

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127759/LO/2020

Date registered valid: 21 October 2020

Proposal: Internal alterations to provide further changing rooms, lockers and shower facilities within the basement of the building for use by cyclists.

Address: Apam Ltd, Bridgewater House, 60 Whitworth Street, Manchester, M1 6LT

Ward(s): Piccadilly Ward

Applicant: Mr Josh Whiteley APAM Ltd 10th Floor Bridgewater House, 58-60 Whitworth Street, Manchester , M1 6LT,

Agent (if any): Mrs Stevie Leigh Fairhursts Design Group 55 King Street, Manchester, M2 4LQ

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16 December 2020

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 4 November 2020

Standard consultations:

Printed: 23 October 2020 Expired: 13 November 2020

Neighbour notifications

Printed: 23 October 2020 Expired: 13 November 2020

Site notice

Posted: 4 November 2020 Expired: 25 November 2020

Press advert

Published: 27 October 2020 Expired: 17 November 2020

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 the Grade II Listed Bridgewater House, which is an office building.

The building is bounded by the Palace Theatre, Whitworth Street, a multi storey car park and the Rochdale Canal.

It is located in an area of Manchester City Centre that accommodates a large number of Grade II and Grade II* former warehouses that are now used as hotels, offices and residential accommodation. The site is also within the Whitworth Street Conservation Area.

The building was built in 1912 as a shipping warehouse by Harry S. Fairhurst. It is ten storeys in height including a ground floor.

It has a steel frame and is clad with Sandstone Ashlar and White Glazed Terracotta with a concealed roof and is in keeping with the typical construction techniques of the Georgian Period.

Surrounding uses include the Palace Theatre, shops, restaurants, hotels, residential accommodation, offices, takeaways and cafés.

This application relates to the basement of the property.

Description of development

Listed building consent is sought for the following works to the basement to allow the provision of further changing rooms, lockers and shower facilities for use by cyclists:

- The installation of cubicles, shower facilities, WC facilities and lockers to be attached to floors and/or ceilings
- The removal and reuse of historic cubicles, including panelling that is to be reused elsewhere of the building and doors, which are to be reused as doors for the new cubicles
- The overlaying of the damaged Terrazzo flooring of the basement with boarding covered by vinyl flooring
- The installation of partitions to be attached to floors and/or ceilings
- The restoration and repair of existing windows
- The restoration of original tiles
- The reopening of a previously blocked up external doorway and installation of a door
- The installation of mirrors, hand dryers, soap dispensers and hair dryers
- The installation of doors to new rooms and cubicles
- New tiling to walls and relocation of some existing tiles
- Painting of the ceiling and installation of new lighting
- Redecoration

No external alterations are proposed.

Consultations & Notification Responses

Publicity - The application was advertised in the local press as an application for listed building consent, letters were sent to surrounding occupiers and a site notice was displayed on site - No replies have been received.

Issues

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent 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 setting. The City Council will:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character;

National Policy

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to Section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development" (NPPF Paragraph 7). In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 185 states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 189 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 194 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 196 states 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, including securing its optimum viable use.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Under these criteria the effect of the proposal on the affected heritage assets has been considered.

This area of the basement is currently in a cosmetically poor condition and is under used.

A majority of the works would not cause harm to the significance of the building or the character and appearance of the basement.

Fixing to original ceiling and floor fabric would cause harm, however there would be no fixings to the original wall fabric.

The redecoration works proposed do not cause concern.

All services would connect to existing service points.

Works such as the restoration of the tiles and the other proposed repair and restoration works are clearly beneficial.

The historic cubicles are simple but are expected to be in this location and they have a moulded top so have some heritage merit. They also demonstrate the historic use and fit out of this part of the building.

The proposals to remove the historic cubicles are not ideal but are understandable given that they are positioned too close together to be used as WCs and there are more of them than are needed to provide the facilities for cyclists. The number of them would prevent the provision of the required facilities due to the space that they take. Some are also broken, and some are without doors. The junctions of the cubicles also cut across the window openings fronting Atwood Street.

Given their significance the reuse of the doors and panels of the cubicles is welcomed but the previously proposed locations of reuse of the panels are not considered acceptable due to potential fire risks, needed adaption of the historic fabric and the covering of original finishes. The cubicles would need to be fully recorded and measured and their reuse must be reassessed and fully described. This information would be required by condition.

The existing cubicle doors are proposed to be reused and adapted for the new cubicles, which is welcomed. Full details of this would be required by condition.

The historic flooring would be retained and exposed within the corridor, but would be overlaid with vinyl within the remainder of the areas as the flooring in the wider basement is in poor condition with stains, cracks and punctures and there are concerns that it is not fit for purpose as it could potentially be a slip hazard within the wet shower environment. The proposal is to replace this with a slip rating vinyl flooring finish. The floor would be boarded out before applying this finish to prevent more damage to the historic flooring. The new floor should therefore be reversible.

The internal face of the windows would be visible in front of the sinks and would be restored and repaired with a back light to emulate natural light as the rear of this window is currently blocked up and would continue to be.

The repair of the existing historic windows is welcomed; however, the aim should be to make best efforts to retain any original glass. If this is not possible then glazing should be on a like for like basis. The information on the required repairs and the proposals for their repair would be required by condition.

Overall, the works would cause less than substantial harm that would be justified by the reuse, repair and increased maintenance of the basement of this Grade II office building and by the provision of facilities to support sustainable travel to work.

It is therefore considered that subject to compliance with conditions that the works are consistent with paragraph 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement.

Given this, the application is considered to be fully in accordance with all above local and national policies.

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 an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application and negotiation of amendments.

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

The location plan referenced 7665 00-001 Rev - stamped as received by the City Council as local planning authority on 19 October 2020

The drawings referenced:

7665 11-100 Rev B
7665 11-700 Rev A
7665 11-701 Rev A
7665 14-702 Rev A

received by the City Council as local planning authority on 19 October 2020

7665 21-101 Rev A
CSA_PL_001

received by the City Council as local planning authority on 27 November 2020

The Method statement of the glass and metal frame repairs and the Method statement of the tile repairs received by the City Council as local planning authority on 27 November 2020

The Heritage, Planning and Method Statement prepared by Fairhurst Design Group received by the City Council as local planning authority on 19 October 2020

The LBC Supporting Documentation Fairhurst Design Group received by the City Council as local planning authority on 19 October 2020

The emails from Stevie Leigh of Fairhurst Design Group dated 27 November 2020, 08 December 2020 and 9 December 2020

The information within section 2, 6 and 7 only of the email from Laura Sherliker of Fairhurst Design Group dated 4 September 2020

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN3, SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

3) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the reuse of the historic cubicle doors, as described in the emails from Stevie Leigh of Fairhurst Design Group dated 9 December 2020, including scaled and annotated drawings, a method statement and details of finishes and a full recording and measuring of the doors in their current location; shall be submitted to and approved in writing prior to the installation of the proposed cubicles. The works shall then be carried out only 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 EN1, EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC14.1, DC18.1 and DC19.1 of the Unitary Development Plan.

4) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the reuse of the historic cubicle panels, including details of the location of reuse, scaled and annotated drawings to demonstrate the proposals a detailed joiner's method statement and details of finishes and a full recording and measuring of the panels in their current location; shall be submitted to and approved in writing prior to the completion of the works hereby approved. The panels shall then be reused in accordance with the approved information within 12 months of the date of the removal of the panels from their current location and only 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 EN1, EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC14.1, DC18.1 and DC19.1 of the Unitary Development Plan.

6) The approved works to windows shall not include for the removal or replacement of any original windows or parts of original windows unless otherwise approved in writing by the City Council as local planning authority and any such proposal shall be accompanied by a full justification for such works, including a structural survey, details of why repair and refurbishment of such windows is not viable and details, including materials samples and large scale elevations and cross sections, of any proposed replacement windows.

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 saved policies DC18.1 and DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

Informatives

1) The consent hereby granted does not grant or imply grant of listed building consent or planning permission for any external alterations.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation

St. James Safe Deposit Company Ltd, 77 Oxford Street, Manchester, M1 6EG
First Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
THE GUINNESS PARTNERSHIP, 1 To 3 McGinty Place, Whitworth Street, Manchester, M1 6BA
Fourth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Ninth Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
Basement, 67 - 73 Oxford Street, Manchester, M1 6EQ
Suite 9, 67 - 73 Oxford Street, Manchester, M1 6EQ
India House, 73 - 75 Whitworth Street, Manchester, M1 6LG
Principal Manchester Hotel, Oxford Road, Manchester, M60 7HA
Excalibur Building, 77 Whitworth Street, Manchester, M1 6EZ
75 Whitworth Street, Manchester, M1 6HB
58 - 60 Whitworth Street, Manchester, M1 6JQ
Flat 59, India House, 73 Whitworth Street, Manchester, M1 6LG
61 - 65 Oxford Street, Manchester, M1 6EQ
The Stage Door, 97 Oxford Street, Manchester, M1 6ET
73 - 75 Whitworth Street, Manchester, M1 6LG
Basement, St James Building, 61 - 65 Oxford Street, Manchester, M1 6EQ
Second Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Fifth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
Sixth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Ground Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
Sixth Floor, St. James Building, 79 Oxford Street, Manchester, M1 6HT
Suites 101 To 103, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 126, 75 Whitworth Street, Manchester, M1 6HB
Flat 15, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 10, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 138, 75 Whitworth Street, Manchester, M1 6HB
Flat 87, 75 Whitworth Street, Manchester, M1 6HB
Flat 86, 75 Whitworth Street, Manchester, M1 6HB
Flat 85, 75 Whitworth Street, Manchester, M1 6HB
Flat 79, 75 Whitworth Street, Manchester, M1 6HB
Flat 41, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 24, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 1, India House, 73 Whitworth Street, Manchester, M1 6LG
Seventh Floor, St. James Building, 79 Oxford Street, Manchester, M1 6HT
First Floor, St James Building, 79 Oxford Street, Manchester, M1 6PP
Grd Floor Suite G01, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
Ninth Floor Suite 904, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Flat 139, 75 Whitworth Street, Manchester, M1 6HB
Flat 131, 75 Whitworth Street, Manchester, M1 6HB
Flat 121, 75 Whitworth Street, Manchester, M1 6HB
Flat 93, 75 Whitworth Street, Manchester, M1 6HB
Flat 54, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 42, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 25, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 68, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 132, 75 Whitworth Street, Manchester, M1 6HB
Flat 122, 75 Whitworth Street, Manchester, M1 6HB

Flat 111, 75 Whitworth Street, Manchester, M1 6HB
Flat 109, 75 Whitworth Street, Manchester, M1 6HB
Flat 105, 75 Whitworth Street, Manchester, M1 6HB
Flat 101, 75 Whitworth Street, Manchester, M1 6HB
Flat 97, 75 Whitworth Street, Manchester, M1 6HB
Flat 89, 75 Whitworth Street, Manchester, M1 6HB
Flat 58, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 34, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 21, India House, 73 Whitworth Street, Manchester, M1 6LG
Seventh Floor Royscot Retailer Serv Ltd, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ground Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Third Floor Suite 306, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Flat 110, 75 Whitworth Street, Manchester, M1 6HB
Flat 91, 75 Whitworth Street, Manchester, M1 6HB
Flat 57, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 47, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 44, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 2, India House, 73 Whitworth Street, Manchester, M1 6LG
Ninth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Seventh Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 128, 75 Whitworth Street, Manchester, M1 6HB
Flat 119, 75 Whitworth Street, Manchester, M1 6HB
Flat 116, 75 Whitworth Street, Manchester, M1 6HB
Flat 112, 75 Whitworth Street, Manchester, M1 6HB
Flat 99, 75 Whitworth Street, Manchester, M1 6HB
Flat 94, 75 Whitworth Street, Manchester, M1 6HB
Flat 40, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 23, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 19, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 67, India House, 73 Whitworth Street, Manchester, M1 6LG
Tenth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Ninth Floor Suite 903, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ninth Floor Suites 902 And 902A, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Flat 118, 75 Whitworth Street, Manchester, M1 6HB
Flat 113, 75 Whitworth Street, Manchester, M1 6HB
Flat 35, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 88, 75 Whitworth Street, Manchester, M1 6HB
Seventh Floor Suites 701-705, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Third Floor Front Right, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Third Floor Suite 301, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Sub Basement, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Basement Office, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
Flat 9, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 4, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 3, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 5, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 6, India House, 73 Whitworth Street, Manchester, M1 6LG
Ground Floor Suite G02, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Palace Theatre, Oxford Street, Manchester, M1 6FT
Third Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
Ninth Floor Suite 905, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ

Basement, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Flat 134, 75 Whitworth Street, Manchester, M1 6HB
Flat 123, 75 Whitworth Street, Manchester, M1 6HB
Flat 115, 75 Whitworth Street, Manchester, M1 6HB
Flat 129, 75 Whitworth Street, Manchester, M1 6HB
Flat 137, 75 Whitworth Street, Manchester, M1 6HB
Flat 37, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 30, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 52, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 49, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 39, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 32, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 27, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 13, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 20, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 17, India House, 73 Whitworth Street, Manchester, M1 6LG
75 Oxford Street, Manchester, M1 6EQ
95 Oxford Street, Manchester, M1 6ET
Flat 66, India House, 73 Whitworth Street, Manchester, M1 6LG
87 Oxford Street, Manchester, M1 6EG
85 Oxford Street, Manchester, M1 6ET
Flat 63, India House, 73 Whitworth Street, Manchester, M1 6LG
Eighth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 135, 75 Whitworth Street, Manchester, M1 6HB
Flat 140, 75 Whitworth Street, Manchester, M1 6HB
Flat 133, 75 Whitworth Street, Manchester, M1 6HB
Flat 130, 75 Whitworth Street, Manchester, M1 6HB
Flat 136, 75 Whitworth Street, Manchester, M1 6HB
Flat 125, 75 Whitworth Street, Manchester, M1 6HB
Flat 117, 75 Whitworth Street, Manchester, M1 6HB
Flat 124, 75 Whitworth Street, Manchester, M1 6HB
Flat 120, 75 Whitworth Street, Manchester, M1 6HB
Flat 127, 75 Whitworth Street, Manchester, M1 6HB
Flat 107, 75 Whitworth Street, Manchester, M1 6HB
Flat 98, 75 Whitworth Street, Manchester, M1 6HB
Flat 96, 75 Whitworth Street, Manchester, M1 6HB
Flat 106, 75 Whitworth Street, Manchester, M1 6HB
Flat 104, 75 Whitworth Street, Manchester, M1 6HB
Flat 103, 75 Whitworth Street, Manchester, M1 6HB
Flat 100, 75 Whitworth Street, Manchester, M1 6HB
Flat 114, 75 Whitworth Street, Manchester, M1 6HB
Flat 102, 75 Whitworth Street, Manchester, M1 6HB
Flat 108, 75 Whitworth Street, Manchester, M1 6HB
Flat 92, 75 Whitworth Street, Manchester, M1 6HB
Flat 95, 75 Whitworth Street, Manchester, M1 6HB
Flat 90, 75 Whitworth Street, Manchester, M1 6HB
Flat 22, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 53, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 50, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 38, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 36, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 33, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 26, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 11, India House, 73 Whitworth Street, Manchester, M1 6LG

Flat 69, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 55, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 43, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 31, India House, 73 Whitworth Street, Manchester, M1 6LG
First Floor Suite 8-9, St James Court, Oxford Street, Manchester, M1 6FQ
Flat 14, India House, 73 Whitworth Street, Manchester, M1 6LG
67 - 73 Oxford Street, Manchester, M1 6EQ
St James Court, Oxford Street, Manchester, M1 6FQ
Second Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
Flat 83, 75 Whitworth Street, Manchester, M1 6HB
Flat 46, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 29, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 16, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 82, 75 Whitworth Street, Manchester, M1 6HB
Flat 81, 75 Whitworth Street, Manchester, M1 6HB
Flat 80, 75 Whitworth Street, Manchester, M1 6HB
Flat 84, 75 Whitworth Street, Manchester, M1 6HB
Flat 28, India House, 73 Whitworth Street, Manchester, M1 6LG
Basement Store, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
Fifth Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6EQ
Flat 12, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 18, India House, 73 Whitworth Street, Manchester, M1 6LG
81 Oxford Street, Manchester, M1 6EG
83 Oxford Street, Manchester, M1 6EG
91 - 93 Oxford Street, Manchester, M1 6ET
Flat 64, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 65, India House, 73 Whitworth Street, Manchester, M1 6LG
Fourth Floor, St. James Building, 79 Oxford Street, Manchester, M1 6HT
First Floor Suite 7, St James Court, Oxford Street, Manchester, M1 6FQ
First Floor Suite 2, St James Court, Oxford Street, Manchester, M1 6FQ
Suite 1, St James Court, Oxford Street, Manchester, M1 6FQ
Flat 61, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 60, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 56, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 51, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 48, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 45, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 62, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 70, India House, 73 Whitworth Street, Manchester, M1 6LG
Eighth Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
64 Whitworth Street, Manchester, M1 6LT
62 Whitworth Street, Manchester, M1 6LT
Third Floor, St. James Building, 79 Oxford Street, Manchester, M1 6FQ

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
Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CITY2
Area Team Boundary - Name: CITY1