

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144515/FO/2025

Date registered valid: 13 November 2025

Proposal: External alterations to entrance area.

Address: Mercure Manchester Piccadilly Hotel , Piccadilly Plaza , Portland Street, Manchester, M1 4PH

Ward(s): Deansgate Ward

Applicant: Venus Hotels Limited

Agent (if any): Mr James Borley Avison Young

Case officer: Lea Joseph
Tel: 0161 227 3644
Email: lea.joseph@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7 January 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 21 November 2025

Expired: 12 December 2025

Neighbour notifications

Printed: 21 November 2025

Expired: 12 December 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/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:



The application site is an eight-storey mixed use building. As originally conceived (059749/VO/CITY2/00) the building formed a significant part of the regeneration of Piccadilly area in the early 2000s.

There are commercial uses (Class E) present on the ground floor, an underground car park and eight floors of hotel (Class C1) use. The building features distinct massing with the upper storeys being recessed from the allowing for parking at the ground floor's roof. The site is features glazing across the length of the first floor, ribbon windows at the storeys that constitute the hotel use. By virtue of its scale, and location, the site lends to the sense of place in the area.

Description of area

The area is characterised by modern buildings and varying Class E uses including hotels, offices, bars and restaurants.

Portland Street channels pedestrians, cyclists and vehicles moving between highly active areas of the City Centre such as Market Street, Piccadilly, Piccadilly Gardens Princess Street, Chorlton Street and Sackville Street. The area has a vibrant character and is composed of largely modern buildings. Chorlton Coach Station, Piccadilly Gardens tram stop and bus stop, and Piccadilly Train Station are all in close proximity to the site.

The Portland Hotel (Grade II), Britannia Hotel (Grade II*) and 5 New York Street (Grade II) are in close proximity to the site.



Description of development

Full planning consent is sought for alterations to the existing to form a new entrance; including recladding of existing entrance tiling and bulkhead. Doors and windows would be retained and re-sprayed to match proposed cladding, and existing hard landscaping would be retained.

Planning History

059749/VO/CITY2/00 | CITY COUNCIL DEVELOPMENT Mixed use development comprising offices, retail. Or restaurants, hotel, serviced apartments or residential. (Approved September 2000).

Consultations & Notification Responses

Highway Services – The proposed works do not include any alterations to the footpath or highway. The proposed development is considered acceptable to highways as no negative impacts on the adjacent highway are expected.

Policy

Manchester Core Strategy (2022-2027)

SP1 Spatial Principles

DM1 Development Management

CC8 Change and Renewal

Places for Everyone Joint Development Plan (2022-2039)

JP-P1 Sustainable Places

Saved Unitary Development Plan Policy

DC22 Footpath Protection

Other Material Considerations:

National Planning Policy Framework (2024)

Chapter 12 Achieving well-designed places

Draft National Planning Policy Framework (NPPF) (2025)

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

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

Issues

Principle of Development

The proposed external alterations are part of an overall redevelopment of the application site in order to facilitate a new hotel tenant. The proposal will facilitate the continued use of a large employer, strategically located within the City Centre, without negatively impacting the existing accessibility. Given this, the development would be in accordance with policies JP-P1, CC8, SP1 and Chapter 12 of the National Planning Policy Framework. The proposal is therefore acceptable in principle subject to the considerations detailed below.

Visual Amenity



Policy SP1 requires that development proposals be 'positive contributions' to their environments. Policy DM1 requires consideration of visual amenity, in relation to the character of the site and its surrounding environment. Policy JP-P1 encourages high-quality, visually stimulating design.

The proposed development would enhance the character of the site by establishing a visually exciting, and well-designed entrance within a busy pedestrian area. The proposed changes would upgrade the entrance's overall appearance, which has been clad in white tile for almost two decades. The proposed changes are considered to establish a more attractive ground floor frontage. The design is not considered

to be overly obtrusive in the street scene, nor to negatively interface with the character or appearance surrounding buildings and structures.

All cladding and spray colours would be conditioned to be submitted for physical inspection and approval by the Local Planning Authority prior to formal implementation. As such the materials would be durable and high-quality. Drawings demonstrate that fixings will be concealed and inaccessible within a minimal tamperproof gap, effectively meeting the requirements of robust, well-considered design.

Taking into account the above, the proposed alterations would be acceptable pursuant to policies SP1, DM1 and JP-P1.

Accessibility of Entrance and Footpath

Policy CC10 requires that City Centre developments incorporate a high standard of accessibility. Policy JP-P1 requires that developments are designed to be inclusive and accessible to a diverse group of potential users.

The proposed use would retain the existing automatic sliding door entrance and level access. As such there would be no negative impact on the site's accessibility.

Policy DC22 requires that development that would pose an undue impact on the function of a footpath should be refused. The proposed works would take place within a recess on the building, as such they are not considered to pose undue harm to the mobility of pedestrians on the adjacent pavement.

Given the above, the development would be acceptable pursuant to policies CC10, JP-P1 and DC22.

Conclusion

In totality, the development is considered to be a high-quality design which would preserve the accessibility of the entrance and pavement while introducing an element of visual interest at the ground floor level. The proposed development is therefore considered to be acceptable pursuant to Manchester Core Strategy policies SP1, DM1, CC8, and CC10, Places for Everyone Joint Development Plan policy JP-P1, saved Manchester Development Plan Policy DC22 and National Planning Policy Framework Chapter 12.

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

In assessing the merits of a planning application, officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All such issues have been resolved due to the discussions within the applicant and the conditions.

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 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:

220-JMA-00-00-DR-A-023001 P03 (Received 13 November)

220-JMA-00-00-DR-A-102003 P05 (Received 13 November)

220-JMA-00-ZZ-DR-A-041002 P02 (Received 13 November)

220-JMA-00-ZZ-VS-A-184001 P01 (Received 13 November)

220-JMA-00-00-DR-A-094200 P01 (Received 7 January)

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.

3) Prior to the commencement of the development, details/samples of the materials (including methods of fixing) to be used in the construction of the external surfaces of the development hereby approved shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding, and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Appendix 1 – List of consultees & neighbours notified

Highway Services

Unit 3, 39 - 41 Piccadilly Plaza, Manchester, M1 4AJ
Unit 2, 39 - 41 Piccadilly Plaza, Manchester, M1 4AJ
Manchester Souvenirs And News, Unit F4, City Tower, Piccadilly Plaza, Manchester, M1 4AL
Advertising Right Opposite 1, Portland Street, Manchester, M1 1RG
Third Floor, Bank Chambers, Faulkner Street, Manchester, M1 4EF
Fifth Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
Ground Floor Unit E2, 1 Piccadilly Gardens, Manchester, M1 1RG
Ground Floor, Bank Chambers, Faulkner Street, Manchester, M1 4EF
Sixth Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
Huxters, Minshull Street, Manchester, M1 3EF
Ninth Floor, Westminster House, 11 Portland Street, Manchester, M1 3BH
Fourth Floor, Westminster House, 11 Portland Street, Manchester, M60 1HY
Third Floor, Westminster House, 11 Portland Street, Manchester, M60 1HY
Basement, Bank Chambers, Faulkner Street, Manchester, M1 4EF
Ground Floor, Westminster House, Minshull Street, Manchester, M60 1HY
Westminster House, Minshull Street, Manchester, M60 1HY
PaddyPower, 44 Piccadilly Plaza, Manchester, M1 4AJ
10 New York Street, Manchester, M1 4JD
Seventh Floor, Westminster House, 11 Portland Street, Manchester, M1 3HU
Edwards, Westminster House, 11 Portland Street, Manchester, M1 3HU
The Thrift Shop, 45 - 50 Piccadilly Plaza, Manchester, M1 4AJ
First Floor, Westminster House, 11 Portland Street, Manchester, M1 3PL
Fifth Floor, Westminster House, 11 Portland Street, Manchester, M1 3HU
First And Second Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
First Floor, Bank Chambers, Faulkner Street, Manchester, M1 4EF
Second Floor, Bank Chambers, Faulkner Street, Manchester, M1 4EF
Ground Floor Unit F, 1 Piccadilly Gardens, Manchester, M1 1RG
Fourth Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
PIZZAEXPRESS, Ground Floor Units C1 And D3, 1 Piccadilly Gardens, Manchester, M1 1RG
Britannia Hotel, 35 Portland Street, Manchester, M1 3LA
4 Portland Street, Manchester, M1 4GS
Ground Floor Unit E1, 1 Piccadilly Gardens, Manchester, M1 1RG
Unit G1, 1 Piccadilly Gardens, Manchester, M1 1RG
Unit G2 And G3, 1 Piccadilly Gardens, Manchester, M1 1RG
Third Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
SHORYU, Ground Floor Units C2 To C3, 1 Piccadilly Gardens, Manchester, M1 1RG
42 Piccadilly Plaza, Manchester, M1 4AJ
Eighth Floor, Westminster House, 11 Portland Street, Manchester, M1 3BH
Second Floor, Westminster House, 11 Portland Street, Manchester, M60 1HY
39 - 41 Piccadilly Plaza, Manchester, M1 4AJ
Ground Floor, Westminster House, 11 Portland Street, Manchester, M1 3PL
Dawsons, 30 Portland Street, Manchester, M1 4GS
Second Floor, 4 Portland Street, Manchester, M1 4GS

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
Area Team Boundary - Name: CENTRAL