

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144200/AOH/2025
Date registered valid: 30 September 2025
Proposal: Installation of 2no internally illuminated digital display screens.
Address: Outside No.98 Portland Street, Manchester, M1 4GX
Ward(s): Deansgate Ward

Applicant: Ms Verity Cheyne BT Telecommunications Plc
Agent (if any): Mr Oliver Taylor Dalcour Maclaren
Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 24 November 2025

Application details

Type of application: Advertisement Hoardings Consent

Development type: Advertisements

Date of site visit: 13 October 2025

Standard consultations:

Printed: 8 October 2025 Expired: 29 October 2025

Neighbour notifications

Printed: 8 October 2025 Expired: 29 October 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: Multiple

Tree Preservation Order: Not applicable

Description of Site

Advance equality of opportunity between persons who share a protected characteristic This application relates to the pavement on Portland Street, 98 Portland Street, which is a modern red brick building with that is used as a hotel with restaurants at ground floor. This section of pavement is paved and accommodates a traffic sign, two totems with digital advertising screens and a lamppost. There is a further advertising screen located on the opposite side of the road. There is also a bus stop outside the building approximately 25 metres away from the site.

Description of Area

The site is within the George Street and adjacent the Whitworth Street Conservation Area.

The surrounding area contains a large number of other listed buildings include the Grade II listed buildings at 113 to 119 Portland Street; the Grade II Listed 127 Portland Street and the Grade II Listed 106 to 108 Portland Street.

113 to 119 Portland Street is opposite the site and is a former manufacturers' home trade warehouse and shipping warehouse, which was constructed between 1860-70. It was constructed of red brick with sandstone dressings as are all of the former warehouses listed above. It has a utilitarian design with Italian Gothic features, stone basement, sill-bands to all

floors and simplified Lombard friezes among the features. It forms a group with 103, 105 and 107, and 109 and 111, together comprising a complete block of former warehouses.

32 Dickinson Street/106 to 108 Portland Street is opposite the site and was constructed between 1860-70. It was constructed of red brick with sandstone dressings. It has features including a chamfered corner, channelled rusticated piers, brick and cornices at 2nd floor, and bracketed eaves cornice.

The surrounding area contains a variety of uses including office, hotels, retail, bars, cafes, nightclubs and restaurants uses and the Town Hall Complex.

Portland Street is a highly trafficked route from Oxford Street into the City Centre and is a particularly busy bus route.

Site History

Application referenced 118459/FO/2017 was approved in 2017 and allowed the installation of 1no. 2.9m high InLink

Application referenced 118460/AOH/2017 was approved in 2017 and allowed the installation of 2no. digital LED display screens to associated InLink

Application referenced 143270/AOH/2025 was approved in November 2025 and allows signage at 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) introducing a coherent signage proposal which is well designed and of high quality design and allows for the removal of redundant and inappropriate signs across the Cluster.

Related Applications

144066/FO/2025 - Installation of digital LED totem at Outside No. 71 Piccadilly, Manchester, M1 2BS.

144067/AOH/2025 - Installation of 2no internally illuminated digital display screens at Outside No. 71 Piccadilly, Manchester, M1 2BS.

144106/FO/2025 - Installation of digital LED totem at Outside 51 Piccadilly Street, Manchester, M1 2AP.

144107/AOH/2025 - Installation of 2no internally illuminated digital display screens at Outside 51 Piccadilly Street, Manchester, M1 2AP.

144108/FO/2025 - Installation of digital LED totem at Footpath Outside 1 Portland Street, Manchester, M1 4AJ.

144109/AOH/2025 - Installation of 2no internally illuminated digital display screens at Footpath Outside 1 Portland Street, Manchester, M1 4AJ.

144110/FO/2025 - Installation of digital LED totem at Outside H&M Brown Street, Manchester, M2 1DA.

144211/AOH/2025 - Installation of 2no internally illuminated digital display screens at Outside H&M Brown Street, Manchester, M2 1DA.

144112/FO/2025 - Installation of digital LED totem at Outside No.98 Portland Street, Manchester, M1 4GX.

144114/FO/2025 - Installation of digital LED totem at Outside Deansgate Station, Whitworth Street West, Manchester, M1 5WY.

144115/AOH/2025 - Installation of 2no internally illuminated digital display screens at Outside Deansgate Station, Whitworth Street West, Manchester, M1 5WY.

144116/FO/2025 - Installation of digital LED totem at Outside Primark, Mosley Street, Manchester, M60 1AY.

144117/AOH/2025 - Installation of 2no internally illuminated digital display screens at Outside Primark, Mosley Street, Manchester, M60 1AY.

144118/FO/2025 - Installation of digital LED totem at Outside No. 8-10 Exchange Street, Manchester, M2 7EF.

144201/AOH/2025 - Installation of 2no internally illuminated digital display screens at Outside No. 8-10 Exchange Street, Manchester, M2 7EF.

144120/FO/2025 - Installation of digital LED totem at Footpath Outside No. 11-13 Piccadilly, Manchester, M60 1AY.

144199/AOH/2025 - Installation of 2no internally illuminated digital display screens at Footpath Outside No. 11-13 Piccadilly, Manchester, M60 1AY.

144122/FO/2025 - Installation of digital LED totem at Outside No.15 Oxford Street, Manchester, M1 5AE.

144198/AOH/2025 - Installation of 2no internally illuminated digital display screens at Outside No.15 Oxford Street, Manchester, M1 5AE.

144124/FO/2025 - Installation of digital LED totem at Opposite No. 60 Sackville Street, Manchester, M1 3BU.

144197/AOH/2025 - Installation of 2no internally illuminated digital display screens at Opposite No. 60 Sackville Street, Manchester, M1 3BU.

144144/FO/2025 - Installation of digital LED totem at Outside No. 9 Stevenson Square, Manchester, M1 1DB.

144196/AOH/2025 - Installation of 2no internally illuminated digital display screens at Outside No. 9 Stevenson Square, Manchester, M1 1DB.

144337/FO/2025 - Installation of digital LED totem at Portland Street, Outside Piccadilly Hotel, Manchester, M1 4AL.

144338/AOH/2025 - Installation of 2no internally illuminated digital display screens at Portland Street, Outside Piccadilly Hotel, Manchester, M1 4AL.

144339/FO/2025 - Installation of digital LED totem at Outside No. 48 King Street, Manchester, M2 6AF.

144340/AOH/2025 - Installation of 2no internally illuminated digital display screens at Outside No. 48 King Street, Manchester, M2 6AF.

Description of Development

Advertisement consent is sought for the display of two 75" digital screens measuring 950cm x 1670mm on the front and rear of a digital LED totem.

Planning permission is sought for this totem as part of application referenced 144112/FO/2025.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties.

One objection has been received, from a Local Ward Councillor, who stated that the advertisement totem is in a busy location, does not contribute to the Council's objective to reduce street clutter, reduces pavement space and sightlines and makes pedestrians feel more enclosed in locations where we should be prioritising pedestrians.

Highway Services - Advised that the proposal does not contribute to or align with Manchester City Council's ongoing de-cluttering strategy of the highway, fails to meet broader design standards and policies that promote inclusive access and safe, active travel, and have concerns that the increased footprint of the totem could impede pedestrian movement and inclusive accessibility and increase localised pedestrian congestion.

Environmental Health - Requested that if the application were to be approved, conditions should be attached to control the light from the digital display screens, the noise from speakers on the street hub, and for a maintenance management plan to be submitted.

Issues

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-Strat2 - City Centre
- Policy JP-P1 - Sustainable Places
- Policy JP-P2 - Heritage
- Policy JP-C5 - Streets for All
- Policy JP-C6 - Walking and Cycling

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 CC9 - Design and Heritage
- Policy EN1 - Design Principles and Strategic Character Areas
- Policy EN3 - Heritage
- Policy DM1 - Development Management

Saved Unitary Development Plan for Manchester (1995) - The following saved UDP Policies are of relevance to this application:

- Policy DC15 - Advertisements, Hoardings and Posters
- Policy DC18 - Conservation Areas
- Policy DC19 - Listed Buildings
- Policy DC22 - Footpath Protection
- Policy DC26 - Development and Noise

National Planning Policy Framework (NPPF) (2024):

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

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 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.

The National Design Guide (January 2021)

Illustrates how well-designed places that are beautiful, enduring, and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

Greater Manchester's Streets for All Design Guide (2023)

Adopted November 2023 to ensure will ensure that streets are welcoming, green and safe spaces for all people, enabling more travel by walking, cycling, and using public transport while creating thriving places that support local communities and businesses.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

This document provides guidance to help develop and enhance Manchester. In particular, the SPD seeks appropriate design, quality of public realm, facilities for disabled people (in accordance with Design for Access 2).

In Chapter 2 'Design', paragraph 2.7 outlines the City Council's expectations that all new developments should have a high standard of design making a positive contribution to the City's environment and encourages "the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

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.

Visual Amenity

The proposal would see the replacement of the InLink model screens with those of the Street Hub 3 model.

The proposed LED screens would be larger at 75", measuring 950cm x 1670mm, as opposed to the screens on the existing InLink model, which are 69mm x 1210mm.

The existing InLink advertising screens are relatively restrained in scale, occupying less surface area of the totem's faces. By contrast, the Street Hub advertising screens are wider and taller, and would present a more prominent form of advertisement visible along the route.

It is acknowledged that adverts are intended to attract attention, however digital advertisement displays have a greater brightness than traditional advertisement and are by design highly visible in the street scene. The additional size and prominence of the advertising screens would increase distraction from the surrounding listed buildings described above. Application

referenced 143270/AOH/2025 introducing a coherent signage proposal at these buildings which is well designed and of high-quality design and allows for the removal of redundant and inappropriate signs across the Cluster reducing clutter and providing consistency. The enlarged screens would work against these proposed improvements.

In view of the above, it is not considered that the proposed Street Hub advertisements represent a like-for-like replacement within the street scene, having a more dominant and obtrusive visual presence than the existing InLink model and other advertisements within the setting, intensifying advertisement clutter which would detract from the appearance of the street scene.

In an appeal decision for application 142706/AOH/2025 (Appeal ref: APP/B4215/H/25/3369504) relating to the footpath outside 15 Oldham Road featuring high levels of advertisement and street clutter, the Inspector found that despite 'the largely commercial character of the area... [with] various signs and adverts on nearby buildings' the totem and advertisement's dominant and obtrusive presence would add further visual clutter and result in cumulative harm:

it would add further visual clutter, making this busy pedestrian route a less pleasing place to walk, and its siting close to the edge of the carriageway would only exacerbate its visual prominence and dominance at this busy junction.

In addition to this, the intensified level of advertisement would also detract from the setting of the Grade II listed former warehouse buildings on the opposite side of Portland Street and Dickenson Street.

In coming to this view, the Council takes note of recent appeal decisions for similar Street Hub 2 totems and advertising screens.

In an appeal decision for application 142696/AOH/2025 (Appeal ref: APP/B4215/H/25/3369448) in the Eastlands area of the City, though much less populated by advertisement and street clutter the Inspector found that the totem and advertisement's large digital advertisement panels would contribute to their dominant and obtrusive presence:

Due to a combination of its height, width and freestanding position close to the edge of the carriageway, the proposed hub, with its large digital advertisement panels on both sides, would represent a dominant and obtrusive feature on the pavement.

In an appeal decision for application 142706/AOH/2025 (Appeal ref: APP/B4215/H/25/3369504) relating to the footpath outside 15 Oldham Road, the Inspector found that despite 'the largely commercial character of the area... [with] various signs and adverts on nearby buildings' the totem and advertisement's dominant and obtrusive presence would add further visual clutter and result in cumulative harm:

it would add further visual clutter, making this busy pedestrian route a less pleasing place to walk, and its siting close to the edge of the carriageway would only exacerbate its visual prominence and dominance at this busy junction.

the addition of the rotating digital images on the proposed hub, in conjunction with the rotating images on this existing advert, would result in cumulative visual harm from digital advertisements within the immediate locality.

In the same appeal decision, the Inspector also found that the similar LED screens would harm the setting of the listed Former Midland Bank and features of architectural interest which contribute to its significance. the frequently changing digital advertisement images on the hub would compete with the visual prominence of this listed building on the street scene.

The accompanying decision for the totem structure itself engages this test within Paragraph 215 of the NPPF, which cannot be used when determining advertisement consent. Public benefits are not relevant to this proposal but will be taken in account when determining the related planning permission.

A recent appeal decided in Manchester City Council boundaries by the Planning Inspectorate for 142706/AOH/2025 (Appeal ref: APP/B4215/H/25/3369504), confirms that this is the appropriate approach.

Sections 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. For the reasons outlined above, it is not considered that the proposal preserves the setting of listed buildings and the character of the conservation area.

In consideration of the above, and in the context of the surroundings of the current application whereby there are material differences between the circumstances of the InLink and Street Hub advertising screen applications, it is viewed that the proposal for the advertisement, due to the intensification of advertisement clutter, which would be visually detrimental to the street scene, within the setting of listed buildings and the George Street Conservation Area, and the future proposed regeneration of Piccadilly Gardens, would be contrary to the provisions of Town and Country Planning (Control of Advertisements) (England) Regulations 2007, policies JP-P1, JP-P2 and JP-C5 of the Places for Everyone Plan, policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy (2012), saved policies DC15.1, DC15.2, DC18, DC19 and DC22 of the Unitary Development Plan for the City of Manchester (1995), sections 12 and 16 of the National Planning Policy Framework, and Sections 66(1) and 72(1) of the Listed Buildings and Conservation Areas Act 1990.

Public Safety

While contributing to the visual prominence of the adverts, the luminance of the digital screens is not considered to be at a level where there would be a harm to the amenity of neighbouring properties.

MCC's Environmental Health team have reviewed the scheme and are satisfied that as long as conditions were added to control the light from the digital display screens, the noise from speakers on the street hub, and for a maintenance management plan to be submitted, then any concerns regarding luminance of the digital screens, noise from the speakers, concerns over video or moving transitions, and problems that might arise from incorrect maintenance of the displays, would be mitigated.

As these elements could be mitigated via the way of conditions, concerns over any of these impacts are not significant enough to warrant a refusal on public safety grounds.

Highways comments note that the footway is already congested and the adverts forming part of the totem structure as a whole would exacerbate this congestion.

They note that congested areas on the pavement may result in pedestrians stepping out onto the adjacent live carriageway but have not objected to the scheme on safety grounds.

Highways have neither raised concerns about the obscurement of traffic signals or blocking of sightlines for pedestrians or drivers, but whilst they have highlighted many concerns do not object.

While the proposal's siting would form an obstacle on the footway and contributes to an impression of clutter, it is not considered that there is evidence of enough of a public safety impact for pedestrians in order to warrant a refusal on these grounds for this particular site.

Conclusion

Any public safety concerns of the proposed digital advertising displays are not significant enough to refuse on public safety grounds.

However, due to a combination of its height, width, materiality, and appearance, the proposed hub, with its large digital advertisement panels on both sides, would represent a dominant and obtrusive feature on the pavement that would add further advertisement clutter, making this busy pedestrian route a less pleasing place to walk, with its siting close to the edge of the carriageway would only exacerbate its visual prominence and dominance at this busy junction, within the setting of heritage assets.

Therefore, the proposed digital advertising displays are refused on visual amenity grounds, due to the proposal being contrary to the provisions of Town and Country Planning (Control of Advertisements) (England) Regulations 2007, policies JP-P1, JP-P2, and JP-C5 of the Places for Everyone Plan, policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy (2012), saved policies DC15.1, DC15.2, DC18, DC19 and DC22 of the Unitary Development Plan for the City of Manchester (1995), Streets for all, sections 12 and 16 of the National Planning Policy Framework, and Sections 66(1) and 72(1) of the Listed Buildings and Conservation Areas Act 1990.

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 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: Refuse

Reasons for recommendation to refuse

1) This two-sided digital screen, by virtue of its siting, scale, design, appearance and means of illumination, would form an obtrusive, incongruous and overly dominant feature in the footway in a prominent and highly visible location in the City Centre to the detriment of the character and visual amenity of the local context and pedestrian experience. The sign would also increase visual clutter due to existing advertisement and street furniture in this location when seen together, by increasing the size and number of advertisements compared to the existing BT totem, and due to the consistent rotation of static images. This would further have an unduly harmful impact on the setting and significance of the Grade II listed buildings at 113 to 119 Portland Street; the Grade II Listed 127 Portland Street and the Grade II Listed 106 to 108 Portland Street and the George Street and the adjacent Whitworth Street Conservation Areas. The proposed advertisements would therefore be contrary to the Town and Country Planning (Control of Advertisements) Regulations 2007; Places for Everyone Policies JP-Strat2, JP-C5, JP-C6, JP-P1 and JP-P2; Core Strategy Policies SP1, CC9, EN1, EN3, T2 and DM1; saved UDP Policies DC15.1, DC15.2, DC18 and DC19; Streets for All and Sections 9, 12 and 16 of the National Planning Policy Framework

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Frankies Toasties, 98A Portland Street, Manchester, M1 2GX
111 Portland Street, Manchester, M1 6DN
96 Portland Street, Manchester, M1 2GX
Exchange Food & Drink Lounge, 102 Portland Street, Manchester, M1 4GX
Second Floor Office 211, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor, 113 - 115 Portland Street, Manchester, M1 6DW
Fourth Floor 4C, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
OPERATIONS ABROAD WORLDWIDE, Third Floor 301, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor 212A, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Fourth Floor 4B, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 102, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 504, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 405, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 202, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 307, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 101, Basil House, 105 Portland Street, Manchester, M1 6AA
Basement And Ground Floor, 113 - 115 Portland Street, Manchester, M1 6DW
Fifth Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 1C, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor Room 210, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 103, Basil House, 105 Portland Street, Manchester, M1 6AA
Third Floor 308, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 604, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 301, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 403, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 303, Basil House, 105 Portland Street, Manchester, M1 6AA
First Floor, 113 - 115 Portland Street, Manchester, M1 6DW
Flat 204, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 106, Basil House, 105 Portland Street, Manchester, M1 6AA
Third Floor 307, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Ibis Hotel, 96 Portland Street, Manchester, M1 4GX
Flat 206, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 407, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 205, Basil House, 105 Portland Street, Manchester, M1 6AA
Fourth Floor Right, 113 - 115 Portland Street, Manchester, M1 6DW
Third Floor 303, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 108, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 603, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 104, Basil House, 105 Portland Street, Manchester, M1 6AA
First Floor 111, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
109 - 111 Portland Street, Manchester, M1 6DN
Suite 4B Fourth Floor, 113 - 115 Portland Street, Manchester, M1 6DW
Fourth Floor Suite 4C, 113 - 115 Portland Street, Manchester, M1 6DW
First Floor 1B, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor 302, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 112, Gainsborough House, 109 Portland Street, Manchester, M1 6DN

Second Floor 208, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor 206, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor 205, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor 207, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 105, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor 305, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor 212, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Basement And Sub Basement, 111 Portland Street, Manchester, M1 6DN
Second Floor, 113 - 115 Portland Street, Manchester, M1 6DW
Ground Floor Left, 113 - 115 Portland Street, Manchester, M1 6DW
First Floor 106, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor Room 209, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor 214, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
THE LOANS SUPERMARKET LIMITED, First Floor 107, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor Office 102, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
OAK TREE THERAPY, Third Floor 306, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 101, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor 304, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 507, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 306, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 602, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 506, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 401, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 501, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 203, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 502, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 402, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 207, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 503, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 302, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 201, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 305, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 304, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 404, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 601, Basil House, 105 Portland Street, Manchester, M1 6AA
Fourth Floor 4A, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 406, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 505, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 105, Basil House, 105 Portland Street, Manchester, M1 6AA

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Multiple
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL