

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development, and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Part 1 – Particulars of the application/development

Proposal:

Change of use from Sui Generis (bar and restaurant) to Use Class E(c) (office) (Ground Floor and part lower ground floor) and E(a, d) (retail, indoor sport, recreation and fitness) (Part basement).

Location:

Ground Level And Lower Ground Level, 113-115 Portland Street Manchester M1 6DW

Application reference:

145504/FO/2026

Applicant:

Bruntwood AV Limited Bruntwood AV Limited

Date of application:

15 July 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) attached to this decision

- 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 following drawings, documents and correspondence received by Manchester City Council as the Local Planning Authority:

Plans

- Proposed Lower GF Floor Use Class Plan AXI-109 Rev00
- Proposed Ground Floor Use Class Plan AXI-110 Rev00
- 0000-CUB-XX-GF-DR-M-5701_P03
- 0000-CUB-XX-LG-DR-M-5701_P03

All received 23/03/2026.

- Amended Location Plan XXXX-CW-PS-GF-DR-I-1003-P01

Received 15/07/20

Documents

- Design and Access Statement
- Heritage Statement
- Construction & Environmental Management Plan 113-115 Portland St, Ground & Lower Ground Floor Refurbishment Rev 1

All received 23/03/2026

- Noise Impact Assessment, Sol Acoustics, Reference: P2610-RP-1-JLS P02

Received 29/06/2026

- Waste proforma

Received 22/04/2026

Correspondence

- RE: Level Access

Received 06/10/2026.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Places for Everyone Policies JP-Strat1, JP-Strat2, JP-S1, JP-J1, JP-J2, JP-J3, JP-P1, JP-P2, JP-P6, JP-P7, JP-C1, JP-C3, JP-C5, JP-C6 and JP-C8; Core Strategy Policies SP1, EC1, EC2, EC3, CC1, CC2, CC5, CC7, CC8, CC10, T2, EN1, EN3, EN19 and DM1; Saved UDP Policies DC18, DC19 and DC26; Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990; as well as Sections 7, 8, 14, 15, 16, 17 and 20 of the NPPF.

- 3) a) Notwithstanding the details of condition 2 above or the submitted document Noise Impact Assessment, Sol Acoustics, Reference: P2610-RP-1-JLS P02 received 29/06/2026, prior to the installation of the 2no. air conditioning units to be connected to the existing louvres as shown on approved drawings 0000-CUB-XX-GF-DR-M-5701_P03 and 0000-CUB-XX-LG-DR-M-5701_P03, either a scheme that demonstrates that the 2no. air conditioning units and louvres will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate the 2no. air conditioning units and louvres so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority.
- b) Prior to the first operation of the 2no. air conditioning units a verification report, which will include post-completion testing, shall be submitted to and be approved in writing by the Local Planning Authority to validate that the 2no. air conditioning units achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.
- c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before operation of the 2no. air conditioning units can commence..

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to Places for Everyone Policy JP-P1; Core Strategy Policies SP1 and DM1; Saved UDP Policy DC26; and Section 17 of the NPPF.

- 4) a) Notwithstanding the details of condition 2 above, prior to the first use of either the Class E (a) retail and Class E (d) indoor sport, recreation and fitness uses within the areas of the ground floor and basement shown in green on drawings 25-281 AXI 110 and 25-281 AXI 109 received by the City Council as Local Planning Authority on 23/03/2026, a noise impact assessment of the premises and a scheme of acoustic treatment shall be submitted to for approval by the City Council as Local Planning Authority. The noise impact assessment of the premises and the scheme of acoustic treatment shall take into account specific measures to mitigate against noise resulting from a Class E (d) gym use, including from music and free weights.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency

bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

The premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with the noise impact assessment which accounts for a Class E (d) gym use, and the measures shall remain in-situ for the duration of the development.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to for approval by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise impact assessment.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to Places for Everyone Policy JP-P1; Core Strategy Policies SP1 and DM1; Saved UDP Policy DC26; and Section 17 of the NPPF.

- 5) Prior to the first use of the areas of the ground floor and basement shown in green on drawings 25-281 AXI 110 and 25-281 AXI 109 received by the City Council as Local Planning Authority on 23/03/2026 as Class E (a) retail and Class E (d) indoor sport, recreation and fitness uses, a scheme for the hours of operation shall be submitted to and agreed by the City Council as Local Planning Authority.

Thereafter, the use shall not operate outside the agreed hours.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to Places for Everyone Policy JP-P1; Core Strategy Policies SP1 and DM1; Saved UDP Policy DC26; and Section 17 of the NPPF.

- 6) The areas of the ground floor and basement shown in blue on drawings 25-281 AXI 110 and 25-281 AXI 109 received by the City Council as Local Planning Authority on

23/03/2026 to be used as a Class E (c) office use shall not operate outside the following hours:

Mondays – Sundays: 00:00am – 00:00am (24/7).

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to Places for Everyone Policy JP-P1; Core Strategy Policies SP1 and DM1; Saved UDP Policy DC26; and Section 17 of the NPPF.

- 7) a) Waste management shall be carried out in accordance with the details of the following approved documents received by the City Council as Local Planning Authority on 22/04/2026:

- Waste Proforma

Details of the approved waste management strategy shall be implemented as part of the development and shall remain in situ whilst the use is in operation.

b) In the event that waste management does not conform with the scheme specified in part a of this condition, any required measures/changes and verification shall continue until conformity has been achieved and agreed by the Local Planning Authority, before the use can commence.

Reason - In the interests of amenity and public health, pursuant to Places for Everyone Policy JP-P1; Core Strategy Policies SP1, EN19 and DM1; and Section 17 of the NPPF.

- 8) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

Mondays to Saturdays: 07:30am to 20:00pm,

Sundays/Bank Holidays: 10:00am to 18:00pm.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to Places for Everyone Policy JP-P1; Core Strategy Policies SP1 and DM1; Saved UDP Policy DC26; and Section 17 of the NPPF.

- 9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) the areas of the ground floor and basement shown in blue on drawings 25-281 AXI 110 and 25-281 AXI 109 received by the City Council as Local Planning Authority on 23/03/2026 shall only be used as a Class E (c) office use, and for no other purposes of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Places for Everyone Policies JP-Strat1, JP-Strat2, JP-S1, JP-J1, JP-J2, JP-J3, JP-P1, JP-P2, JP-P6, JP-P7, JP-C1, JP-C3, JP-C5, JP-C6 and JP-C8; Core Strategy Policies SP1, EC1, EC2, EC3, CC1, CC2, CC5, CC7, CC8, CC10, T2, EN1, EN3, EN19 and DM1; Saved UDP Policies DC18, DC19 and DC26; Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990; as well as Sections 7, 8, 14, 15, 16, 17 and 20 of the NPPF

- 10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) the areas of the ground floor and basement shown in green on drawings 25-281 AXI 110 and 25-281 AXI 109 received by the City Council as Local Planning Authority on 23/03/2026 shall only be used as Class E (a) retail (excluding convenience retail) and Class E (d) indoor sport, recreation and fitness uses, and for no other purposes of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Places for Everyone Policies JP-Strat1, JP-Strat2, JP-S1, JP-J1, JP-J2, JP-J3, JP-P1, JP-P2, JP-P6, JP-P7, JP-C1, JP-C3, JP-C5, JP-C6 and JP-C8; Core Strategy Policies SP1, EC1, EC2, EC3, CC1, CC2, CC5, CC7, CC8, CC10, T2, EN1, EN3, EN19 and DM1; Saved UDP Policies DC18, DC19 and DC26; Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990; as well as Sections 7, 8, 14, 15, 16, 17 and 20 of the NPPF

- 11) Construction shall be carried out in accordance with the details of the submitted Construction & Environmental Management Plan 113-115 Portland St, Ground & Lower Ground Floor Refurbishment Rev 1 received 23/03/2026. For the avoidance of doubt, this does not include the operation hours on Page 4 of the document.

Reason: To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

- 12) Accessible access will be provided between 113-115 and 117-119 Portland Street as shown on the Proposed Ground Floor Use Class Plan AXI-110 Rev00 received 23/03/2026 via an accessible ramp between the differing floor heights, allowing accessible use of the main entrance to the unit at 117-119 Portland Street in accordance with Correspondence RE: Level Access received 06/10/2026.

Reason: To ensure accessible access to and use of the new use pursuant Places for Everyone Policies JP-P1 and JP-C8; as well as Core Strategy Policies SP1, T2 and CC10.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Highways Licensing and Traffic Management

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 at

highwaylicences@manchester.gov.uk and
highwaynetworkmanagement@manchester.gov.uk

Mining

Please see information relating to mining in Appendix A.

Date: 21 October 2026

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe

Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.
2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.
4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead, there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.

Appendix A - Mining Information



STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.miningremediation.gov.uk)

Standing Advice valid from 1st January 2025 until 31st December 2026