

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129824/JO/2021

Date registered valid: 24 March 2021

Proposal: Variation of planning conditions 1 (Time Limit), 2 (Specified Plans) & 3 (final details) associated with Listed Building Consent 127697/LO/2020

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

Ward(s): Deansgate Ward

Applicant: Mr Tony Lawson XLB Property Silver House, 31-35 Beak Street , London , W1F 9DP

Agent (if any): Mrs Lucy Jones The Friday Project 31 Temple Drive, Manchester, M27 4EA

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

Recommendation:

Date of recommendation: 18 August 2021

Application details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 14 June 2021 Expired: 5 July 2021

Neighbour notifications

Printed: 14 June 2021 Expired: 5 July 2021

Site notice

Posted: Expired:

Press advert

Published: 22 June 2021 Expired: 13 July 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

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 application seeks to vary the following planning conditions - 1 (Time Limit), 2 (Specified Plans) & 3 (final details) associated with Listed Building Consent 127697/LO/2020

Listed building consent was granted in 202 127697/LO/2020 for works to basement and sub-basement to extend cycle store provision and changing/showering facilities. Works would comprise the following:

- Cleaning of modern paint layers from original walls
- Install bike racks to modern concrete floor
- Installation of new doors and partitioning
- New lighting and flooring and redecoration
- Installation of new shower and changing facilities

Condition no. 3 attached to the listed building consent stated the following:

Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the following shall be submitted and approved in writing prior to any works to those elements commencing on site:

- a) Final finish to original steel door - Details and sample of the proposed decoration to the original steel door(s), including specification, colour and justification for choice of decoration
- b) Glazed brickwork cleaning/repair/redecoration - the cleaning, repairs and treatment of the glazed brickwork of the internal walls. This shall include the following:
 - detailed method statement for the cleaning and repair of original fabric
 - the provision of samples of cleaned brick and mortar
 - samples of repaired/replacement brick and tiles and mortar where required
 - details and samples of proposed redecoration where relevant.
- c) Tile cleaning/repair/redecoration - the cleaning, repairs and treatment of the original tiles. This shall include detailed method statement for the cleaning and repair of original fabric, and the provision of samples of cleaned tiles and mortar and proposed redecoration where relevant.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1, CC9 and EN3 of the Manchester Core Strategy (2012) and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester (1995).

Consultations & Notification Responses

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

Historic England - no comments

Issues

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

The changes to the scheme from the original consent are limited to the left hand wall running to the back in the female shower area. The existing wall was boarded out and when the liner was stripped out, three stepped recesses with glazed brick to the rear face of the recess were uncovered, which look to have once been used as storage cupboards. This section is to remain open and utilise the original form of the space, rather than dry lining the wall.

It is unclear but likely that the timber doors, screens and shelves are from a historic period and the intention is to retain these fixtures and repurpose them either in the basement scheme if feasible or elsewhere in the property.

The painted brickwork will be prepared for redecoration and the glazed brick will be cleaned, via the method proposed elsewhere in the scheme. The variation of condition has also submitted additional details in order to discharge the condition 3 attached to the consent.

The alterations are considered minor and mainly comprise a general refurbishment of existing used spaces, and vacant proposed spaces for bike storage and shower facilities in the basement and sub-basement. These areas originally would not have been areas of the highest significance in the building and following substantial alteration and stripping of the original structure and decoration have limited significance now. However, the columns and tiled walls represent sustained original features.

The proposed works would bring back underused/unused spaces into active use, sustaining the viable use of the space, whilst also providing the public benefit of increased cycle storage and washing/changing facilities. Original features such as tiling, doors and glazed brick would be enhanced by the works through cleaning and redecoration, with the methods of this to be agreed by way of condition.

The proposed layout would see some shower/changing facilities built around original columns, somewhat obscuring them from view. However, 3 out of the 4 columns would still be clearly visible in the sub-basement as they would not be fully obscured by the new facilities. Original proposals included a mesh around the columns; however, this has since been removed from the proposals to maximise visibility of the original columns. Furthermore, the exposing of 3 out of the 4 columns would represent an improvement on the 2 out of 4 currently exposed. New partitions and fixings would be into mortar rather than into brick. And the proposed under drawing of the ceiling is accepted due to the need to maintain appropriate fire safety levels, and the mitigation the under-drawing stops short of the column heads, leaving this original detail exposed.

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 would be outweighed by the public benefit of providing more cycling and changing facilities to this major office building to encourage sustainable travel, and also the benefit of bringing this underused part of the historic building into an active and viable use.

Information submitted to discharge condition 3

- Final finish to original steel door: The proposal seeks to paint the doors in colour RAL8022 BLACK BROWN. The steel doors are currently painted out to match the white walls and the detail gets lost because of this. It is thought that the original steel doors would have been dark in colour. Painting them a dark colour will make them stand out as a feature. The proposed colour was selected to tie in with the tone of the blue engineering brickwork which sits adjacent to the doors. The metal paint will have a satin finish.

- Glazed brickwork cleaning/repair/redecoration - the cleaning, repairs and treatment of the glazed brickwork of the internal walls. The cleaning of the brick is to be carried out Hot Water Doff Cleaning method and carried out in the presence of the Conservation Architect and advise to be taken from them to what extent of clean and pressure is required.

- Tile cleaning/repair/redecoration - the cleaning, repairs and treatment of the original tiles including detailed method statement for the cleaning and repair of original fabric, and the provision of samples of cleaned tiles and mortar and proposed redecoration where relevant. A sample of the cleaned glazed tiles has been submitted. Unfortunately the coating to the painted brickwork that was originally proposed to be removed contained asbestos, so the intention now is the encapsulate the asbestos by way of a painted coating. The glazed tile is to be cleaned, via the method proposed elsewhere in the scheme.

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).

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

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 from the 13 October 2020 attached to planning permission 127697/LO/2020.

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:

Drawings referenced:

AL1.01 / F Proposed Shower Facilities General Arrangement Plan
AL1.02 / D Proposed Cycle Store General Arrangement Plan
AL4.01 / D Proposed Shower Wall Finishes Plan
AL5.01 / B Proposed Shower Floor Finishes Plan
AV01 / A Proposed Typical Female Elevations
AV02 / A Proposed Typical Male Elevations
AX1.01 / B Proposed Sections 1-3
AX1.02 / C Proposed Sections 4-6

AD04 / A Female Vanity Unit Details
AD05 / B Male Vanity Unit Details
AD06 / A Male Vanity and Bench Seat Details
AD07 / B Typical Shower Cubicle Details
Heritage Statement Issue 03
Design & Access Statement Issue 03

Received by the City Council as Local Planning Authority on 24 March 2021

Proposed Shower Facilities Vanity Unit Details AD04 / D
Proposed Shower Facilities General Arrangement Plan AL1.01 /G
Proposed Shower Facilities Wall Finishes Plan AL4.01 / F

Received by the City Council as Local Planning Authority on 01 July 2021

-Email from the Friday Project dated 08.07.2021 confirming that the timber doors, screens and shelves are to be retained for reuse

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) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, the Final finish to original steel door, glazed brickwork cleaning/repair/redecoration and tile cleaning/repair/redecoration shall be carried out in accordance with the following submitted information:

-Discharge & Variation of Conditions Attached to Listed Building Decision Notice
127697/LO/2020 for Basement Shower & Cycle Store Refurbishment
-Basement wall tile sample received 23.06.2021

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1, CC9 and EN3 of the Manchester Core Strategy (2012) and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester (1995).

Appendix 1 – List of consultees & neighbours notified

Historic England (North West)

Ground Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Upper Ground Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
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
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
J Sainsbury Plc, 51 Whitworth Street West, Manchester, M1 5EA
75 Oxford Street, Manchester, M1 6EQ
85 Oxford Street, Manchester, M1 6ET
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
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
Sixth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
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
Cafe Ground Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Fourth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Fifth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Basement, 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 815, 51 Whitworth Street West, Manchester, M1 5ED
Flat 817, 51 Whitworth Street West, Manchester, M1 5ED
Flat 818, 51 Whitworth Street West, Manchester, M1 5ED
Flat 316, 51 Whitworth Street West, Manchester, M1 5EB
Flat 132, 51 Whitworth Street West, Manchester, M1 5EA
Flat 322, 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 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 422, 51 Whitworth Street West, Manchester, M1 5EB
Flat 425, 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 607, 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 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 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 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
40 - 42 Oxford Street, Manchester, M1 5EJ
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 211, 51 Whitworth Street West, Manchester, M1 5EA
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 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 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 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
Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
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 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
83 Oxford Street, Manchester, M1 6EG
Second Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 3, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Flat 220, 51 Whitworth Street West, Manchester, M1 5EA
Flat 219, 51 Whitworth Street West, Manchester, M1 5EA
Ground Floor And First Floor, 1 Chepstow Street, Manchester, M1 5FW
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 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 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 721, 51 Whitworth Street West, Manchester, M1 5ED
Flat 301, 51 Whitworth Street West, Manchester, M1 5EB
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 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
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 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
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 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

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 (Middle) -

Area Team Boundary - Name: CITY1