

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144444/FO/2025

Date registered valid: 29 January 2026

Proposal: Demolition of existing single-storey outbuilding and canopies, creation of beer garden with glazed canopy and installation of replacement timber windows.

Address: 80 Portland Street, Manchester, M1 4QX

Ward(s): Deansgate Ward

Applicant: Mr Jonathan Haughton Hydes Brewery Ltd

Agent (if any): Mr Jason Prince MGI + Partners Ltd

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 26/03/2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 5 February 2026 Expired: 26 February 2026

Neighbour notifications

Printed: 5 February 2026 Expired: 26 February 2026

Site notice

Posted: 10 February 2026 Expired: 3 March 2026

Press advert

Published: 10 February 2026 Expired: 3 March 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the three storey Grade II listed property at 80 Portland Street, in use as the Grey Horse Inn public house (Sui Generis). The site forms part of a wider listing that includes the neighbouring three properties to the north, with all properties being former Georgian townhouses likely dating back to the late 18th century. 80 Portland Street specifically has been in a long standing use as a public house, features a painted brick façade and non-original windows to all floors. Its interior features timber beams with non-original wall and floor finishes. To the rear of the application site feature two single storey extensions likely dating from the early 20th century.

Listed building: Grade II

Conservation area: George Street Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the heart of Manchester City Centre, with the area to the west of the application site also lying within the George Street Conservation Area. Portland Street located to the front of the application site, is characterised by a mix of commercial properties that are of various age, design, scale and materiality, with Georgian, Victorian, post-war and contemporary properties sitting alongside each other, with One Portland Street visually dominating the skyline. To the east of the application site the George Street Conservation Area forms a tightly packed area of Victorian former warehouse buildings many of which are Grade II listed. Some residential development is present within the upper floors of the buildings that line both Portland Street and those that are situated within the George Street Conservation Area.

Description of development

The application seeks planning permission for the installation of replacement timber windows, demolition of a rear extension and creation of covered outside seating area.

The proposal would see the installation of replacement timber windows at ground and first floor to the property's Portland Street elevation.

To the rear the existing single storey extension at the northern half of the plot would be demolished and replaced with a covered seating area that would feature a glazed canopy with timber frame. The outside seating area would have a capacity of 14no covers. A window within the ground floor rear elevation would be removed and replaced with a timber door and fanlight to provide access to the rear yard.

The property's rear access to Reyner Street would be rebuilt with reclaimed brick and a new timber door would be installed.

Proposed hours of opening for the outside seating area are as follows:

- Monday – Sunday (Including Bank Holidays) 09:00 – 02:00.

Planning History

144695/LO/2025 - Listed Building Consent for internal reconfiguration, redecoration, demolition of existing single-storey outbuilding and canopies, creation of beer garden with glazed canopy and installation of replacement timber windows – Application under consideration.

Consultations & Notification Responses

Publicity – A site notice and press notice were published. Neighbouring properties were notified of the proposals by letter. No representations were received.

Environmental Health – No objection subject to planning condition that would require the submission of an acoustics assessment that would then confirm the hours of operation of the outside seating area.

Greater Manchester Police – No objection subject to the development being completed to secured by design standards.

Highway Services – No objection subject to a condition requiring the submission of a construction management plan and informatives relating to highway hoarding.

Policy

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Stat1 – Core Growth Area
- Policy JP-Strat2 – City Centre
- Policy JP-P2 – Heritage

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 12 – Achieving well-designed and beautiful places
- Chapter 16 – Conserving the Historic Environment

Draft National Planning Policy Framework (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.

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Principle of the Development

The proposed development would see the external alteration and expansion of an existing public house (Sui Generis). The development is designed to modernise the facilities of the building and to expand outside seating provision in order to meet modern clientele demands/expectations, as well as to diversify the offering on site by providing a more attractive offer during the summer months. On the basis that the development would assist in allowing an existing commercial premises to diversify their offering and thereby strengthen their contribution to local regeneration efforts, the proposal is considered to be acceptable in principle and accords with Places for Everyone Plan Policies JP-Strat1 and JP-Strat2, Manchester Core Strategy Policies SP1, EC3, CC1, CC4 and DM1, subject to the matters discussed below.

Visual Amenity

The development would see the external alteration of the application site's front and rear elevations, comprising the replacement of the property's ground and first floor windows, as well as the demolition of a rear extension and subsequent creation of an outdoor seating area and associated works.

The property's existing windows at ground and first floor are non-original units that are unsympathetically designed when compared to the age and significance of the listed building. Their replacement with timber units is considered would lead to an improvement in the appearance of the application site's front elevation, bringing it closer in line with its original historic appearance.

The works to the property's Reyner Street access, comprising of the replacement of the rear access gate and surrounding wall with reclaimed brick and a timber gate would improve upon the somewhat dilapidated boundary treatment currently on site and would assist in uplifting the appearance of Reyner Street which struggles with the presence of various extract flues, air conditioning units and other utilitarian pieces of plant.

The existing rear extension and non-original rear window proposed to be removed in favour of a new doorway and covered outside seating area, cannot be viewed from the public highway and are only visible from within the application site itself. The features are not considered to contribute to the overall significance of the surrounding street scene. It is noted that the proposed canopy and doorway would be of a sensitive design and be of a high material quality. In light of this, the proposal is considered would be acceptable in regard to its impact on local visual amenity and is thus in accordance with Core Strategy Policies EN1 and DM1, and the National Planning Policy Framework.

Heritage

The application site is a Grade II listed building comprised of 4no terrace properties, with the application site being the most southerly. The area of demolition to the rear of the premises is a non-original extension to the building, likely dating from the early 20th century, which is not considered to contribute to the significance of the listed building. Furthermore, the proposed replacement windows would see the removal of non-original units. It is acknowledged that a small section of original wall would be removed to facilitate the changing of a window to a doorway, however this is to the rear elevation and would only be visible from within the rear yard. Due to the area of affected works being located within the rear yard, that is only accessible off of the constrained Reyner Street, the proposed works are not considered to affect the wider setting nor significance of the George Street Conservation Area. The proposed windows, canopy and doorways would be of high material quality reflective of the special significance of the listed building.

In light of the above, it is considered that the proposal would have a minor beneficial impact on the significance of the listed building and George Street Conservation Area, and thus complies with Places For Everyone Plan Policy JP-P2, Core Strategy Policies SP1, CC9, EN3 and DM1, Saved Unitary Development Plan Policies DC18 and DC19, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990.

Residential Amenity

The submission would see the expansion/intensification of the public house use (Sui Generis) currently on site via the creation of an outdoor seating area with space for 14no covers. As stated earlier within this report, the application site lies within an area that is mainly comprised of properties in commercial use, though there is residential development present within the upper floors of some neighbouring buildings to the west of the application site. The submission has been accompanied by a noise impact assessment, that states the outdoor seating area may be open till 2am. Environmental Health have assessed the proposal and have found that the submitted assessment has not corrected for noise reverberation within the rear yard, additionally, Environmental Health have also requested that a more robust operation and management plan should be provided that would cover the use of the rear yard for smoking only, with a restriction

on the number of people allowed to smoke at any one time. It is considered that the imposition of a condition that would require such a restriction on the rear yard would be unreasonable and disproportionate, and as such would not be attached in the event of an approval. Notwithstanding this, due to the shortcomings of the submitted acoustic assessment, a condition will be attached should the application be approved requiring the submission of a new assessment and a new set of proposed hours of opening.

Subject to such a condition, the development is considered to be acceptable in this regard and therefore accords with Core Strategy Policy DM1 and Saved Unitary Development Plan Policy DC26, and the National Planning Policy Framework.

Highway Safety

The application site lies within the heart of Manchester City Centre, being located within walking distance of St Peters Square and Piccadilly Gardens Metrolink stops, as well as bus stops along Portland Street. The proposed development would not see the loss nor provision of any on or off-street car parking. Vehicular and pedestrian access to the site are possible from Portland Street and Reyner Street, though access is constrained with Portland Street being a busy arterial road and Reyner Street being a single lane one way access road. Highway Services have assessed the proposals and do not object to the proposals subject to a condition that would see the submission of a construction management plan, and informatives relating to the carrying out of the proposed works. It is acknowledged that the proposed door to Reyner Street would open outwards toward to the public highway, however, The door would form a fire escape and this is considered acceptable in this instance. Subject to the aforementioned condition and informatives, the proposal is considered to be acceptable in this regard and is thus in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

Conclusion

In light of the above, subject to appropriate planning condition, the development is acceptable and is considered to preserve and enhance the setting and significance of the listed building. As such, subject to planning condition, the development accords with Places for Everyone Plan Policies JP-Strat1, JP-Strat2 and JP-P2, Core Strategy Policies SP1, EC3, CC1, CC4, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18, DC19 and DC26, the Planning (Listed Buildings and Conservation Areas) Act 1990, and the National Planning Policy Framework. On this basis, the application is recommended for approval.

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 policies 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 in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Conditions 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 following drawings and documents:

- o Location Plan (Planning Portal Reference PP-14506069v1)
- o 2.01 Rev G: Proposed Ground Floor Plan - GA (Received 23/03/2026)
- o 2.02 Rev A: Proposed Ground Floor Plan - Demolitions & Removals
- o 2.03 Rev 1: Proposed Ground Floor Plan - Builder's Work
- o 2.10 Rev E: Yard & Joinery Details (Received 23/03/2026)

- o 2.12: Proposed Internal Elevations
- o 5.02: First Floor Sash Window Detail (Received 19/03/2026)
- o 5.03: Existing & Proposed Front Elevations (Received 19/03/2026)
- o Heritage Statement (Prepared Mounteer Limited; Dated 02/12/2025)
- o Design & access Statement (Prepared by MGI; Dated 04/12/2025)

All stamped as received by the City Council as Local Planning Authority on 04/12/2025, unless specified otherwise.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework

3) Prior to the commencement of the development hereby approved, a detailed demolition and construction/fit-out management plan outlining working practices during the construction phase of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt the plan shall include detail on the following matters;

- o Communication strategy with residents and businesses
- o Display of an emergency contact number;
- o Details of wheel washing;
- o Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions;
- o Compound locations where relevant;
- o Details regarding location, removal and recycling of waste (Site waste management plan);
- o Phasing and quantification/classification of vehicular activity;
- o Types and frequency of vehicular demands - Routing strategy and swept path analysis;
- o Measures to mitigate risks such as objects falling from height and impacting highway users;
- o Parking for construction vehicles and staff;
- o Sheeting over of construction vehicles;
- o A commentary/consideration of ongoing construction works in the locality;
- o Construction and demolition methods to be used;
- o The erection and maintenance of security hoardings where relevant;
- o Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times;
- o Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure;
- o Pedestrian management proposals;
- o Loading and unloading of plant and materials;
- o The design, erection, maintenance and dismantling of scaffolding.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall then be carried out in accordance with the approved plan.

Reason - To safeguard the amenities of nearby residents and in the interest of highway safety, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

4) Prior to the first use of the development hereby approved, a schedule of days and hours of operation, supported by an acoustic assessment, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The outside seating area shall be carried out in accordance with that schedule of hours and this shall remain in place for as long as the development remains in use.

The outside seating area shall not allow for the use of amplified sound or any music in these external areas at any time.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

5) Prior to the first use of the development hereby approved, details Secured by Design measures shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be in place prior to the first use of the outside seating area.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

Informatives

1) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, skips and temporary access points (Section 50) with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaysnetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

63A Faulkner Street, Manchester, M1 4FF
Third Floor, 82A Portland Street, Manchester, M1 4QX
Ground Floor, 82A Portland Street, Manchester, M1 4QX
Flat At, 80 Portland Street, Manchester, M1 4QX
63 Faulkner Street, Manchester, M1 4FF
Flat Above, 78 Portland Street, Manchester, M1 4QX
82A Portland Street, Manchester, M1 4QX
Second Floor And Third Floor, 59 - 61 Faulkner Street, Manchester, M1 4EF
59 - 61 Faulkner Street, Manchester, M1 4EF
First Floor, 59 - 61 Faulkner Street, Manchester, M1 4EF
Basement And Ground Floor, 59 - 61 Faulkner Street, Manchester, M1 4EF
82 Portland Street, Manchester, M1 4QX
78 Portland Street, Manchester, M1 4QX

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