

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130978/FO/2021

Date registered valid: 16 August 2021

Proposal: Refurbishment of the office courtyard at the centre of the Tootal Buildings

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

Ward(s): Deansgate Ward

Applicant: Mr Stephen Wormald PREC ManOff Propco 1 C/o XLB Property, Silver House, 31-35 Beak Street, London, W1F 9DP

Agent (if any): Miss Caroline Lord Planit-ie 2 Back Grafton Street, Altrincham, WA14 1DY

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

Recommendation: Approve

Date of recommendation: 16 November 2021

Application details

Type of application: Full Application Consent

Development type: Minor Office

Date of site visit: 23 August 2021

Standard consultations:

Printed: 23 August 2021 Expired: 13 September 2021

Neighbour notifications

Printed: 23 August 2021 Expired: 13 September 2021

Site notice

Posted: Expired:

Press advert

Published: 31 August 2021 Expired: 21 September 2021

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 application seeks planning permission for the refurbishment of the office courtyard at the centre of the Tootal Buildings complex.

Consultations & Notification Responses

Local residents and businesses were consulted however no responses were received.

Environmental Health - Recommendation of conditions relating to construction management contaminated land and noise/operating hours.

Following the submission of further information Environmental Health have confirmed that as no groundworks so the contaminated land condition is not required.

Given that the existing use of the courtyard is an outdoor space used by the occupiers of the office and this would not change or be intensified as a result of this, it is not considered reasonable to impose an hours condition.

A construction management plan condition has been recommended to protect the amenity of nearby office users.

Highways

The works are to the internal courtyard and do not appear to impact the adopted highway - based on this MCC Highways in principle have no objections to the proposals.

Highways originally recommended a condition relating requiring tactile paving across the access/egress to the loading bay, however following clarification of the number of deliveries/movements daily highways have agreed that the condition is not necessary.

Policy

The main issue for consideration relates to the impact of the proposals on the identified heritage assets in regard to preserving and, where possible, enhancing identified assets. The main policies that relate to the proposal are Section 16 (Conserving and enhancing the Historic Environment) of the revised National Planning Policy Framework (NPPF) (2019), and Policies DM1 (Development Management), EN3 (Heritage), EN1 (Design Principles and Strategic Character Areas), CC9 (Design and Heritage) and SP1 (Spatial Principles) of the Adopted Core Strategy for the City of Manchester (2012), and saved policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for Manchester (1995).

The revised NPPF (2019) Section 16 (Conserving and enhancing the Historic Environment) paragraph 193 highlights that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 196 of the revised NPPF (2019) highlights that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Core Strategy policy CC9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified. Developers must recognise the specific design challenges that must be overcome to ensure complementary of function and form.

Core Strategy policy EN 3 (Heritage) states that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed so as to support the Council in preserving, or where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

Core Strategy policy SP1 (Spatial Principals) states that development in all parts of the city should protect and enhance the built and natural environment.

Core Strategy policy DM 1 (Development Management) states that development should have regard to appropriate siting, layout, scale, form, massing, materials and detail; impact on surrounding areas in terms of the design, scale and appearance of the proposed development; development should have regard to the character of the surrounding area; and effects on amenity.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) Policy EN4 states that the Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices through a number of actions.

Saved UDP policy DC18.1 (Conservation Areas) states that the Council will give particularly careful consideration to development proposals within Conservation Area. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering; the relationship of new structures to neighbouring buildings and spaces; and the effect of major changes to the appearance of existing buildings.

Saved UDP policy 19.1 (Listed Buildings) states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general settings by; not permitting any external or internal alterations or addition to a listed building where, in its opinion, there would be an adverse effect on its architectural or historic character; and seek to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

Legislation

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.

Section 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Issues

The main issue to consider is impact on the character of listed building:

The proposed works consist of the following:

- o New lighting to be installed within loading bay area to Great Bridgwater Street;
- o Proposed new natural stone paving in stretcher bond to central courtyard (existing stone paving to loading bay to be retained);

- o Proposed 'Tootal Ties' signature print (referenced as the 'courtyard diamond' on relevant plans); to be incorporated as a stone centrepiece to the courtyard space;
- o Proposed new raised deck / garden area with seating;
- o Introduction of low level step lighting and mounted festoon fittings throughout;
- o Introduction of new trees and ornamental planting;
- o Proposed painting of existing canopy, 1950s elevation (ground floor only);
- o Proposed like-for-like painting of soffit to loading bay (subject to paint sample sign off).

Whilst the reinstatement of the original surface and character of the space would be the ideal scenario, it is accepted that the complex of buildings is an office use, which has assisted to secure a sustainable future for the building into the future. It is also accepted that the courtyard provides an opportunity to contribute to the existing office use by providing a space that can be used positively - and enjoyed - by workers and visitors. The introduction planting and other features into this space would not be an obvious approach in terms of heritage significance but this, it is felt, could be feasible provided the sense of the original character remains dominant. The courtyard was comprehensively altered and modernised in the 1990s, around the same time that the Tootal Buildings were substantially altered for office use and investigations have been carried out to assess the podium slab (over the basement car park below) and existing paving build ups. These have revealed no original historic setts or other such materials and a relatively shallow surface build-up of 195-295mm.

The existing, original gates to the loading bay (Great Bridgewater Street) and the cobbles present in the loading bay are to be retained and cleaned. The central raised garden area will be lightweight, removable and will not physically impact upon any significant historic fabric; set away from the elevations of the listed buildings. The planters adjacent to the façade have been removed from the plans.

The proposal also includes the introduction of low level step lighting and mounted festoon fittings throughout. There are 6 proposed lighting columns which are 140mm in section and sit adjacent to the existing canopy columns and have been reduced in number. The proposed columns are not fixed to any historic fabric and the lighting strings are entirely removable.

Proposed architectural lighting has been proposed to the loading bay however the submitted information suggested an extensive installation of visible cabling to serve a number of light fittings some of which would be in highly visible locations on key features. While the use of some clamp fittings would be a means of reducing the extent of physical intervention of existing built fabric this reduction would be minimal in an installation that would require a considerable number of fixings including into elevation material which would be difficult to repair in the future when the installation is removed. The applicant has therefore agreed to revisit the wiring and cabling proposals to the loading bay and this information will be required by condition.

The original submission also included new artwork to existing hoardings covering elevation openings within the loading bay area. This past over-boarding of the elevation openings is considered unsympathetic and the ideal solution would be to bring these elevation openings back to their original condition and appearance. It is recognised however that due to these past works there are issues as many of the openings have been blocked and intrusive investigation is required to understand how these could be treated whilst maintaining the security of the building. The applicant has therefore agreed to a condition for intrusive investigations to take place and final designs to be developed.

It is recognised that there would be some harm caused by the proposals to the character of the listed building. However, it is considered that this harm would amount to less than substantial harm and would be outweighed by the public benefits which include would ensure the sustainable use of the building as modern office spaces by upgrading the courtyard area to

provide an improved space for office worker. Overall the proposals largely impact on non-original fabric as the courtyard was comprehensively altered and modernised in the 1990s, and therefore the overall design is considered to be an improvement of the existing.

Given the above, the proposal is considered to be acceptable and consistent with policies NPPF Section 16 (Conserving and enhancing the historic environment), DM1 (Development Management) SP1 (Spatial Planning), CC9 (Design and Heritage) and EN3 (Heritage) of the Core Strategy and saved policy DC19 (Listed Buildings).

Highways

Highways originally recommended a condition relating requiring tactile paving across the access/egress to the loading bay, however following clarification of the number of deliveries/movements daily highways have agreed that the condition is not necessary.

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

In assessing the merits of the planning application, officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance this has included advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals.

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 91 of the Town and Country Planning Act 1990.

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

Received on 07 July 2021:

Drawings referenced:

- Location Plan ref. 2688-PLA-XX-XX-DR-L-0003
- Existing Site Plan ref. 2688-PLA-XX-XX-DR-L-8000 REV P01
- Proposed Softworks GA ref. 2688-PLA-XX-XX-DR-L-2000 REV P01
- Proposed Furniture GA ref. 2688-PLA-XX-XX-DR-L-4000 REV P01
- Proposed Lighting Intent GA ref. 2688-PLA-XX-XX-DR-L-4001 REV P01
- Proposed Works / Demolition Plan ref. 2688-PLA-XX-XX-DR-L-8001 REV P01
- Proposed Hardworks & Levels GA ref. 2688-PLA-XX-XX-DR-L-1000 REV P02

Received on 13 October 2021:

Drawings referenced:

- Proposed Landscape GA ref. 2688-PLA-XX-XX-DR-L-0001 REV P02
- Proposed Detail Landscape GA ref. 2688-PLA-XX-XX-DR-L-0002 REV P02

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The proposed development shall be carried out in accordance with the submitted materials unless otherwise agreed in writing by the City Council as local planning authority. These are as follows:

Main area of new paving; buff Portuguese granite in a two tone mix.
Granite diamond and edging in a warm grey Portuguese granite; 300mm wide banding.
Composite decking; warm buff colour; 'Limed Oak enhanced grain' by Millboard.
Raised metal planters; powder coated in Moss Grey (Ral 7003)

(b) Notwithstanding the details as set out in part (a) condition above, prior to painting of the existing canopy, full and final details of the proposed paint specification for the canopy shall be submitted and approved by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- o Compound locations where relevant;
- o Waste management;
- o Details of an emergency contact telephone number;
- o A community consultation plan and; and
- o Sheeting over of construction vehicles.

The development shall only be carried out in accordance with the approved construction/demolition management plan.

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

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with MCC Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)

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
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 318, 51 Whitworth Street West, Manchester, M1 5EB
Flat 417, 51 Whitworth Street West, Manchester, M1 5EB
Flat 522, 51 Whitworth Street West, Manchester, M1 5EB
Flat 420, 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 408, 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 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
Flat 322, 51 Whitworth Street West, Manchester, M1 5EB
Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Flat 804, 51 Whitworth Street West, Manchester, M1 5ED
Flat 806, 51 Whitworth Street West, Manchester, M1 5ED
Flat 214, 51 Whitworth Street West, Manchester, M1 5EA
Flat 217, 51 Whitworth Street West, Manchester, M1 5EA
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 102, 51 Whitworth Street West, Manchester, M1 5EA
Flat 411, 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 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
Sixth Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
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 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 833, 51 Whitworth Street West, Manchester, M1 5ED
Flat 220, 51 Whitworth Street West, Manchester, M1 5EA
Flat 116, 51 Whitworth Street West, Manchester, M1 5EA
Flat 517, 51 Whitworth Street West, Manchester, M1 5EB
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 721, 51 Whitworth Street West, Manchester, M1 5ED
Flat 421, 51 Whitworth Street West, Manchester, M1 5EB
Flat 614, 51 Whitworth Street West, Manchester, M1 5ED
Flat 701, 51 Whitworth Street West, Manchester, M1 5ED
Flat 723, 51 Whitworth Street West, Manchester, M1 5ED
Flat 210, 51 Whitworth Street West, Manchester, M1 5EA
Flat 212, 51 Whitworth Street West, Manchester, M1 5EA
Flat 219, 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
Window Display 3, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Second Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
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 401, 51 Whitworth Street West, Manchester, M1 5EB
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 801, 51 Whitworth Street West, Manchester, M1 5ED
36 - 38 Oxford Street, Manchester, M1 5EJ

Flat 314, 51 Whitworth Street West, Manchester, M1 5EB
Flat 103, 51 Whitworth Street West, Manchester, M1 5EA
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
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 225, 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
Basement, 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
Fifth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Upper Ground Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
First Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Third Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5RR
Temple Of Convenience, Great Bridgewater Street, Manchester, M1 5JW
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
Cafe Ground Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Ground Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Second Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
First Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
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 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 708, 51 Whitworth Street West, Manchester, M1 5ED
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 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 107, 51 Whitworth Street West, Manchester, M1 5EA
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 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
Flat 316, 51 Whitworth Street West, Manchester, M1 5EB
44 Oxford Street, Manchester, M1 5EJ
50 Oxford Street, Manchester, M1 5EJ
Window Display 5, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
1 Chepstow Street, Manchester, M1 5FW
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 621, 51 Whitworth Street West, Manchester, M1 5ED
Flat 816, 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 404, 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 402, 51 Whitworth Street West, Manchester, M1 5EB
Flat 213, 51 Whitworth Street West, Manchester, M1 5EA
Flat 215, 51 Whitworth Street West, Manchester, M1 5EA
Flat 226, 51 Whitworth Street West, Manchester, M1 5EA
Flat 232, 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
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 118, 51 Whitworth Street West, Manchester, M1 5EA
Flat 124, 51 Whitworth Street West, Manchester, M1 5EA
Flat 405, 51 Whitworth Street West, Manchester, M1 5EB
Flat 410, 51 Whitworth Street West, Manchester, M1 5EB
Flat 608, 51 Whitworth Street West, Manchester, M1 5ED
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 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
Flat 132, 51 Whitworth Street West, Manchester, M1 5EA
40 - 42 Oxford Street, Manchester, M1 5EJ
Sixth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Third Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Window Display 4, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 1, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
60 Oxford Street, Manchester, M1 5EE
Flat 610, 51 Whitworth Street West, Manchester, M1 5ED
Flat 623, 51 Whitworth Street West, Manchester, M1 5ED
Flat 702, 51 Whitworth Street West, Manchester, M1 5ED
Flat 812, 51 Whitworth Street West, Manchester, M1 5ED
Flat 209, 51 Whitworth Street West, Manchester, M1 5EA
Flat 211, 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 403, 51 Whitworth Street West, Manchester, M1 5EB
Flat 415, 51 Whitworth Street West, Manchester, M1 5EB
Flat 508, 51 Whitworth Street West, Manchester, M1 5EB
Flat 521, 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
J Sainsbury Plc, 51 Whitworth Street West, Manchester, M1 5EA
Canada House, 3 Chepstow Street, Manchester, M1 5FW

810 , 51 Whitworth Street West, Manchester, M1 5ED
Flat 506, 51 Whitworth Street West, Manchester, M1 5EB
46 Oxford Street, Manchester, M1 5EJ
48 Oxford Street, Manchester, M1 5EJ

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
Area Team Boundary - Name: CITY1