

44-50 Portland Street

**Manchester
M1 4GS**

Transport Statement

April 2026

By **TL Architects**

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Transport Statement for:

44-50 Portland Street M1 4GS

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1. Introduction.

44-50 Portland Street, Manchester M1 4GS

1.1 This statement has even been provided in support of an application for full planning permission and listed building consent in relation to a redevelopment project at 44-50 Portland Street, Manchester M1 4GS

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1.2 The application description of the development is :-
Change of use and conversion to provide class C3 residential use from first to fourth floor. Retention of the retail use, class E for Upper Ground floor.

1.3 The property is located within George Street Conservation Area in the heart of Manchester City Centre and was designated in 1985.

The Conservation Area is bounded by Mosley Street, Charlotte Street, Portland Street, Oxford Street, George Street and Dickinson Street.

It is a busy commercial district with mixed uses including, shops, restaurants, Banks and residential housing. The area is best known as Manchester China Town. The property lies in a prominent position on the north eastern row of the Conservation Area, at the junction of Charlotte Street and Portland Street.

Please refer to the location plan (marked in red) submitted as part of the application.

2.0 Accessibility and parking provision

2.1 The site is highly accessible by public transport, and is located within walking distance of most of Manchester city Centre including Piccadilly Gardens, Saint Peter Square, Piccadilly railway station and Oxford road railway station.

2.2 The proposed development will be car-free as it would not be able to provide car parking facilities within the site.

The car free nature of the developments will accord with the general thrust of national and local planning policy and help to reduce carb borne trips and encouraged travel by sustainable modes such as public transport, walking and cycling.

2.3 The development does not provide on-site car parking provision, as there is plentiful off-street parking available at nearby multi-story car parks in addition to on street pay and display car parking on surrounding streets for any residents who do wish to own a car.

