



To Head of Planning
From Head of Compliance, Enforcement and Community Safety
FAO: Emily Booth

Contact Officer: [REDACTED] Our Ref: PR202512-1714824
Date: 9 January 2026 Telephone: 31742

Consultation on Planning Application

Application No: 144471/FO/2025

Description: Change of use of ground floor from Class E to Sui Generis Adult Gaming Centre, with installation of 2no replacement air conditioning units and elevational alterations including new doors to Portland Street and Reyner Street.

Location: Basement To First Floor 58 - 60 Portland Street Manchester M1 4QT

I write in response to your memorandum of the 10 December 2025 regarding the above application and to inform you that I have considered the application and recommend that the application is refused.

The application includes an acoustic report which made recommendations to upgrade glazing and add a lobby door system which based on predicted noise breakout will meet MCC criteria. They have not measured the actual noise breakout from the premises which given the proximity to residents should be undertaken. This will ensure that there is no unacceptable noise breakout from the rear blocked up windows. The plant noise assessment is based on noise from external plant at another casino. To date the specifications for the plant in this location are not known. We require an updated noise assessment based on the plant to be installed at this location, especially as the plant will operate for 24 hours immediately adjacent to existing residents.

Due to potential disamenity from noise occurring 24 hours a day we recommend that this application is refused.

Information for Developers guidance documents can be downloaded using the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Should you wish to discuss this matter further please contact [REDACTED]

Samantha Stabler

Head of Compliance, Enforcement and Community Safety