

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143270/AOH/2025

Date registered valid: 20 June 2025

Proposal: Installation of 17 external signs.

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

Ward(s): Piccadilly Ward

Applicant: Bruntwood AV Limited and Bruntwood Estates Beta Portfolio...

Agent (if any): Mr John Cooper Deloitte LLP

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 05 November 2025

Application Details

Type of application: Advertisement Hoardings Consent

Development type: Advertisements

Date of site visit: 1 July 2025

Standard consultations:

Printed: 30 June 2025 Expired: 21 July 2025

Neighbour notifications

Printed: 30 June 2025 Expired: 21 July 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Grade II

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order: Not applicable

The Site forms part of a cluster of Grade II Listed buildings along Portland Street and Oxford Street in Manchester City Centre which are all owned and managed by Bruntwood as one overall complex that is being re-branded 'Threadworks':

- 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)

The Site is located in Piccadilly Ward, within Manchester City Centre, and is also located within the Whitworth Street Conservation Area.

The surrounding area is uniquely Mancunian in character. Its physical form being established by the wealth of fine Victorian and Edwardian buildings erected between 1850 and 1920. They reflect the historical importance of the textile industry in the city, when Manchester had become the largest textile centre in the world. These textile warehouse buildings were built with characteristic architectural features which form the feel of this conservation area.

Description of Development

The proposal seeks advertisement consent for the installation of 17 external signs. Across numerous buildings, including the following external signs:

- A total of 12no. projecting signs are proposed to be present along the Portland Street and Oxford Street elevations of the buildings (Refs: EX-ST1A for the Threadworks gateway projecting signs and EX-ST1B for the projecting signs of individual commercial unit occupiers)
- 1no. Map sign (Ref: EX-ST2B) on 127-133 Portland Street
- 1no. Menu sign (Ref: EX-ST7B) on 127-133 Portland Street
- 3no. Tenant / retailer branded fascia signages (EX-ST7A) at the unit occupied by Giorgios on 127-133 Portland Street

There are also various internal signs that do not strictly require advertisement consent but still require Listed Building Consent. They have been listed below to provide an overall vision of signage across the various submitted consents:

- 4no. Illuminated internally-hung building number entrance signs located behind the glazing (Ref: IN-ST3)
- 7no. Façade manifestation, including safety manifestations (vinyl applied internally to glazing) (Refs: IN-ST4 for safety manifestation and IN-ST5 for building information and safety manifestation)
- 9no. Tenant / retailer branded manifestations (vinyl applied internally to glazing) (Refs: IN-ST6A, IN-ST6B and EX-ST8).

The Applicant has, at various times in the past, implemented a variety of signage types to serve wayfinding purposes and to highlight respective occupiers and building names within the Thread Works Cluster, which are inconsistent in styles and formats and do not form a coherent approach.

Leveraging on the granting of Planning Permission and Listed Building Consent for the refurbishment of 117-119 Portland Street (Refs: 139763/FO/2024 and 139764/LO/2024) in June 2024 which forms part of the Site, the Applicant intends to position the Cluster as an innovation hub, right at the gateway to Manchester's Knowledge Quarter.

This presents an opportunity to bring all the buildings within the Cluster together by introducing a coherent signage proposal which is well designed and of high-quality design and allows for the removal of redundant signages across the Cluster.

Cognisant that the properties within the Cluster are Grade II Listed, this Application is submitted in tandem and should be read in conjunction with 3no. Listed Building Consent Applications.

Related Applications

139763/FO/2024 - External alterations comprising alternations to loading bay, main entrance on Portland Street, and refurbishment and inclusion of external louvres associated with the mechanical and electrical system associated with refurbishment of existing offices, change of use of part of the lower ground floor to a gym (Use Class E(d)) and installation of a substation and plant within rear at 117-119 Portland Street.

Approved June 2024.

139764/LO/2024 - Listed Building Consent for internal and external works associated with refurbishment of existing offices including alternations to loading bay, main entrance on Portland Street, and refurbishment and inclusion of external louvres associated with the mechanical and electrical system and works associated with upgrades to means of escape at 117-119 Portland Street

Approved June 2024.

143013/LO/2025 - Listed Building Consent for the fit out of the ground floor and basement and external signage at Basement And Ground Floor, 131-133 Portland Street.

Approved August 2025.

143168/AO/2025 - Installation of 1no non-illuminated fascia sign at Basement And Ground Floor, 131-133 Portland Street.

Approved August 2025.

143264/LO/2025 - Listed Building Consent for the installation of new internal and external signage at 113-119 Portland Street, M1 6DW.

To be approved in tandem with this application.

143265/LO/2025 - Listed Building Consent for the installation of new internal and external signage at 127-133 Portland Street, M1 4PY.

To be approved in tandem with this application.

143266/LO/2025 - Listed Building Consent for the installation of new internal and external signage at 61 Oxford Street, M1 6EQ.

To be approved in tandem with this application.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. At the time of writing this report, no representations have been received due to this publicity.

Highway Services - Have no objections to the proposal. Informatives added concerning Highway Licensing. Confirmed acceptance of luminance levels. A condition has been added to control luminance.

Environmental Health - Advised that the illuminated signage should be installed in accordance with the illuminance levels (300cd/m²). A condition has been added to control luminance.

Policy

Town and Country Planning (Control of Advertisements) Regulations 2007

(1) A Local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account—

- (a) the provisions of the development plan, so far as they are material; and
- (b) any other relevant factors.

(2) Without prejudice to the generality of paragraph (1) (b)—

(a) factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;

(b) factors relevant to public safety include—

- (i) the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (ii) whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;
- (iii) whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

(3) In taking account of factors relevant to amenity, the local planning authority may, if it thinks fit, disregard any advertisement that is being displayed.

(4) Unless it appears to the local planning authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction relating to the subject matter, content, or design of what is to be displayed.

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-Strat2 - City Centre
- Policy JP-P1 - Sustainable Places
- 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 EN1 - Design Principles and Strategic Character Areas
- Policy EN3 - Heritage
- Policy DM1 - Development Management
- Policy CC9 - Design and Heritage

The **Unitary Development Plan for Manchester** - For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC14 - Shop Fronts and Related Signs
- Policy DC18 - Conservation Areas
- Policy DC19 - Listed Buildings

National Planning Policy Framework (NPPF)

- Chapter 12 - Achieving well-designed places
- Chapter 16 - Conserving and enhancing the historic environment

Shopfront and Signage Design Guide

The shopfronts and signage SPD sets out the detailed guidance for shopfront alterations and the display of signage in Manchester.

The SPD states that new signage should:

- be limited to one fascia signage or internal hanging signage per elevation;
- be located below the first-floor eaves, unless there is historic evidence of signage above;
- have a maximum depth of 30mm;
- not be in the form of internally illuminated lightbox signage;
- not conceal, obscure or damage any elements or detailing of a shopfront that positively contribute to its appearance, historic interest and appreciation.

Other Legislation

Sections 16, 66, and 72 of the Listed Buildings and Conservation Areas Act 1990 require that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas.

Issues

The main issues for consideration relate to the principle of the proposal, as well as, in accordance with the advertisement regulations, the acceptability of the proposal in terms of its impact upon visual amenity and upon public safety. In judging this, the provisions of the development plan and any other relevant factors, so far as they are material, must be taken into account.

Principle of the Proposal

The principle of the proposal is considered to be acceptable in this case.

The proposals seek to rationalise existing signage with a coherent appearance across three listed buildings. The rationalisation of signage and removal of clutter can be supported in principle.

Visual Amenity

The proposed signage design will replace existing signage across the runs of the Threadworks building which are not cohesive, creating a unified appearance across all signage, with a bronze colour scheme that compliments the surrounding historic architecture.

The colour scheme and bronze anodised aluminium finish of the projecting signs will match the street shopfront of 61 Oxford Street.

The proposed wayfinding strategy will remove existing signs which have been installed at various points in the buildings' history. By ensuring a cohesive and uniform approach across all the signs associated with the Thread Works Cluster, this will provide a consistent sense of identity for the buildings and enhance the setting of the buildings and conservation area.

A total of 12no. projecting signs are proposed along the Portland Street and Oxford Street elevations of the various buildings.

Of the 12no. projecting signs, 5no. projecting signs will replace existing signs and 7no. new projecting signs will be installed.

Where existing signs are being replaced, the projection of the proposed signs is less than the existing signs.

Some of the projecting signs will replace other removed signage clutter, such as banner signs. So whilst the overall number of projecting signs will increase, the reduction in various clutter and the rationalisation of the designs of the projecting signs are considered to increase the visual appearance of these listed buildings and the surrounding street scene and conservation area.

4no. projecting signs are for building entrances, 6no. projecting signs are for individual commercial occupiers, and 2no. projecting signs are for Gateway signs to Threadworks itself.

The projecting signs are a bronze anodized finish, which is considered to be high quality, measuring either 700mm/620mm by 500mm and 40mm deep.

The overall size and proportion of the projecting signs is considered to be appropriate for the buildings and the design would be discrete and sympathetic to the architectural character.

While the depth of the signs however would exceed the recommended depth of 30mm set out in the MCC Shopfront and Signage Design, the 40mm depth is not considered to be too bulky to

refuse. The depth and height of the projecting signs has been reduced following various discussions between the City Council and the applicant.

The proposed map sign (Ref: EX-ST2B) will be applied to modern rendered projecting wall on building block 127-133 Portland Street. It would add visual interest to an unattractive rendered element and is considered to have neutral impact upon visual amenity.

A condition has been attached to ensure that the full and final details of the signs relating to the unit currently occupied by Giorgios, are agreed at a later date, as discussions are still ongoing between the City Council, the applicant, and the commercial occupier in order how to best remediate the signage currently in place in order to be as sympathetic as possible to the heritage asset. These full and final details shall be submitted to the City Council as the Local Planning Authority before the installation of the signage to this premises.

Through discussions with the applicant, an individually illuminated high level individual letter sign on the corner of Oxford Road and Portland Street, and an individually illuminated individual letter that would have ran up the side of the modern rendered projecting wall on building block 127-133 Portland Street, have been removed from the proposal, as has other 'privacy' vinyl manifestations that obscured views into the listed buildings.

It is considered that the Proposed Advertisements will not adversely affect the street scene or harm the character or appearance of the Whitworth Street Conservation Area or the buildings within the Cluster which are Grade II Listed.

Impact on Heritage

A number of proposed projected signs will replace existing signs, utilising existing fixings and mortar joints to minimise the impact on the historic fabric.

In places where new signage is proposed, they have been sited to be in discrete locations to minimise the impact of fixings to the historic fabric of the buildings.

Through discussion during the course of the applications, to avoid proliferation of holes, the City Council requested that screw fittings on projecting signs be reduced to two screw fixings per projecting sign and not three as originally proposed, especially where new signs require new penetrations. The applicant complied with this request as submitted a drawing showing that only two screw fixings would be used per projecting sign.

The proposed map sign (Ref: EX-ST2B) will be applied to modern rendered projecting wall on building block 127-133 Portland Street which has little significance to the heritage asset.

The decluttering of the elevations from the varied projecting signs and banner signs to a visually consistent theme would have an overall visual benefit to the Listed Buildings and to the Whitworth Street Conservation Area and is supported. The design of the signs and 'Threadworks' identity resonates with the heritage of the area and would be sympathetic to the industrial architecture.

The signage at the commercial unit occupied by Giorgios that was originally submitted is not considered to be acceptable, as the current signage, and the signage originally proposed in this application, as shown on page 65 of the 'Thread Works External Wayfinding Design Heritage Statement, Revision 05, Issued 18.06.2025' document received by the City Council as Local Planning Authority on 20 June 2025, are considered to detract from the heritage asset. Discussions have been ongoing to remediate this signage, a final solution has not been fully agreed at present, and some full and final details are required for this unit.

The document 'Thread Works External Wayfinding Design Heritage Statement - Giorgio Signage Update' and this shows a clear willingness from the applicant to find a solution to remediate the signage. This approach would involve the removal of one menu sign, which would reduce clutter, as well as the removal of the three bulky fascia signs on the unit. These three fascia signs would be replaced by individual letter signage on rails. This approach in general is supported as it would reduce advertisement clutter and enhance the heritage asset by better revealing its architecture. The revealed stonework currently behind the fascia signs would be painted.

The document 'Thread Works External Wayfinding Design Heritage Statement - Giorgio Signage Update', includes two alternative proposals in the description, concerning the potential to internally illuminate the case, and instead of having two vinyl logo signs on the internal façade of the windows, to have internally illuminated signage. To clarify, these alternative options have not been agreed, discussions are ongoing on these elements, and they shall be determined via the appropriate condition. It will also match the successful approach to main entrance sign seen on the corner unit currently occupied by Blank Street Coffee.

Whilst full and final details still need to be agreed, via condition, the general approach outlined for the Giorgios unit, would be considered acceptable from a visual amenity and impact upon heritage aspect.

A condition has been added to ensure that full and final details of any signage at the commercial unit currently occupied by Giorgio are agreed before any signage is installed at this unit.

Although there will be a low level of less than substantial harm to the special interest and the historic character of the Grade II listed building, this will be outweighed by the public benefit of creating a more consistent identity for the building owners, which in turn help the long-term conservation of the heritage assets.

There will also be a public benefit of the removal of various clutter on the external façade of the buildings.

Public Safety

The luminance levels of the signage are 300 cd/m², which is within an acceptable range to not cause any distraction to passing pedestrians or road users, or to cause a disturbance to any nearby residents or commercial occupiers.

A condition has been added to ensure that the proposed luminance levels are controlled and complied with.

All signage complies with headroom and carriageway clearance requirements.

A projection over licence is required due to the projection of 600mm. An informative has been added to instruct the applicant how to apply for this.

Overall, there are no public safety concerns with the proposed signage.

Conclusion

Given the above, the proposal is considered to be consistent with the Core Strategy for the City of Manchester, in particular DM1 (Development Management) and SP1 (Spatial Principles), the

saved policies contained within the Unitary Development Plan for Manchester, in particular DC14.1 and DC14.5 (Shop fronts and Related Signs), and the National Planning Policy Framework, in particular Section 12 (Achieving Well Designed Places) and Section 16 (Conserving and Enhancing the Historic Environment).

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

Condition(s) to be attached to decision for approval

1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as Local Planning Authority on 20 June 2025:

- Site location plan
- Thread Works External Wayfinding Design Heritage Statement, Revision 05, Issued 18.06.2025

With the following drawings and documents received by the City Council as Local Planning Authority on 25 September 2025:

- Proposed External Projecting Sign Details

And with the following drawings and documents received by the City Council as Local Planning Authority on 24 October 2025:

- Thread Works External Wayfinding Design Heritage Statement - Giorgio Signage Update

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 saved policies DC18 and DC19.

3) The maximum luminance of the signage shall not exceed 300 cd/m² in brightness at any time.

Reason - In the interests of visual and residential amenity pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy and saved policies DC14.1, DC18.1, and DC19.1 of the Unitary Development Plan for the City of Manchester.

4) 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 '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.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with the Town and Country Planning

(Advertisement) Regulations 2017, policy SP1, EN1, EN3 and DM1 of the Manchester Core Strategy (2012) and the NPPF.

Informatives

1) The proposed projecting signs extends to a maximum projection in excess of 600mm over the adopted highway and will therefore require a projection over licence, to be funded at the applicant's expense. This can be obtained from https://www.manchester.gov.uk/directory_record/451898/projecting_over_the_highway#:~:text=Summary,also%20need%20to%20be%20licensed.

2) Detail should be sought from the applicant in relation to any proposed construction or fitout arrangements, where there is an impact on the highway. The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

William Hill, 40 - 42 Oxford Street, Manchester, M1 5EJ
44 Oxford Street, Manchester, M1 5EJ
PIZZAEXPRESS, Unit B, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
67 - 73 Oxford Street, Manchester, M1 6EQ
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
Second Floor, Beaver House, 125 Portland Street, Manchester, M1 4QD
Third Floor, 113 - 115 Portland Street, Manchester, M1 6DW
46 Oxford Street, Manchester, M1 5EJ
47 Oxford Street, Manchester, M1 6EQ
131 Portland Street, Manchester, M1 4PY
Basement And Ground Floor, 131 Portland Street, Manchester, M1 4PY
Third Floor, 61 - 73 Oxford Street, Manchester, M1 6EQ
Eighth Floor, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6FQ
Sixth Floor, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Fifth Floor, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Buildings Suite 3D, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
110 Portland Street, Manchester, M1 4RL
Basement And Ground Floor, 113 - 115 Portland Street, Manchester, M1 6DW
61 Oxford Street, Manchester, M1 6EQ
St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Suite 9, 67 - 73 Oxford Street, Manchester, M1 6EQ
MY HOME MOVE LTD, Fifth And Sixth Floor, Linley House, Dickinson Street, Manchester, M1 4LF
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
Third Floor, Beaver House, 125 Portland Street, Manchester, M1 4QA
First Floor, 113 - 115 Portland Street, Manchester, M1 6DW
117 - 119 Portland Street, Manchester, M1 6ED
Cafe Nero, Unit C, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Seventh Floor, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Basement, 67 - 73 Oxford Street, Manchester, M1 6EQ
Eighth Floor, Linley House, Dickinson Street, Manchester, M1 4LF
Buildings Suite 1D To 1E And 2F04, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Fourth Floor Right, 113 - 115 Portland Street, Manchester, M1 6DW
Exchange Food & Drink Lounge, 102 Portland Street, Manchester, M1 4GX
Temple Of Convenience, Great Bridgewater Street, Manchester, M1 5JW
Unit 3A, 116 Portland Street, Manchester, M1 4RL
75 Oxford Street, Manchester, M1 6EQ
Bundobust, 61 - 73 Oxford Street, Manchester, M1 6EQ
Basement, St James Building, 61 - 65 Oxford Street, Manchester, M1 6EQ
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 Rear, Beaver House, 125 Portland Street, Manchester, M1 4QA

Second Floor, 113 - 115 Portland Street, Manchester, M1 6DW
Ground Floor And Basement Elemental, 47 Oxford Street, Manchester, M1 6EQ
116 Portland Street, Manchester, M1 4RL
Ground Floor, 61 - 73 Oxford Street, Manchester, M1 6EQ
Second And Third Floor, Linley House, Dickinson Street, Manchester, M1 4LF
Ground Floor And First Floor, Linley House, Dickinson Street, Manchester, M1 4LF
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
Beaver House, 125 Portland Street, Manchester, M1 4QD
Suite 4B Fourth Floor, 113 - 115 Portland Street, Manchester, M1 6DW
Fourth Floor Suite 4C, 113 - 115 Portland Street, Manchester, M1 6DW
48 Oxford Street, Manchester, M1 5EJ
Column 11 Opposite Portland Hotel, Portland Street, Manchester, M1 3ZZ
St. James Safe Deposit Company Ltd, 77 Oxford Street, Manchester, M1 6EG
Fourth Floor, 61 - 73 Oxford Street, Manchester, M1 6EQ
Buildings Suite 3b1, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
First Floor, Beaver House, 125 Portland Street, Manchester, M1 4QA
Ground Floor Front, Beaver House, 125 Portland Street, Manchester, M1 4QA
Fourth Floor And Fifth Floor, Beaver House, 125 Portland Street, Manchester, M1 4QA
Ground Floor Left, 113 - 115 Portland Street, Manchester, M1 6DW
50 Oxford Street, Manchester, M1 5EJ
61 - 65 Oxford Street, Manchester, M1 6EQ
TESCO Express, Unit A, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Fourth Floor, Linley House, Dickinson Street, Manchester, M1 4LF
Manchester Travel Inn Metro, 112 - 114 Portland Street, Manchester, M1 4WB

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 - Whitworth Street Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL