

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132793/LO/2022

Date registered valid: 27 January 2022

Proposal: Listed Building Consent for the repair and restoration of the Oxford Street, Canal, and Milling Street (Lee House) elevations

Address: Broadhurst House , 56 Oxford Street, Manchester, M1 6EU

Ward(s): Deansgate Ward

Applicant: Mr Stephen Wormald PREC ManOff PropCo 1 SARL C/o Ashdown Phillips & Partners, Broadhurst, 56 Oxford Street, Manchester, M1 6EU

Agent (if any): Heloise Wood Atelier MB Suite 2A Amazon House , Brazil Street, Manchester, M1 3PJ

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

Recommendation: Approve

Date of recommendation: 17 March 2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 3 February 2022 Expired: 24 February 2022

Neighbour notifications

Printed: 3 February 2022 Expired: 24 February 2022

Site notice

Posted: Expired:

Press advert

Published: 8 February 2022 Expired: 1 March 2022

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Grade II Star

Conservation area:

Tree Preservation Order:

Description of Site/Area

This application relates to a Grade II* listed building located at 56 Oxford Street in the City Centre. The building isn't located within a Conservation Area.

The building is a former textile warehouse that dates from 1896-1968 and was built by and originally occupied by Tootal, Broadhurst and Lee Co. Ltd. In the early 1990's the building was stripped out to create offices to rent. It is a large red brick building with orange terracotta stripes that was built in the Edwardian Baroque style. It has been amended over the years, but retains a number of original features and is in good condition. The building has its main frontage on Oxford Street, but also has frontages onto Great Bridgewater Street and the Rochdale Canal. The Grade II Listed St James Buildings are located opposite the building and the Grade II listed Portland Buildings, Palace Theatre, Ritz Dancehall, Oxford Road Station and Canada House and the Grade II* Listed Palace Hotel are nearby. The building shares a courtyard with the adjacent Grade II listed Lee House, which was constructed in 1931.

Surrounding uses include a theatre, hotels, offices, shops, restaurants, cafes, bars and residential properties.

Description of Development

The submitted applications seeks Listed Building Consent for the repair and restoration of the Oxford Street, Canal, and Milling Street (Lee House) elevations.

Consultations & Notification Responses

Local residents and businesses were consulted, and a site notice was posted for 21 days, however no responses were received.

Policy

The main policies that relate to the proposal are Section 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework, Policies SP1 (Spatial Principles), EN3 (Heritage), DM1 (Development Management) and CC9 (Design and Heritage) of the Adopted Core Strategy for the City of Manchester and saved policy, DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that "in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting. Members should consider whether there is justification for overriding the presumption in favour of preservation.

Issues

Impact on the Heritage Asset

The aim to repair and restore the external elevations of the building welcomed and supported as it will improve the appearance and lifetime of the building, however there are concerns regarding the extent and type of some of the methods of cleaning and repair proposed and there is a need to ensure that the extent and nature of repair and cleaning is appropriate and will not cause further deterioration and damage. Given this, a condition will be applied to the application to require agreement of the extent of repair and cleaning and to require the submission of methods, detailed specifications and samples of the works.

Given the above, it is considered that the proposals are acceptable in terms of Section 16 of the National Planning Policy Framework, policies, EN3 and CC9 of the Core Strategy for the City of Manchester and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

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:

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 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 27 January 2022:

Location Plan ref. E(900)
Identification Plan ref. TTL.E.2022.01
Identification Elevations ref. TTL.E.22.02
Oxford Street Elevation Detail ref. TTL.E.22.03
Canal Elevation Detail ref. TTL.E.22.04
Milling Street Elevation Detail ref. TTL.E.22.05
Lead Detail To Parapet ref. TTL.E.22.07
Lead Detail To Cornice ref. TTL.E.22.08
Building Canal Elevation Notes
Milling Street Elevation Notes
Oxford Street Elevation Notes

Received by the City Council as Local Planning Authority on 08 March 2022:

Proposed Parapet Detail ref. P(401)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, EN3 and DM1 saved Unitary Development Plan policy DC19.

3) Prior to completion of works, the following shall be submitted to for approval by the City Council as Local Planning Authority:

(a) validation of repairs when the scaffold is up

(b) samples of all repairs and repointing

(c) full drawings to show the extent of all repair works

The works shall be carried out in accordance with the approved details.

Reason: The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation

Fifth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Fourth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Ground Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Basement, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Upper Ground Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Ritz Dance Hall, Whitworth Street West, Manchester, M1 5NQ
Henry Kaye Family Settlement, Fourth Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Puma United Kingdom Ltd, Sixth Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Third Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
First Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
St. James Safe Deposit Company Ltd, 77 Oxford Street, Manchester, M1 6EG
Third Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5RR
Temple Of Convenience, Great Bridgewater Street, Manchester, M1 5JW
75 Oxford Street, Manchester, M1 6EQ
87 Oxford Street, Manchester, M1 6EG
85 Oxford Street, Manchester, M1 6ET
J Sainsbury Plc, 51 Whitworth Street West, Manchester, M1 5EA
810 , 51 Whitworth Street West, Manchester, M1 5ED
Flat 506, 51 Whitworth Street West, Manchester, M1 5EB
Canada House, 3 Chepstow Street, Manchester, M1 5FW
83 Oxford Street, Manchester, M1 6EG
Ground Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
First Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Second Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
44 Oxford Street, Manchester, M1 5EJ
50 Oxford Street, Manchester, M1 5EJ
46 Oxford Street, Manchester, M1 5EJ
48 Oxford Street, Manchester, M1 5EJ
Flat 323, 51 Whitworth Street West, Manchester, M1 5EB
Flat 413, 51 Whitworth Street West, Manchester, M1 5EB
Flat 424, 51 Whitworth Street West, Manchester, M1 5EB
Flat 502, 51 Whitworth Street West, Manchester, M1 5EB
Flat 509, 51 Whitworth Street West, Manchester, M1 5EB
Flat 609, 51 Whitworth Street West, Manchester, M1 5ED
Flat 624, 51 Whitworth Street West, Manchester, M1 5ED
Flat 704, 51 Whitworth Street West, Manchester, M1 5ED
Flat 708, 51 Whitworth Street West, Manchester, M1 5ED
Flat 724, 51 Whitworth Street West, Manchester, M1 5ED
Flat 805, 51 Whitworth Street West, Manchester, M1 5ED
Flat 823, 51 Whitworth Street West, Manchester, M1 5ED
Flat 208, 51 Whitworth Street West, Manchester, M1 5EA
Flat 218, 51 Whitworth Street West, Manchester, M1 5EA
Flat 303, 51 Whitworth Street West, Manchester, M1 5EB
Flat 308, 51 Whitworth Street West, Manchester, M1 5EB
Flat 228, 51 Whitworth Street West, Manchester, M1 5EA
Flat 231, 51 Whitworth Street West, Manchester, M1 5EA
Flat 302, 51 Whitworth Street West, Manchester, M1 5EB
Flat 117, 51 Whitworth Street West, Manchester, M1 5EA

Flat 201, 51 Whitworth Street West, Manchester, M1 5EA
Flat 115, 51 Whitworth Street West, Manchester, M1 5EA
Flat 107, 51 Whitworth Street West, Manchester, M1 5EA
Flat 105, 51 Whitworth Street West, Manchester, M1 5EA
Flat 416, 51 Whitworth Street West, Manchester, M1 5EB
Flat 125, 51 Whitworth Street West, Manchester, M1 5EA
Flat 425, 51 Whitworth Street West, Manchester, M1 5EB
Third Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Ground Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
First Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Sixth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
60 Oxford Street, Manchester, M1 5EE
Flat 621, 51 Whitworth Street West, Manchester, M1 5ED
Flat 623, 51 Whitworth Street West, Manchester, M1 5ED
Flat 132, 51 Whitworth Street West, Manchester, M1 5EA
Flat 322, 51 Whitworth Street West, Manchester, M1 5EB
Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Flat 211, 51 Whitworth Street West, Manchester, M1 5EA
Flat 214, 51 Whitworth Street West, Manchester, M1 5EA
Flat 219, 51 Whitworth Street West, Manchester, M1 5EA
Flat 217, 51 Whitworth Street West, Manchester, M1 5EA
Flat 220, 51 Whitworth Street West, Manchester, M1 5EA
Flat 215, 51 Whitworth Street West, Manchester, M1 5EA
Flat 801, 51 Whitworth Street West, Manchester, M1 5ED
Flat 404, 51 Whitworth Street West, Manchester, M1 5EB
Flat 124, 51 Whitworth Street West, Manchester, M1 5EA
Flat 405, 51 Whitworth Street West, Manchester, M1 5EB
Flat 403, 51 Whitworth Street West, Manchester, M1 5EB
Flat 216, 51 Whitworth Street West, Manchester, M1 5EA
Flat 406, 51 Whitworth Street West, Manchester, M1 5EB
Flat 102, 51 Whitworth Street West, Manchester, M1 5EA
Flat 101, 51 Whitworth Street West, Manchester, M1 5EA
Flat 104, 51 Whitworth Street West, Manchester, M1 5EA
Flat 106, 51 Whitworth Street West, Manchester, M1 5EA
Flat 103, 51 Whitworth Street West, Manchester, M1 5EA
Flat 512, 51 Whitworth Street West, Manchester, M1 5EB
Flat 603, 51 Whitworth Street West, Manchester, M1 5ED
Flat 604, 51 Whitworth Street West, Manchester, M1 5ED
Flat 608, 51 Whitworth Street West, Manchester, M1 5ED
Flat 508, 51 Whitworth Street West, Manchester, M1 5EB
Flat 521, 51 Whitworth Street West, Manchester, M1 5EB
Flat 511, 51 Whitworth Street West, Manchester, M1 5EB
Flat 519, 51 Whitworth Street West, Manchester, M1 5EB
Flat 606, 51 Whitworth Street West, Manchester, M1 5ED
Flat 611, 51 Whitworth Street West, Manchester, M1 5ED
Flat 613, 51 Whitworth Street West, Manchester, M1 5ED
Flat 614, 51 Whitworth Street West, Manchester, M1 5ED
Flat 505, 51 Whitworth Street West, Manchester, M1 5EB
Flat 514, 51 Whitworth Street West, Manchester, M1 5EB
Flat 601, 51 Whitworth Street West, Manchester, M1 5ED
Cafe Ground Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Flat 316, 51 Whitworth Street West, Manchester, M1 5EB
Flat 510, 51 Whitworth Street West, Manchester, M1 5EB
Flat 513, 51 Whitworth Street West, Manchester, M1 5EB

Flat 605, 51 Whitworth Street West, Manchester, M1 5ED
Flat 822, 51 Whitworth Street West, Manchester, M1 5ED
Flat 309, 51 Whitworth Street West, Manchester, M1 5EB
Flat 111, 51 Whitworth Street West, Manchester, M1 5EA
Flat 114, 51 Whitworth Street West, Manchester, M1 5EA
Flat 426, 51 Whitworth Street West, Manchester, M1 5EB
Flat 503, 51 Whitworth Street West, Manchester, M1 5EB
Flat 703, 51 Whitworth Street West, Manchester, M1 5ED
Flat 711, 51 Whitworth Street West, Manchester, M1 5ED
Flat 803, 51 Whitworth Street West, Manchester, M1 5ED
Flat 811, 51 Whitworth Street West, Manchester, M1 5ED
Flat 815, 51 Whitworth Street West, Manchester, M1 5ED
Flat 817, 51 Whitworth Street West, Manchester, M1 5ED
Flat 824, 51 Whitworth Street West, Manchester, M1 5ED
Flat 832, 51 Whitworth Street West, Manchester, M1 5ED
Flat 312, 51 Whitworth Street West, Manchester, M1 5EB
Flat 313, 51 Whitworth Street West, Manchester, M1 5EB
Flat 232, 51 Whitworth Street West, Manchester, M1 5EA
Flat 402, 51 Whitworth Street West, Manchester, M1 5EB
Flat 213, 51 Whitworth Street West, Manchester, M1 5EA
Flat 226, 51 Whitworth Street West, Manchester, M1 5EA
Flat 119, 51 Whitworth Street West, Manchester, M1 5EA
Flat 120, 51 Whitworth Street West, Manchester, M1 5EA
Flat 523, 51 Whitworth Street West, Manchester, M1 5EB
Window Display 5, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Flat 407, 51 Whitworth Street West, Manchester, M1 5EB
Flat 422, 51 Whitworth Street West, Manchester, M1 5EB
Flat 607, 51 Whitworth Street West, Manchester, M1 5ED
Flat 816, 51 Whitworth Street West, Manchester, M1 5ED
Flat 118, 51 Whitworth Street West, Manchester, M1 5EA
Flat 410, 51 Whitworth Street West, Manchester, M1 5EB
Flat 715, 51 Whitworth Street West, Manchester, M1 5ED
Flat 814, 51 Whitworth Street West, Manchester, M1 5ED
Flat 828, 51 Whitworth Street West, Manchester, M1 5ED
Flat 315, 51 Whitworth Street West, Manchester, M1 5EB
Flat 305, 51 Whitworth Street West, Manchester, M1 5EB
Flat 518, 51 Whitworth Street West, Manchester, M1 5EB
BANNATYNES HEALTH CLUB, Basement Health Club G.3, Canada House, 3 Chepstow
Street, Manchester, M1 5FW
Flat 409, 51 Whitworth Street West, Manchester, M1 5EB
Flat 618, 51 Whitworth Street West, Manchester, M1 5ED
Flat 626, 51 Whitworth Street West, Manchester, M1 5ED
Flat 712, 51 Whitworth Street West, Manchester, M1 5ED
Flat 809, 51 Whitworth Street West, Manchester, M1 5ED
Flat 209, 51 Whitworth Street West, Manchester, M1 5EA
Flat 223, 51 Whitworth Street West, Manchester, M1 5EA
Flat 306, 51 Whitworth Street West, Manchester, M1 5EB
Flat 311, 51 Whitworth Street West, Manchester, M1 5EB
Flat 227, 51 Whitworth Street West, Manchester, M1 5EA
Flat 130, 51 Whitworth Street West, Manchester, M1 5EA
Flat 123, 51 Whitworth Street West, Manchester, M1 5EA
Flat 415, 51 Whitworth Street West, Manchester, M1 5EB
Flat 706, 51 Whitworth Street West, Manchester, M1 5ED
Flat 717, 51 Whitworth Street West, Manchester, M1 5ED

Flat 718, 51 Whitworth Street West, Manchester, M1 5ED
Flat 725, 51 Whitworth Street West, Manchester, M1 5ED
Flat 807, 51 Whitworth Street West, Manchester, M1 5ED
Flat 818, 51 Whitworth Street West, Manchester, M1 5ED
Flat 829, 51 Whitworth Street West, Manchester, M1 5ED
Flat 307, 51 Whitworth Street West, Manchester, M1 5EB
Flat 310, 51 Whitworth Street West, Manchester, M1 5EB
Flat 127, 51 Whitworth Street West, Manchester, M1 5EA
Flat 423, 51 Whitworth Street West, Manchester, M1 5EB
Flat 516, 51 Whitworth Street West, Manchester, M1 5EB
Flat 418, 51 Whitworth Street West, Manchester, M1 5EB
Window Display 4, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 1, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Flat 610, 51 Whitworth Street West, Manchester, M1 5ED
Flat 702, 51 Whitworth Street West, Manchester, M1 5ED
Flat 522, 51 Whitworth Street West, Manchester, M1 5EB
Flat 812, 51 Whitworth Street West, Manchester, M1 5ED
Flat 318, 51 Whitworth Street West, Manchester, M1 5EB
Flat 417, 51 Whitworth Street West, Manchester, M1 5EB
Flat 420, 51 Whitworth Street West, Manchester, M1 5EB
Flat 408, 51 Whitworth Street West, Manchester, M1 5EB
Flat 616, 51 Whitworth Street West, Manchester, M1 5ED
Flat 617, 51 Whitworth Street West, Manchester, M1 5ED
Flat 622, 51 Whitworth Street West, Manchester, M1 5ED
Flat 714, 51 Whitworth Street West, Manchester, M1 5ED
Flat 716, 51 Whitworth Street West, Manchester, M1 5ED
Flat 719, 51 Whitworth Street West, Manchester, M1 5ED
Flat 720, 51 Whitworth Street West, Manchester, M1 5ED
Flat 808, 51 Whitworth Street West, Manchester, M1 5ED
Flat 222, 51 Whitworth Street West, Manchester, M1 5EA
Flat 203, 51 Whitworth Street West, Manchester, M1 5EA
Flat 205, 51 Whitworth Street West, Manchester, M1 5EA
Flat 113, 51 Whitworth Street West, Manchester, M1 5EA
Flat 320, 51 Whitworth Street West, Manchester, M1 5EB
Flat 326, 51 Whitworth Street West, Manchester, M1 5EB
Window Display 2, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Flat 504, 51 Whitworth Street West, Manchester, M1 5EB
Flat 515, 51 Whitworth Street West, Manchester, M1 5EB
Flat 707, 51 Whitworth Street West, Manchester, M1 5ED
Flat 827, 51 Whitworth Street West, Manchester, M1 5ED
Flat 831, 51 Whitworth Street West, Manchester, M1 5ED
Flat 229, 51 Whitworth Street West, Manchester, M1 5EA
Flat 129, 51 Whitworth Street West, Manchester, M1 5EA
Flat 526, 51 Whitworth Street West, Manchester, M1 5EB
Flat 319, 51 Whitworth Street West, Manchester, M1 5EB
Flat 411, 51 Whitworth Street West, Manchester, M1 5EB
Flat 620, 51 Whitworth Street West, Manchester, M1 5ED
Flat 625, 51 Whitworth Street West, Manchester, M1 5ED
Flat 709, 51 Whitworth Street West, Manchester, M1 5ED
Flat 722, 51 Whitworth Street West, Manchester, M1 5ED
Flat 726, 51 Whitworth Street West, Manchester, M1 5ED
Flat 204, 51 Whitworth Street West, Manchester, M1 5EA
Flat 206, 51 Whitworth Street West, Manchester, M1 5EA
Flat 109, 51 Whitworth Street West, Manchester, M1 5EA

Flat 110, 51 Whitworth Street West, Manchester, M1 5EA
Flat 122, 51 Whitworth Street West, Manchester, M1 5EA
Flat 524, 51 Whitworth Street West, Manchester, M1 5EB
Flat 804, 51 Whitworth Street West, Manchester, M1 5ED
Flat 806, 51 Whitworth Street West, Manchester, M1 5ED
Flat 116, 51 Whitworth Street West, Manchester, M1 5EA
Flat 517, 51 Whitworth Street West, Manchester, M1 5EB
Flat 421, 51 Whitworth Street West, Manchester, M1 5EB
Flat 210, 51 Whitworth Street West, Manchester, M1 5EA
Flat 701, 51 Whitworth Street West, Manchester, M1 5ED
Flat 721, 51 Whitworth Street West, Manchester, M1 5ED
Flat 723, 51 Whitworth Street West, Manchester, M1 5ED
Flat 212, 51 Whitworth Street West, Manchester, M1 5EA
Flat 301, 51 Whitworth Street West, Manchester, M1 5EB
Flat 121, 51 Whitworth Street West, Manchester, M1 5EA
Flat 202, 51 Whitworth Street West, Manchester, M1 5EA
Flat 128, 51 Whitworth Street West, Manchester, M1 5EA
Flat 520, 51 Whitworth Street West, Manchester, M1 5EB
Sixth Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Flat 221, 51 Whitworth Street West, Manchester, M1 5EA
Flat 304, 51 Whitworth Street West, Manchester, M1 5EB
Flat 230, 51 Whitworth Street West, Manchester, M1 5EA
Flat 126, 51 Whitworth Street West, Manchester, M1 5EA
Flat 324, 51 Whitworth Street West, Manchester, M1 5EB
Flat 619, 51 Whitworth Street West, Manchester, M1 5ED
Flat 713, 51 Whitworth Street West, Manchester, M1 5ED
Flat 802, 51 Whitworth Street West, Manchester, M1 5ED
Flat 821, 51 Whitworth Street West, Manchester, M1 5ED
Flat 826, 51 Whitworth Street West, Manchester, M1 5ED
Flat 321, 51 Whitworth Street West, Manchester, M1 5EB
Flat 325, 51 Whitworth Street West, Manchester, M1 5EB
Flat 224, 51 Whitworth Street West, Manchester, M1 5EA
Flat 207, 51 Whitworth Street West, Manchester, M1 5EA
Flat 108, 51 Whitworth Street West, Manchester, M1 5EA
Flat 112, 51 Whitworth Street West, Manchester, M1 5EA
Flat 131, 51 Whitworth Street West, Manchester, M1 5EA
Flat 317, 51 Whitworth Street West, Manchester, M1 5EB
Flat 419, 51 Whitworth Street West, Manchester, M1 5EB
Fifth Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Second Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 3, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Flat 225, 51 Whitworth Street West, Manchester, M1 5EA
Flat 412, 51 Whitworth Street West, Manchester, M1 5EB
Flat 501, 51 Whitworth Street West, Manchester, M1 5EB
Flat 507, 51 Whitworth Street West, Manchester, M1 5EB
Flat 525, 51 Whitworth Street West, Manchester, M1 5EB
Flat 833, 51 Whitworth Street West, Manchester, M1 5ED
Flat 612, 51 Whitworth Street West, Manchester, M1 5ED
Flat 615, 51 Whitworth Street West, Manchester, M1 5ED
Flat 710, 51 Whitworth Street West, Manchester, M1 5ED
Flat 401, 51 Whitworth Street West, Manchester, M1 5EB
Ground Floor And First Floor, 1 Chepstow Street, Manchester, M1 5FW
Flat 414, 51 Whitworth Street West, Manchester, M1 5EB
Flat 602, 51 Whitworth Street West, Manchester, M1 5ED

Flat 705, 51 Whitworth Street West, Manchester, M1 5ED
Flat 819, 51 Whitworth Street West, Manchester, M1 5ED
Flat 825, 51 Whitworth Street West, Manchester, M1 5ED
Flat 314, 51 Whitworth Street West, Manchester, M1 5EB

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CITY1