

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129765/FO/2021
Date registered valid: 21 May 2021
Proposal: External Alterations to 5th Floor
Address: 101 Princess Street, Manchester, M1 6DD
Ward(s): Piccadilly Ward

Applicant: Mr MacKay Standard Life Investments Property Holdings Limited 1
George Street, Edinburgh, EH2 2LL
Agent (if any): Tom Robinson JLL Landmark, 1 Oxford Street , Manchester, M1 4PB
Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 4 August 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 12 June 2021

Standard consultations:

Printed: 9 June 2021 Expired: 30 June 2021

Neighbour notifications

Printed: 9 June 2021 Expired: 30 June 2021

Site notice

Posted: 12 June 2021 Expired: 3 July 2021

Press advert

Published: 15 June 2021 Expired: 6 July 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

The application relates to Grade II Listed building located at 101 Princess Street, which is bounded by Princess Street, Major Street, Silver Street and Abingdon Street and is located within the Whitworth Street Conservation Area.

The building is a five-storey former shipping warehouse (with basement) built in 1869 and designed by Clegg and Knowles. It was constructed in the midst of an intense period of development in the city. The building is constructed in red brick in Flemish bond, with sandstone dressings in Italian palazzo style.

Manchester grew significantly during the Industrial Revolution driven by the rapid expansion of the cotton manufacturing and distribution industries. During the century following 1825, a large number of warehouses were built in Manchester. It is located in part of the conservation area that contains a dense concentration of former packing and shipping warehouses and is surrounded by Grade II* and Grade II Listed Buildings.

Internally and externally the significance of the building has suffered from inappropriate past alterations.

These proposals relate to the works to the fifth floor of the building.

Description of development

Permission is sought for the following works:

- The removal of 2no. air conditioning units from fifth floor balcony;
- The installation of 2no. Dakin air conditioning units;
- The relocation of existing retained air conditioning units;
- The Blocking up of existing fifth floor 1990s glass door and windows, finishing with vertically hung slate to match externally and plasterboard to match internally.

An application for listed building consent has also been submitted for the internal and external works referenced 129766/LO/2021.

Consultations & Notification Responses

Environmental Health - Recommended conditions in relation to construction hours and externally mounted equipment

Greater Manchester Police - Confirmed that they have no comments.

Historic England (North West) - Advised that they do not wish to offer any comments and suggest that we seek the views of our specialist conservation and archaeological advisers, as relevant.

GM Fire Rescue Service - No comments received.

Greater Manchester Ecology Unit - No comments received.

Publicity - The application was publicised through a site notice, and an advert in the local press. Letters were also sent to surrounding occupiers. No responses were received.

Issues

Issues

The main issues for consideration relate to the acceptability of the proposals in terms of the impact on visual amenity, in particular the impact on the character and appearance of the surrounding conservation area and adjacent listed buildings and residential amenity. The main policies that relate to this proposal are policies EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage), CC9 (Design and Heritage), SP1 (Spatial Principles) and DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester and Section 12 (Achieving Good Design) and Section 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework (2018)

Visual Amenity and the Impact on the Historic Environment -

The existing arrangement and the balcony appear to be a later modification to the roof form to create this external space and lightweight glazed facade where the roof has been cut back. Looking at the overall roof form and pattern the roof appears to have originally been a full hipped and enclosed traditional form slated end to this bay in a similar vein to the remainder of the roof.

The proposal is to remove plant from the existing adjacent plant area which is highly congested, resulting in various elements of plant working against each other, competing for cool air and having to work harder. Existing plant would be removed and replaced in the proposed location

allowing all plant to operate more efficiently and quietly and more sustainably. The proposed scale of plant and location are considered the best use of space and airflow while limiting the visual impact as far as possible.

The use as an area of plant and in particular plant that in height terms breaks above the line of the top of the parapet is not ideal, but the existing plant breaks above the parapet wall.

The applicant has looked at options to locate the equipment in less visible locations, but the roof structure in this location was found to be incapable of holding the required weight of gantry and plant. The option to reorganise the units so that the larger units have more screening was also considered, but the servicing to and from the existing plant would also require rerouting requiring works to the fabric of the building from basement to fifth floor causing more damage to the interior.

They have provided information to confirm that the units proposed are both aesthetically, and operationally the best option in this instance.

All units should be painted dark grey to help them visually recede and this will be required by condition. Conditions will also require a sample of the new slates.

For these reasons it is considered that the proposal would cause less than significant harm to the listed building, adjacent listed buildings and the conservation area.

It is also considered that the benefits of the proposal would outweigh the less substantial harm caused to the affected heritage asset and are consistent with paragraphs 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. The public benefits of the proposals are the increased efficiency and noise reduction of the equipment making the existing air-conditioning provision at the building more efficient and therefore more sustainable.

Given the above, the works are considered to be in accordance with Sections 12 and 16 of the National Planning Policy Framework (2018), policies EN3 (Heritage), CC9 (Design and Heritage), EN1 (Design Principles and Strategic Character Areas), SP1 (Spatial Principles) and DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policies E3.3 (Environmental Improvement and Protection), DC17.1 (Telecommunications), DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

Residential Amenity

A condition would be attached to the decision to reduce noise outbreak from the equipment and a validation report would be required to be submitted that confirms that the equipment is operating in accordance with the approved information.

The standard construction hours will be applied to the application as an informative.

Given the above, the works are considered to be in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 (Development and Noise) 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: Approve

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. Appropriate conditions have been attached to the decision to ensure an acceptable development.

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:

The location plan referenced 1213-03-LP01B received by the City Council as local planning authority on 18 March 2021

The drawings referenced:

1725-EDGE-10-03-DR-M-0100 Rev P2
1725-EDGE-10-04-DR-M-0100 Rev P1
1725-EDGE-10-03-DR-M-0102 Rev P0
R2419 FBI-R2419-A4002 Rev B
R2419 FBI-R2419-A4003 Rev A
R2419 FBI-R2419-A4006 Rev A
R2419 FBI-R2419-A4007 Rev A
R2419 FBI-R2419-A4008 Rev A
R2419 FBI-R2419-A4009 Rev A
R2419 FBI-R2419-A4010 Rev A
R2419 FBI-R2419-A4011
1213-03-CL01C
1213-03-DS01B

1213-03-FL01B
1213-03-GA01B
1213-03-KT01B
R2419 FBI-R2419-A4015
1213-03-WC01C
1213-03-WC02C
1213-03-WC03B

received by the City Council as local planning authority on 18 March 2021

003 Rev A
004 Rev A
007 Rev A
008 Rev A
009 Rev A
0011 Rev A
R2419 FBI-R2419-A4004 Rev C
R2419 FBI-R2419-A4005 Rev C

received by the City Council as local planning authority on 19 May 2021

R2419 FBI-R2419-A4017 (proposed only)
1725-EDGE-10-RL-DR-M-0100 Rev P4

received by the City Council as local planning authority on 21 July 2021

The following documents

The Design and Access Statement prepared by Jones Lang LaSalle Ltd received by the City Council as local planning authority on 18 March 2021
The Heritage Statement prepared by Jones Lang LaSalle Ltd received by the City Council as local planning authority on 18 March 2021
The Air Conditioning Condensing Units report prepared by Evora Edge received by the City Council as local planning authority on 23 July 2021
The SG Facet and SG Sense Round product specification sheets received by the City Council as local planning authority on 21 July 2021
The SG lighting drawings received by the City Council as local planning authority on 18 March 2021
The Single Glazed - 39 dB Rw product specification sheet received by the City Council as local planning authority on 21 July 2021
The VRV Selection Project Report prepared by Daikin sheet received by the City Council as local planning authority on 19 May 2021
The Mechanical Services Plant Noise Impact Assessment referenced RK3198/20141/Rev 0 prepared by Spectrum Acoustic Consultants received by the City Council as local planning authority on 21 May 2021

The letters from Tom Robinson of Jones Lang LaSalle Ltd dated 12 March 2021 and 14th May 2021

The email from Tom Robinson of Jones Lang LaSalle Ltd dated 21 July 2021

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies EN3, CC9, SP1 and DM1 of the Manchester Core Strategy, saved policies DC17.1, DC18.1 and DC19.1 and Section 10 of the National Planning Policy Framework.

3) a) The externally mounted ancillary equipment hereby approved shall be acoustically treated in accordance with the Mechanical Services Plant Noise Impact Assessment referenced RK3198/20141/Rev 0 prepared by Spectrum Acoustic Consultants in order to secure a reduction in the level of noise emanating from the site.

b) Prior to first operation of the equipment hereby approved, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the works conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

4) Notwithstanding the details submitted with the application, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority prior to any of the equipment hereby approved being installed on site:

a) Samples and specifications of the colour treatment that shall be used to colour the equipment to match the colour of the fabric that the equipment will be mounted on (dark grey).

b) A maintenance schedule for this painting, that shall be complied with for the life of the equipment.

The equipment shall be installed and treated only in accordance with the above.

Reason - In the interests of visual amenity, because the proposed works affect the setting of a number of designated heritage assets so careful attention to building work is required to minimise the impact of the works on the character and appearance of these heritage assets and because the building is located in a prominent position on a major radial route in accordance with saved policies 18.1 and 19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

5) The works to block up the existing fifth floor glass door and windows shall not commence unless until a sample and specification of the vertically hung slate has been submitted to and approved in writing by the City Council, as local planning authority. The development shall be carried out in accordance with the approved sample.

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.

6) In the event that the externally mounted equipment hereby approved (including internal connections) is no longer required it shall be removed from the building and the fabric affected shall be made good only in accordance with a method statement that has been submitted to and approved in writing by the City Council as local planning authority prior to the removal of this approved equipment. The removal and making good works shall be carried out only in accordance with the approved method statement and shall be completed within three months of the date of removal of the equipment hereby approved.

Reason - In the interests of visual amenity and because 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 in accordance with policies DM1, SP1, CC9 and EN3 of the Core Strategy for the City of Manchester and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Informatives

1) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council's Environmental Health Service:

- o Monday - Friday: 7.30am - 6pm
- o Saturday: 8.30am - 2pm
- o Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Urban Design & Conservation
Greater Manchester Police
Historic England (North West)
GM Fire Rescue Service
Greater Manchester Ecology Unit

Flat 16, 2 Harter Street, Manchester, M1 6HY
Flat 14, 2 Harter Street, Manchester, M1 6HY
Flat 13, 2 Harter Street, Manchester, M1 6HY
Flat 9, 2 Harter Street, Manchester, M1 6HY
The Cheshire Room Part First Floor, 40 Princess Street, Manchester, M1 6DE
First Floor Room 198E, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 210, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor 307, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Ground Floor, 46 Princess Street, Manchester, M1 6HR
Second Floor Room 210, 40 Princess Street, Manchester, M1 6DE
Flat 15, Portland House, 103A Portland Street, Manchester, M1 6DF
103 Portland Street, Manchester, M1 6DF
Fourth Floor, 101 Princess Street, Manchester, M1 6DD
Second Floor Room 208, 40 Princess Street, Manchester, M1 6DE
First Floor Room 121, 40 Princess Street, Manchester, M1 6DE
Fifth Floor Room U5c, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 417, 40 Princess Street, Manchester, M1 6DE
Flat 20, 48 Princess Street, Manchester, M1 6HR
Third Floor Room 309, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 420, 40 Princess Street, Manchester, M1 6DE
Flat 4, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 505, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 504, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 503, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 407, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 405, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 204, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 203, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 106, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 103, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 101, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 21, 2 Harter Street, Manchester, M1 6HY
First Floor Room 198D, 40 Princess Street, Manchester, M1 6DE
First Floor Room 198C, 40 Princess Street, Manchester, M1 6DE
Second Floor 206, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
OAK TREE THERAPY, Third Floor 306, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor 302, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Fourth Floor Room 413A, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 308, 40 Princess Street, Manchester, M1 6DE
Fifth Floor, 101 Princess Street, Manchester, M1 6DD
Second Floor Rear Left, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Rooms 110 To 111, 40 Princess Street, Manchester, M1 6DE
Fifth Floor Room U5a, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 302, 40 Princess Street, Manchester, M1 6DE

Third Floor Room 307, 40 Princess Street, Manchester, M1 6DE
First Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Fourth Floor Rooms 403 To 408, 40 Princess Street, Manchester, M1 6DE
M1 Building, 50 Princess Street, Manchester, M1 6HR
40 Princess Street, Manchester, M1 6DE
Flat 1, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 502, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 601, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 507, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 506, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 20, 2 Harter Street, Manchester, M1 6HY
Flat 10, 2 Harter Street, Manchester, M1 6HY
Flat 8, 2 Harter Street, Manchester, M1 6HY
Flat 7, 2 Harter Street, Manchester, M1 6HY
Flat 11, 2 Harter Street, Manchester, M1 6HY
Flat 1, 2 Harter Street, Manchester, M1 6HY
Flat 2, 2 Harter Street, Manchester, M1 6HY
The Yorkshire Room Part First Floor, 40 Princess Street, Manchester, M1 6DE
Flat 201, 2 Waterloo Street, Manchester, M1 6HX
Flat 202, 2 Waterloo Street, Manchester, M1 6HX
Flat 102, 2 Waterloo Street, Manchester, M1 6HX
Second Floor 205, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 1B, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 604, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 302, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 301, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 206, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 202, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 201, Basil House, 105 Portland Street, Manchester, M1 6AA
Basement, 101 Princess Street, Manchester, M1 6DD
THE LOANS SUPERMARKET LIMITED, First Floor 107, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Fourth Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Fourth Floor Room 408, 40 Princess Street, Manchester, M1 6DE
First Floor 1C, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 101, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor Office 102, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
103 Princess Street, Manchester, M1 6DD
Flat 5, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 6, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 9, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 7, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 12, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 16, 48 Princess Street, Manchester, M1 6HR
111 Portland Street, Manchester, M1 6DN
Flat 10, 48 Princess Street, Manchester, M1 6HR
Flat 15, 48 Princess Street, Manchester, M1 6HR
Flat 22, 48 Princess Street, Manchester, M1 6HR
Flat 1, 48 Princess Street, Manchester, M1 6HR
Flat 21, 48 Princess Street, Manchester, M1 6HR
Flat 33, 48 Princess Street, Manchester, M1 6HR
Flat 9, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 16, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 14, M1 Building, 50 Princess Street, Manchester, M1 6HR

Flat 2, M1 Building, 50 Princess Street, Manchester, M1 6HR
OPERATIONS ABROAD WORLDWIDE, Third Floor 301, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 19, Portland House, 103A Portland Street, Manchester, M1 6DF
First Floor 105, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor 303, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Fourth Floor 4B, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor Room 226, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 224, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 422, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 324, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 319, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 222, 40 Princess Street, Manchester, M1 6DE
Second Floor Rooms 211 To 212, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 423, 40 Princess Street, Manchester, M1 6DE
Fifth Floor Room L5b, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 401, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Rooms 410 To 411, 40 Princess Street, Manchester, M1 6DE
Second Floor, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Fourth Floor Front, 101 Princess Street, Manchester, M1 6DD
Fourth Floor Room 412, 40 Princess Street, Manchester, M1 6DE
Flat 11, M1 Building, 50 Princess Street, Manchester, M1 6HR
Second Floor Room 227, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 225, 40 Princess Street, Manchester, M1 6DE
First Floor Room 112, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 322, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 421, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 409, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 323, 40 Princess Street, Manchester, M1 6DE
CATERMATCH SOLUTIONS LTD, Fifth Floor Room U5b, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Rooms 414 To 415, 40 Princess Street, Manchester, M1 6DE
First Floor Rooms 126 To 129, 40 Princess Street, Manchester, M1 6DE
Second Floor Front, 101 Princess Street, Manchester, M1 6DD
First Floor, 101 Princess Street, Manchester, M1 6DD
Ground Floor Right, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Fourth Floor Room 413B, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 231, 40 Princess Street, Manchester, M1 6DE
Flat 16, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 18, Portland House, 103A Portland Street, Manchester, M1 6DF
Second Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Second Floor Room 221, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 318, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 219, 40 Princess Street, Manchester, M1 6DE
First Floor Room 107, 40 Princess Street, Manchester, M1 6DE
First Floor Room 109, 40 Princess Street, Manchester, M1 6DE
Fifth Floor Room L5a, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 418, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 326, 40 Princess Street, Manchester, M1 6DE
Manchester Central College, Harter Street, Manchester, M1 6HY
109 - 111 Portland Street, Manchester, M1 6DN
Fourth Floor, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Third Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
First Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN

Charlies Night Club, 1 Harter Street, Manchester, M1 6HY
New York New York, 98 Bloom Street, Manchester, M1 3LY
Fourth Floor 4A, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Clayton Hotel, 55 Portland Street, Manchester, M1 3HP
Princess Hotel, 101 Portland Street, Manchester, M1 6DF
Flat 41, 48 Princess Street, Manchester, M1 6HR
Third Floor, Princess House, 105 - 107 Princess Street, Manchester, M1 1DD
Third Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
100 Bloom Street, Manchester, M1 3LY
CLAIMEX LIMITED, First Floor 114, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 22, 2 Harter Street, Manchester, M1 6HY
Third Floor Room 301, 40 Princess Street, Manchester, M1 6DE
Third Floor, 101 Princess Street, Manchester, M1 6DD
Basement, M1 Building, 50 Princess Street, Manchester, M1 6HR
Third Floor, 40 Princess Street, Manchester, M1 6DE
Second Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Three M0059 On Roof Of, 103 Princess Street, Manchester, M1 6DD
Upper Ground Floor, 101 Princess Street, Manchester, M1 6DD
Fifth Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
46 Princess Street, Manchester, M1 6DE
Fifth Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor, Rhodesia House, 52 Oxford Street, Manchester, M1 6JX
Flat 43, 48 Princess Street, Manchester, M1 6HR
Flat 45, 48 Princess Street, Manchester, M1 6HR
Flat 44, 48 Princess Street, Manchester, M1 6HR
Flat 42, 48 Princess Street, Manchester, M1 6HR
Basement And Sub Basement, 111 Portland Street, Manchester, M1 6DN
Flat 4, 2 Harter Street, Manchester, M1 6HY
First Floor 108, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor Room 209, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 106, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor Office 211, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 8, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 6, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 4, M1 Building, 50 Princess Street, Manchester, M1 6HR
Ground Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Ground Floor To Third Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Flat 11, 48 Princess Street, Manchester, M1 6HR
Ground Floor, 44 Princess Street, Manchester, M1 6HR
Second Floor 214, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor 212A, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Basement, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Flat 35, 48 Princess Street, Manchester, M1 6HR
Flat 31, 48 Princess Street, Manchester, M1 6HR
Flat 12, 48 Princess Street, Manchester, M1 6HR
Flat 25, 48 Princess Street, Manchester, M1 6HR
Flat 10, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 6, 48 Princess Street, Manchester, M1 6HR
Flat 3, 48 Princess Street, Manchester, M1 6HR
Flat 14, 48 Princess Street, Manchester, M1 6HR
Flat 4, 48 Princess Street, Manchester, M1 6HR
Flat 19, M1 Building, 50 Princess Street, Manchester, M1 6HR

Flat 17, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 15, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 12, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 403, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 402, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 306, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 102, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 18, 2 Harter Street, Manchester, M1 6HY
Flat 17, 2 Harter Street, Manchester, M1 6HY
Flat 15, 2 Harter Street, Manchester, M1 6HY
Second Floor 208, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor Room 230, 40 Princess Street, Manchester, M1 6DE
Second Floor 212, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor Room 233, 40 Princess Street, Manchester, M1 6DE
National Museum Of Labour History, 103 Princess Street, Manchester, M1 6DD
Second Floor Rooms 204 And 205, 40 Princess Street, Manchester, M1 6DE
Flat 13, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 8, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 20, Portland House, 103A Portland Street, Manchester, M1 6DF
First Floor, 103 Portland Street, Manchester, M1 6DF
Second Floor Room 213, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 202, 40 Princess Street, Manchester, M1 6DE
First Floor Room 108, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 325, 40 Princess Street, Manchester, M1 6DE
Flat 2, 48 Princess Street, Manchester, M1 6HR
Flat 18, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 13, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 24, 48 Princess Street, Manchester, M1 6HR
Third Floor Room 320, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 317, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 234, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 201, 40 Princess Street, Manchester, M1 6DE
Flat 501, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 404, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 307, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 303, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 205, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 105, Basil House, 105 Portland Street, Manchester, M1 6AA
First Floor Room 198A, 40 Princess Street, Manchester, M1 6DE
Second Floor 207, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
KUDOS WEB DESIGN LTD, First Floor 103, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Fourth Floor 4C, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor 305, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor, 101 Princess Street, Manchester, M1 6DD
Second Floor Front Right, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Flat 10, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 11, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 17, Portland House, 103A Portland Street, Manchester, M1 6DF
Sub Basement, 103 Portland Street, Manchester, M1 6DF
Flat 19, 48 Princess Street, Manchester, M1 6HR
Second Floor Room 206, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 402, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 321, 40 Princess Street, Manchester, M1 6DE

Flat 7, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 5, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 1, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 5, 48 Princess Street, Manchester, M1 6HR
Flat 34, 48 Princess Street, Manchester, M1 6HR
Second Floor Room 228, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 207, 40 Princess Street, Manchester, M1 6DE
Flat 406, Basil House, 105 Portland Street, Manchester, M1 6AA
First Floor Room 122, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 416, 40 Princess Street, Manchester, M1 6DE
Flat 2, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 401, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 207, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 12, 2 Harter Street, Manchester, M1 6HY
Flat 3, 2 Harter Street, Manchester, M1 6HY
Third Floor 304, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor 308, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor Room 232, 40 Princess Street, Manchester, M1 6DE
Ground Floor To Third Floor, 103 Princess Street, Manchester, M1 6DD
Fourth Floor Rooms 424 To 426, 40 Princess Street, Manchester, M1 6DE
First Floor, 40 Princess Street, Manchester, M1 6NG
Second Floor Room 229, 40 Princess Street, Manchester, M1 6DE
Basement, 103 Portland Street, Manchester, M1 6DF
Second Floor Room 218, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 419, 40 Princess Street, Manchester, M1 6DE
Flat 17, 48 Princess Street, Manchester, M1 6HR
Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Flat 32, 48 Princess Street, Manchester, M1 6HR
Flat 46, 48 Princess Street, Manchester, M1 6HR
44 Princess Street, Manchester, M1 6DE
Second Floor Room 220, 40 Princess Street, Manchester, M1 6DE
Second Floor Rooms 214 To 216, 40 Princess Street, Manchester, M1 6DE
Fifth Floor Room L5c, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 333, 40 Princess Street, Manchester, M1 6DE
Flat 3, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 304, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 19, 2 Harter Street, Manchester, M1 6HY
Flat 6, 2 Harter Street, Manchester, M1 6HY
Flat 5, 2 Harter Street, Manchester, M1 6HY
First Floor Room 198B, 40 Princess Street, Manchester, M1 6DE
Basement, 40 Princess Street, Manchester, M1 6DE
Basement To First Floor, National Museum Of Labour History, 103 Princess Street, Manchester, M1 6DD
Flat 14, Portland House, 103A Portland Street, Manchester, M1 6DF
Ground Floor, 103 Portland Street, Manchester, M1 6DF
Second Floor Room 223, 40 Princess Street, Manchester, M1 6DE
First Floor Room 106, 40 Princess Street, Manchester, M1 6DE
Third Floor Rooms 327 To 328, 40 Princess Street, Manchester, M1 6DE
Flat 3, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 23, 48 Princess Street, Manchester, M1 6HR
Third Floor Room 316, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 203, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 217, 40 Princess Street, Manchester, M1 6DE
Basement, 48 Princess Street, Manchester, M1 6HR

Flat 603, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 602, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 305, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 104, Basil House, 105 Portland Street, Manchester, M1 6AA

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
Area Team Boundary - Name: CITY2