

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132479/FO/2021

Date registered valid: 14 January 2022

Proposal: Retrospective Temporary Change of Use of residential apartment (Class C3) into site office (Class E(g)) for building contractor for a period of 9 months until 1st of July 2022

Address: 73-75 Whitworth Street, Manchester, M1 6LG

Ward(s): Deansgate Ward

Applicant: Ms V Marsh The Guinness Partnership Bower House, 1 Stable Stree, Oldham, OL9 7LH

Agent (if any): Mr Richard Ward Warburton Associates The Old Police Station, 62 Chapel Street, Salford, Manchester, M3 7AA

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1 April 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 24 January 2022 Expired: 14 February 2022

Neighbour notifications

Printed: 24 January 2022 Expired: 14 February 2022

Site notice

Posted: Expired:

Press advert

Published: 1 February 2022 Expired: 22 February 2022

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Grade II Star

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order:

Description of Site/Area

The application relates to India House, located on Whitworth Street. The building is within Whitworth Street Conservation and is Grade II* Listed. The floor of the building to which this application relates is currently used as residential apartments.

India House was built for Lloyd's Packing Warehouses Ltd, a company formed in 1896 in response to the expansion of the cotton trade, and which rapidly grew to dominate the export market. Their warehouses were designed for multiple tenant shipping firms, rather than one occupier. Lloyd's provided the labour and machinery for the packing and despatch of goods, and the shipping

firms rented offices within the warehouse. The company commissioned a series of very large warehouses on Whitworth Street, designed by Harry S. Fairhurst.

Description of Development

The submitted application seeks retrospective planning permission for a Temporary Change of Use of residential apartment (Class C3) into site office (Class E(g)) for building contractor for a period of 9 months until 1st of July 2022.

Consultations & Notification Responses

Local residents were notified, and a site notice was posted for 21 days. One objection was received in relation to this notification. Comments made can be summarised as follows:

-The ongoing works is impacting living conditions and residential amenity and the proposal would add to this further.

Environmental Health – Recommendation of conditions in relation to hours and waste.

Highways –

It is understood that the proposals would not have an impact on the approved pedestrian/vehicular access, parking, circulation or the external highway network.

It is anticipated that the proposals are unlikely to generate a significant increase in the level of vehicular trips therefore they do not raise any network capacity concerns. The City Centre location offers travel by a variety of sustainable modes.

Issues

Principle of Development

The principle of development is considered acceptable as the application for a temporary site office is in relation to lawful works that are ongoing within the building. The applicant has stated that due to health and safety legislation a welfare office is required and as the building is located in the city centre with very little external space an assessment was carried out and the only practicable way of meeting the legislation was to use part of the existing building as a contractors site office/ welfare room.

Residential Amenity

It is not considered that the proposed temporary use would give rise to any significant impacts on residential amenity in terms of noise and disturbance as the application is in relation to ongoing lawful works and has limited hours of operation which include: Monday to Friday 07:30 to 18:00, Saturday 08:30 to 14:00 and no use on a Sunday or Bank Holiday.

The applicant has submitted a waste strategy to ensure that waste is stored and disposed of in an appropriate way that will not impact on the amenity of residents.

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

Officers have worked in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The permission hereby granted is for a limited period only, expiring on 1st of July 2022. The use and any structures comprising the development for which permission is hereby temporarily granted is required to be discontinued on that date and removed from site within one month of the use ceasing.

Reason - Reason - The use hereby granted is for a temporary period only to help meet the short term demand for storage in connection with the adjoining use, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Received by the City Council as Local Planning Authority on 13 December 2022:

- Site Location Plan
- Drawings referenced 5194/501, 5194/502, 5194/503
- Design and Access Statement

- Agent email dated 15 March 2022

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Informatives

1) The applicant should be advised that 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 - highwaylicenses@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Apartment 401, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 315, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 306, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 304, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 112, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 108, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 31, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 3, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 22, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 16, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Second Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
India House, 73 - 75 Whitworth Street, Manchester, M1 6LG
The Lancaster Tavern, 80 Princess Street, Manchester, M1 6NF
Fifth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
Sixth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Ground Floor Suite G02, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Tenth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Ninth Floor Suite 903, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ninth Floor Suites 902 And 902A, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Seventh Floor Suites 701-705, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Third Floor Front Right, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Third Floor Suite 301, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Sub Basement, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ninth Floor Suite 905, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Suites 101 To 103, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 26, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 20, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 18, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 11, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 24, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Seventh Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Third Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
Apartment 402, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 301, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 406, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 413, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 512, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 505, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 602, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 507, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 501, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 503, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 510, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 414, Asia House, 82 Princess Street, Manchester, M1 6BE
Ninth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 128, 75 Whitworth Street, Manchester, M1 6HB

Flat 119, 75 Whitworth Street, Manchester, M1 6HB
Flat 116, 75 Whitworth Street, Manchester, M1 6HB
Flat 112, 75 Whitworth Street, Manchester, M1 6HB
Flat 99, 75 Whitworth Street, Manchester, M1 6HB
Flat 94, 75 Whitworth Street, Manchester, M1 6HB
Flat 58, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 44, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 39, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 24, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 11, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 40, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 23, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 19, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 67, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 9, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 29, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 27, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 21, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 12, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 10, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 110, 75 Whitworth Street, Manchester, M1 6HB
Flat 91, 75 Whitworth Street, Manchester, M1 6HB
Flat 35, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 57, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 47, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 44, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 2, India House, 73 Whitworth Street, Manchester, M1 6LG
Serviced Apartment 7, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 612, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 609, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 511, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 408, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 308, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 105, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 1, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 36, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 32, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 28, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 135, 75 Whitworth Street, Manchester, M1 6HB
Flat 125, 75 Whitworth Street, Manchester, M1 6HB
Flat 117, 75 Whitworth Street, Manchester, M1 6HB
Flat 107, 75 Whitworth Street, Manchester, M1 6HB
Flat 98, 75 Whitworth Street, Manchester, M1 6HB
Flat 96, 75 Whitworth Street, Manchester, M1 6HB
Flat 88, 75 Whitworth Street, Manchester, M1 6HB
Flat 61, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 60, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 53, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 34, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 26, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 15, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 53, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 50, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 38, India House, 73 Whitworth Street, Manchester, M1 6LG

Flat 36, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 33, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 26, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 11, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 3, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 69, India House, 73 Whitworth Street, Manchester, M1 6LG
Apartment 205, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 7, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 37, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 25, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 118, 75 Whitworth Street, Manchester, M1 6HB
Flat 113, 75 Whitworth Street, Manchester, M1 6HB
Flat 69, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 59, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 45, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 27, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 23, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 35, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 22, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 9, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 66, India House, 73 Whitworth Street, Manchester, M1 6LG
Apartment 513, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 509, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 502, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 106, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 104, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 6, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 140, 75 Whitworth Street, Manchester, M1 6HB
Flat 133, 75 Whitworth Street, Manchester, M1 6HB
Flat 130, 75 Whitworth Street, Manchester, M1 6HB
Apartment 214, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 207, Asia House, 82 Princess Street, Manchester, M1 6BD
Serviced Apartment 5, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 41, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 15, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 115, 75 Whitworth Street, Manchester, M1 6HB
Flat 43, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 30, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 18, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 52, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 27, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 13, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 4, India House, 73 Whitworth Street, Manchester, M1 6LG
Apartment 608, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 607, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 412, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 208, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 204, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 124, 75 Whitworth Street, Manchester, M1 6HB
Flat 106, 75 Whitworth Street, Manchester, M1 6HB
Flat 104, 75 Whitworth Street, Manchester, M1 6HB
Flat 103, 75 Whitworth Street, Manchester, M1 6HB
Flat 66, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 64, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ

Flat 38, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 36, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 29, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 7, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 5, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 55, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 43, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 31, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 14, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 5, India House, 73 Whitworth Street, Manchester, M1 6LG
Apartment 4, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 314, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 309, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 33, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 134, 75 Whitworth Street, Manchester, M1 6HB
Flat 123, 75 Whitworth Street, Manchester, M1 6HB
Flat 68, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 57, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 55, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 14, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 6, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 30, India House, 73 Whitworth Street, Manchester, M1 6LG
Apartment 515, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 508, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 506, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 5, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 415, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 410, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 211, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 202, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 113, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 42, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 120, 75 Whitworth Street, Manchester, M1 6HB
Flat 100, 75 Whitworth Street, Manchester, M1 6HB
Flat 92, 75 Whitworth Street, Manchester, M1 6HB
Flat 83, 75 Whitworth Street, Manchester, M1 6HB
Flat 9, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 46, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 29, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 16, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 6, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 70, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 64, India House, 73 Whitworth Street, Manchester, M1 6LG
Apartment 305, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 111, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 4, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 136, 75 Whitworth Street, Manchester, M1 6HB
Flat 114, 75 Whitworth Street, Manchester, M1 6HB
Flat 102, 75 Whitworth Street, Manchester, M1 6HB
Flat 95, 75 Whitworth Street, Manchester, M1 6HB
Flat 84, 75 Whitworth Street, Manchester, M1 6HB
Flat 82, 75 Whitworth Street, Manchester, M1 6HB
Flat 67, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 56, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ

Flat 51, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 49, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 31, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 16, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 2, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 61, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 60, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 28, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 12, India House, 73 Whitworth Street, Manchester, M1 6LG
Eighth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 127, 75 Whitworth Street, Manchester, M1 6HB
Flat 108, 75 Whitworth Street, Manchester, M1 6HB
Flat 90, 75 Whitworth Street, Manchester, M1 6HB
Flat 81, 75 Whitworth Street, Manchester, M1 6HB
Flat 80, 75 Whitworth Street, Manchester, M1 6HB
Flat 22, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 62, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 56, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 51, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 48, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 45, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 18, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 65, India House, 73 Whitworth Street, Manchester, M1 6LG
64 Whitworth Street, Manchester, M1 6LT
62 Whitworth Street, Manchester, M1 6LT
Flat 13, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Basement, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Apartment 302, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 3, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 17, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 23, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 129, 75 Whitworth Street, Manchester, M1 6HB
Apartment 8, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 613, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 313, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 137, 75 Whitworth Street, Manchester, M1 6HB
Flat 40, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 12, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 49, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 37, India House, 73 Whitworth Street, Manchester, M1 6LG
Apartment 213, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 110, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 109, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 107, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 8, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 71, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 63, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 62, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 32, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 25, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 4, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 50, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 32, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 20, India House, 73 Whitworth Street, Manchester, M1 6LG

Flat 17, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 39, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 63, India House, 73 Whitworth Street, Manchester, M1 6LG
Apartment 603, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 504, Asia House, 82 Princess Street, Manchester, M1 6BE
75 Whitworth Street, Manchester, M1 6HB
Apartment 403, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 312, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 303, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 215, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 2, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 101, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 38, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 1, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 34, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 19, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 14, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 138, 75 Whitworth Street, Manchester, M1 6HB
Flat 87, 75 Whitworth Street, Manchester, M1 6HB
Flat 85, 75 Whitworth Street, Manchester, M1 6HB
Flat 79, 75 Whitworth Street, Manchester, M1 6HB
Apartment 605, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 6, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 514, Asia House, 82 Princess Street, Manchester, M1 6BE
Flat 86, 75 Whitworth Street, Manchester, M1 6HB
Flat 47, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 46, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 19, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 41, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 24, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 1, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 9, Asia House, 82 Princess Street, Manchester, M1 6BD
Grd Floor Suite G01, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
Ninth Floor Suite 904, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
58 - 60 Whitworth Street, Manchester, M1 6JQ
Apartment 203, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 201, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 102, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 30, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 2, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 126, 75 Whitworth Street, Manchester, M1 6HB
Flat 15, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 10, India House, 73 Whitworth Street, Manchester, M1 6LG
Apartment 610, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 606, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 604, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 407, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 310, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 404, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 206, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 103, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 40, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Apartment 210, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 132, 75 Whitworth Street, Manchester, M1 6HB

Flat 122, 75 Whitworth Street, Manchester, M1 6HB
Flat 111, 75 Whitworth Street, Manchester, M1 6HB
Flat 109, 75 Whitworth Street, Manchester, M1 6HB
Flat 101, 75 Whitworth Street, Manchester, M1 6HB
Flat 97, 75 Whitworth Street, Manchester, M1 6HB
Flat 89, 75 Whitworth Street, Manchester, M1 6HB
Flat 105, 75 Whitworth Street, Manchester, M1 6HB
Flat 70, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 65, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 54, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 41, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 33, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 17, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 12A, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 3, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 10, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 58, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 34, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 21, India House, 73 Whitworth Street, Manchester, M1 6LG
First Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 1, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 21, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
THE GUINNESS PARTNERSHIP, 1 To 3 McGinty Place, Whitworth Street, Manchester, M1 6BA
Fourth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 42, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Excalibur Building, 77 Whitworth Street, Manchester, M1 6EZ
Flat 12, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 11, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 10, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 68, India House, 73 Whitworth Street, Manchester, M1 6LG
Seventh Floor Royscot Retailer Serv Ltd, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ground Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Third Floor Suite 306, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Apartment 411, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 409, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 311, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 307, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 212, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 209, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 39, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 35, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 139, 75 Whitworth Street, Manchester, M1 6HB
Flat 131, 75 Whitworth Street, Manchester, M1 6HB
Flat 121, 75 Whitworth Street, Manchester, M1 6HB
Flat 93, 75 Whitworth Street, Manchester, M1 6HB
Flat 52, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 48, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 37, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 28, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 20, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 8, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 59, India House, 73 Whitworth Street, Manchester, M1 6LG

Flat 54, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 42, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 25, India House, 73 Whitworth Street, Manchester, M1 6LG
Apartment 611, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 601, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 405, Asia House, 82 Princess Street, Manchester, M1 6BE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Whitworth Street Conservation Area 1985
Flood Zones Type 2 (low to medium risk) -
Area Team Boundary - Name: CITY2