability at this location. This is primarily due to its position, which benefits only from passive footfall and is not a primary destination for public congregation. Furthermore, the Site's extensive demise, measuring 897 sq. m., has presented significant challenges in marketing it to alternative operators or tenants, such as retail businesses.

With the current occupier expected to vacate imminently, this presents a timely opportunity for the Applicant to undertake comprehensive refurbishment works. This will allow for the rationalisation of the site's uses and the re-introduction of office accommodation, aligning with the broader strategic vision for the area.

This proposed development follows the recent refurbishment of 117-119 Portland Street, Manchester (approved under Application references: 139763/FO/2024 and 139764/LO/2024). The Site at 113-115 Portland Street forms an integral part of the 'Thread Works Cluster', alongside 127-133 Portland Street and 61 Oxford Street.

The overarching objective of this application is to unify 113-115 Portland Street and 117-119 Portland Street under a cohesive identity. This will involve sensitive refurbishment works to ensure a consistent character across all individual buildings within the Thread Works Cluster, thereby enhancing the overall appeal and functionality of this key urban block.

Pre-Application Consultation

Pre-application discussions regarding the Proposed Development were held with the planning and conservation officers at Manchester City Council during a site visit on 19 September 2025. Following this engagement, the scope and format of this Application were agreed in principle.

Key areas of discussion included:

- **Ceiling Treatment:** The necessity of installing a fire-rated ceiling to replace the currently exposed timber ceiling at the Site.
- **Structural Alterations:** The introduction of a structural opening within the existing masonry wall separating 113-115 Portland Street and 117-119 Portland Street at Ground Level, and a non-structural opening within 113-115 Portland Street.

During these discussions, various design options were explored for the points above. Specifically concerning the ceiling treatment, a sensitive, bespoke solution was developed in collaboration with the case officer and conservation officer.

The Proposed Development

The Proposed Development requires both Planning Permission and Listed Building Consent, their respective scopes are discussed in detail below.

Planning Permission

Planning Permission is being sought for the Change of Use of the Site from Sui Generis use to Use Class E(c) to allow office use and Use Class E(a, d) to allow retail and indoor sport, recreation and fitness uses.

Where relevant, Use Class E(a) and E(d) are applied for to maximise flexibility for the Site and to accommodate for a wider range of potential future occupiers, only one use can come forward at any one time.

The respective quantum are outlined in Table 2 below.

Table 2 Quantum of Proposed Development (Change of Use Element)

Levels	Existing Quantum	Proposed Quantum
Ground Level	<i>Sui Generis</i> : 872.5 sq. m. (Ground and Lower Ground Levels combined)	Use Class E(c): 421.5 sq. m. Use Class E (a, d): 17 sq. m. (entrance area to the retail, indoor fitness, recreation and

Levels	Existing Quantum	Proposed Quantum
		fitness space on Lower Ground Level)
Lower Ground Level		Use Class E(c): 278 sq. m. Use Class E (a, d): 156 sq. m.

Listed Building Consent

All of the physical works to the Site require Listed Building Consent. They are set out in detail within the Design and Access Statement and suite of drawings prepared by AXI, Booth King, and Cubic Works. In summary, they comprise the followings:

- Soft strip-out works across the Site to remove modern and later interventions, the majority of which relate to the fixtures and interventions of the existing *sui generis* occupier. Strip-out of fixtures within the current office entrance foyer to the Site from Portland Street. Please refer to drawings (refs: AXI-049 Rev00 and AXI-050 Rev00) for detailed illustration.
- Structural knock-through of masonry wall between 113-115 Portland Street and 117-119 Portland Street, together with installation of reversible DDA-compliant access ramp due to level difference.
- Non-structural knock-through of a modern existing wall in the proposed circulation lounge area for through access to the lift, and for escape / accessibility purposes.
- Ceiling treatment:
 - **Ground Level:** Exposed timber beam ceiling to remain exposed, intumescent varnish to be applied to existing joists and timber beams.
 - **Lower Ground Level:** Majority of exposed timber beam ceiling to remain exposed, intumescent varnish to be applied to existing joists and timber beams. The floorspace of the proposed retail / indoor sport, recreation and fitness unit (hashed blue on drawing ref: AXI-429 Rev01) will have a fire-rated ceiling installed that will also support the acoustic performance between levels.
- Rationalisation and replacement of internal M&E equipment to tidy up the existing arrangement.
- Installation of new meeting rooms, work pods, partitions, and kitchenette unit.

Please refer to the Design and Access Statement and proposed drawings prepared by AXI Studio for full details of the Proposed Development.

Planning Assessment

Section 38(6) of the Planning and Compulsory Purchase Act (PCPA) 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states “*in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*”

This Section sets out the policy framework which forms the basis for the consideration of the Proposed Development.

Planning Policy Framework

The Local Development Plan for Manchester City Council comprises:

- Manchester Core Strategy (2012) and its Addendum (2024);
- Saved Policies of the Manchester Unitary Development Plan (1995); and,
- Greater Manchester Combined Authority Places for Everyone Plan (PfE Plan) (2024).

Other material considerations of relevance to the Proposed Development are as follows:

- The National Planning Policy Framework (The NPPF) (2024);
- The Draft Manchester Local Plan (2025);
- Supplementary Planning Documents (SPDs); and,
- Planning Practice Guidance (PPG).

A revised NPPF is currently undergoing consultation (closes in March 2026). Given its current status and that it may be subject to changes, while it has been considered against the context of this Application, it attracts limited weight.

The Draft Manchester Local Plan Regulation 18 Consultation ended in November 2025. Given its current status, it has limited weight in the determination of planning applications, however it does provide an indication of the potential direction of travel of Manchester's planning policy.

Relevant Planning Policies and Material Considerations

Table 3 Relevant Planning Policies and Material Considerations

Document	Policy
Manchester Core Strategy (2012) and its Addendum (2024)	Policy SP1 (Spatial Principles) Policy EC1 (Employment and Economic Growth in Manchester) Policy EC2 (Existing Employment Space) Policy CC2 (Retail) Policy CC8 (Change and Renewal) Policy CC9 (Design and Heritage) Policy EN1 (Design Principles and Strategic Character Area) Policy EN3 (Heritage) Policy DM1 (Development Management)
Saved Policies of Manchester Unitary Development Plan (1995)	Policy DC18.1 (Conservation Areas) Policy DC19.1 (Listed Buildings)
The Greater Manchester Combined Authority Places for Everyone Plan (2024)	Policy JP-Strat2 (City Centre) Policy JP-J3 (Office Development) Policy JP-P2 (Heritage) Policy JP-P7 (Sport and Recreation)
NPPF (2024)	Chapter 6 (Building a strong, competitive economy) Chapter 16 (Conserving and enhancing the historic environment)

Document	Policy
SPD – Guide to Development in Manchester (2007)	Chapter 2 (Design)
	Chapter 3 (Accessibility)

Principle of Development

Relevant Policies / Material Considerations

- Core Strategy Policy SP1 includes improving access to jobs should be a core development principle.
- Core Strategy Policies EC1 and EC2 encourage employment growth and improvement to portfolio of employment premises. Policies EC1 and EC2 also note the Council would seek to retain existing employment space unless the existing use is proven unviable.
- Core Strategy Policy EN3 encourages development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods.
- Core Strategy CC2 states that the growth and improvement of retail provision in the City Centre will be promoted.
- Core Strategy CC8 notes developments which contribute to the City's employment / retail growth would be supported subject to the proposal's impact on the local area's heritage and character.
- PfE Plan Policy JP-Strat2 notes the City Centre would be the most significant economic location in the country outside of London and would be the primary focus for a range of activities including business, retail, and leisure.
- PfE Plan Policy JP-J3 notes Manchester City Centre will accommodate a substantial amount of office floorspace
- PfE Plan Policy JP-P7 emphasises on the importance of promoting healthy lifestyle and promote new provisions of sports and recreational spaces.

Applicant's Response

The Applicant seeks to facilitate the long-term viable use of the Site, a Grade-II listed building located within Manchester City Centre, by carrying out sensitive internal refurbishment and reconfiguration works to the Site which forms part of the Applicant's building portfolio in the proximity.

As detailed within “The Site and Site Context” of this Letter, the Site has historically struggled with financial viability due to its extensive demise as exist (897 sq. m.) and location, which primarily only benefits from passive footfall.

In response, the Proposed Development comprises sensitive internal refurbishment and a change of use to rationalise the uses of the existing floorspace and introduce a diverse range of uses (Use Class E(c) and E(a,d)). This will ensure the Site's continued economic viability and enhance the success of the local area, aligning with Core Strategy Policies SP1, EC1, EC2, and EN3, and PfE Plan Policies JP-Strat2 and JP-J3.

Specifically, the Proposed Development will create (as per Table 2):

- **699.5 sq. m. of new office floorspace (Use Class E(c))** – This provision of office space will generate new employment opportunities within the City Centre.
- **173 sq. m. of flexible retail, indoor sport, recreation, and fitness uses (Use Class E(a, d))** – This includes an entrance area on the Ground Level (17 sq. m.) and the main flexible space on the Lower Ground Level (156 sq. m.). This approach maximises flexibility for future tenants, allowing the space to be leased by either retail operators or indoor fitness/leisure providers (e.g. small-scale Pilates studios).

By introducing these uses, the Proposed Development promotes retail and employment growth while maintaining an active frontage along Portland Street and enhancing the local area's heritage character through sensitive refurbishment works to the listed asset. The Site's location adjacent to the Primary Shopping Area further supports this approach. This demonstrates compliance with Core Strategy Policies CC2 and CC8.

Furthermore, the inclusion of indoor sport, recreation, and fitness uses (Use Class E(d)) diversifies the offerings within the Site and the City Centre, promoting a healthy lifestyle. This demonstrates compliance with PfE Plan Policy JP-P7.

Heritage

Relevant Policies / Material Considerations

- Core Strategy Policies CC9 and EN3 put emphasis on preservation and enhancement of heritage assets in Manchester City Centre, whilst encouraging development that complements and takes advantage of the distinct historic and heritage features.
- Core Strategy Policy EN1 notes developments should duly consider the City of Manchester's heritage and continue the rich pattern of activity

- Saved Policy DC19.1 of the Manchester Unitary Development Plan (1995) note that there is high regard for securing the retention, restoration, maintenance and continued use of listed buildings.
- PfE Plan Policy J2-P2 stresses the importance to “positively conserve, sustain and enhance our historic environment and heritage assets and their settings”.
- Saved Policy DC18.1 of the Manchester Unitary Development Plan and Paragraphs 11.41-11.46 of the Guide to Development in Manchester note that proposals should preserve and enhance the character of the conservation area.
- Paragraph 210 of the NPPF (2025) directs Local Planning Authorities to consider 3no. key factors when determining planning applications concerning the historic environment:
 - The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.
 - The desirability of new development making a positive contribution to local character and distinctiveness.
- Paragraphs 212 and 215 of the NPPF (2025) 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, where appropriate, securing its optimum viable use”, and that ‘great weight’ should be given to the conservation of designated heritage assets.

Applicant’s Response

The Applicant is dedicated to the sensitive conservation and enhancement of 113-115 Portland Street, a Grade II listed building located within the Whitworth Street Conservation Area. The Proposed Development involves internal refurbishment and a change of use, with no external alterations, ensuring the building's continued contribution to the City’s heritage identity and the character of the Conservation Area. This demonstrates compliance to Core Strategy Policies CC9, EN3, and EN1, Saved Policies DC19.1 and DC18.1 of the Manchester Unitary Development Plan, and PfE Plan Policy J2-P2.

The Proposed Development introduces internal reconfigurations, including a structural knock-through between 113-115 Portland Street and 117-119 Portland Street, and the removal of modern and later interventions. A thorough Heritage Impact Assessment (HIA) has been undertaken and submitted in support of this Application, which acknowledges that these interventions will impact some historic fabric. However, the HIA concludes that these impacts are carefully considered and, when viewed against the overall significance of the asset, result in no harm to the building’s special interest.

The proposed interventions are deemed necessary and proportionate to secure the optimum viable use of the listed building and prevent it from going into prolonged vacancy. As detailed previously, occupiers at the Site have struggled with financial viability over the past decade, with its extensive demise at 891 sq. m. proving difficult to market. The proposed internal reconfigurations and interventions are essential to create flexible, marketable spaces suitable for modern office, retail, and leisure uses, thereby ensuring the building's long-term economic sustainability and continued active use. This directly addresses the need to put heritage assets to viable uses consistent with their conservation, as highlighted in NPPF Paragraph 210.

The design development process of the Proposed Development has prioritised to minimise the harm to the listed building. key initiatives include:

- **Internal nature of the proposed works:** All proposed interventions are internal, preserving the external appearance and contribution to the character of the Conservation Area.
- **Modern interventions removal:** The removal of existing fixtures and non-structural elements primarily relates to modern and later interventions, rather than original historic fabric.
- **Ongoing engagement with Manchester City Council:** Detailed design has been developed in close collaboration with Manchester City Council's planning and conservation officers, including a nuanced approach to fire resistance for ceilings to minimise harm to exposed timber beams.
- **Rationalisation and replacement of M&E:** Rationalising the existing M&E equipment at the Site would see excessive equipment removed and allow the Site to be better appreciated.

Paragraph 212 of the NPPF (2025) necessitates any harm more significant than “less than substantial harm” to listed buildings to be weighed against the associated public benefits of any development proposals. Despite the HIA concluding that the Proposed Development will introduce “no harm” to the building, a full list of public benefits associated with the Proposed Development is set out below for completeness:

- There is a finite amount of land available within Manchester City Centre and the Proposed Development positively re-purpose available land to deliver sustainable office space.
- Providing space for businesses to operate in Manchester City Centre, enabling job creation and retention.
- Introduce retail / leisure and fitness use at the Site, contribute to a more diversified offering in Manchester City Centre.

- Continued provision of an accessible pedestrian entrance (via 117-119 Portland Street).
- Job creation for residents of Manchester through the provision of new office floorspace.
- Securing the optimum viable use of a heritage asset in support of its long-term conservation by rationalising and re-purposing the uses of the Site.
- The Proposed Development will allow future generations to continue appreciating the and understanding the asset and its associated history.

In response to paragraph 210 of the NPPF (2025):

- The Proposed Development will sustain the significance of the identified heritage asset, whilst ensuring the Site is put in viable uses consistent with their conservation.
- The Proposed Development contributes positively to sustainable communities, including economic vitality by introducing viable uses into the Site.
- The Proposed Development will make a positive contribution to local character and distinctiveness.

Amenity Considerations

Relevant Policies / Material Considerations

- Core Strategy Policy DM1 requires that all development should consider specific issues related to the nature of the development.

Applicant's Response

The Proposed Development seeks approval for sensitive internal refurbishment works to the Site and change of use from Sui Generis use to office use (Use Class E(c)) and retail, indoor sport, recreation and fitness use (Use Class E(a, d)), allowing the space to be leased by either retail operators or indoor fitness/leisure providers (e.g. small-scale Pilates studios)¹.

As part of the ceiling treatment to the space applied for Use Class E(a, d) on the Lower Ground Level, installation of acoustics fire-rated ceiling is proposed to improve the acoustics performance of the space. This would ensure there is no undue noise impact to the adjoining office use.

Rationalisation and replacement of the existing M&E equipment also form part of this Application, which confines to internal area of the Site i.e. no additional plant equipment is

¹ It is currently envisaged the space applied for Use Class E(a, d) would be occupied by either one of the uses i.e. only one use can come forward at any one time. Use Class E(a, d) are identified and applied for to maximise flexibility of the Site.

At the event an indoor fitness / leisure provider occupies the space, it is envisaged to be the like of a small-scale Pilates studio, which does not involve the use of machines / heavy weights.

proposed on the external of the building. This would ensure there is no additional plant equipment-related noise impact to the nearby area.

Furthermore, a Construction Management Plan prepared by Cubic Works is submitted in support of this Application outlining measures ensuring amenity impact to existing occupier at the building and local amenity is kept to minimum during the construction period of the Proposed Development.

The Proposed Development therefore is in compliance with Core Strategy Policy DM1.

Conclusion

The Proposed Development has been comprehensively assessed in relation to the Local Development Plan and other material considerations. The conclusion of that process is that the Proposed Development is in accordance with relevant planning policies of the Local Development Plan, material considerations, and the Local Development Plan when taken as a whole. Therefore, the Proposed Development merits the support of the Local Planning Authority.

Summary

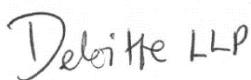
This Application is submitted via the Planning Portal under reference: PP-14460977.

A detailed assessment of the Proposed Development has been undertaken against planning policies at all levels as set out within the body of this Letter. Alongside this, a detailed Heritage Impact Assessment has been undertaken and is submitted in support of this Application.

A fee has been paid, in relation to the planning permission only, to Manchester City Council for £588, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee.

We look forward to receiving your confirmation that the application has been formally registered. In the meantime, if you have any queries or require any further information, please do not hesitate to contact my colleague Matthew Lam (0161 455 8448 / mlam@deloitte.co.uk).

Yours sincerely



For Deloitte LLP

Encl.

Appendix A – Full List of Drawings

Appendix A – Full List of Drawings

Booth King

15790-BKP-XX-00-DR-S-1001-P03

15790-BKP-XX-00-DR-S-1002-P02

Cubic Works

LG-DR-M-5701 RE

GF-DR-M-5701 RE

0000-CUB-XX-LG-DR-M-5701-P03

0000-CUB-XX-GF-DR-M-5701-P03

AXI Studio

AXI-000 Rev00

AXI-001 Rev00

AXI-049 Rev01

AXI-050 Rev01

AXI-099 Rev01

AXI-100 Rev01

AXI-109 Rev00

AXI-110 Rev00

AXI-200 Rev00

AXI-399 Rev00

AXI-400 Rev00

AXI-429 Rev01

AXI-430 Rev01

AXI-439 Rev00

AXI-440 Rev00

AXI-490 Rev01

AXI-491 Rev01

AXI-502-1 Rev00

AXI-502-2 Rev01

AXI-504 Rev01

AXI-505 Rev01

AXI-599 Rev00

AXI-600 Rev00

AXI-609 Rev00

AXI-610 Rev00

AXI-619 Rev01

AXI-620 Rev01

AXI-699 Rev00

AXI-700 Rev00

AXI-899 Rev00

AXI-900 Rev00

AXI-L01 Rev00