

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126715/FO/2020

Date registered valid: 27 May 2020

Proposal: Change of use of basement from car park to office (Class B1) and associated external alterations comprising reinstatement of windows in place of louvres, and installation of fire escape.

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

Ward(s): Deansgate Ward

Applicant: Mr Nick Taylor Helical (Churchgate Ltd) Churchgate House , 56 Oxford Street, Manchester, M1 6EU

Agent (if any): Mr Andrew Burns Atelier MB Suite 1A Amazon House , Brazil Street, Manchester, M1 3PJ

Case officer: Joe Hobbs
Tel: 0161 600 8772
Email: j.hobbs@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 August 2020

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 3 June 2020 Expired: 24 June 2020

Neighbour notifications

Printed: 3 June 2020 Expired: 24 June 2020

Site notice

Posted: 12 June 2020 Expired: 3 July 2020

Press advert

Published: 9 June 2020 Expired: 30 June 2020

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 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

Permission is sought for change of use of basement from car park to office (Class B1) and associated external alterations comprising reinstatement of windows in place of louvres, and installation of fire escape.

Consultations & Notification Responses

Publicity was made regarding the application in the form of a site notice and an advert in the local press. No representation received.

Local neighbours were notified of the proposals. One representation was received.

The objection raised a concern about the potential loss of their parking space as a resident in the city centre. The issue of loss of parking will be considered later in the report.

Urban Design and Conservation Team - provided comments and advice throughout course of application, recommended conditions

National Amenity Societies - no representation received

Flood Risk Management - no objection

Environment Agency - no representation received

Manchester Water Safety Partnership - no representation received

Canal and Rivers Trust - no objections, recommended informative attached

Highways Services - no objections, recommended conditions regarding CMP and Travel Plan

Environmental Health - no objections, recommended conditions related to noise and waste

Issues

The main issues to consider regarding the application are as follows:

Principle of the use -

The proposed use would transform a vacant city centre space, into an employment generating use and an active viable use of the basement space. The proposed development would be well located in terms of sustainable transport. The basement space is currently used for parking and is underutilised, making little beneficial contribution to the area. The principle of change of use to office space would be acceptable.

Impact on listed building -

The submitted heritage statement identifies that the basement has evidential significance, illustrating past use and giving an insight in to the architectural hierarchy of the internal spaces. However, the loss of the majority of features from within the space detracts from its potential significance. It's current, and functional use as a car park also detracts from this remaining significance and makes it harder to appreciate the remaining features.

The windows from Oxford Street into the basement have been altered since their original formation. These alterations, whilst not always sympathetic, do reflect the evolution of the building. The current situation involves 'shop windows' looking down into the basement. However many are currently boarded up, or with advertising vinyl on them so do not serve as functioning windows. The replacement windows would be located exactly in the reveals as is currently the case. Final detailed design of the new entrances and frames to Oxford Road including samples and final colours would be required via condition.

Along the Rochdale Canal elevation, it is proposed to remove as many of the non-original louvres as possible, and reinstating the openings with glazing. Original frames would be retained and refurbished where possible. Secondary glazing would be fitted internally behind retained frames. The original timber doors would be retained and refurbished, and fixed open, with new glass box inserted to allow light in and views out. Removal of non-original louvres and restoration to original windows would represent a return to original form. Secondary glazing where installed would respect external frame lines. Retention of the timber doors would retain significance and reinserting glass to upper panels of the doors would represent a return to the historic form. The use of frameless glazing to allow light and views would retain the look of the doors being open, whilst being a recognisably modern intervention and allowing greater function of the space.

Along Great Bridgwater Street, in order to allow more natural light into the basement, louvred vents would be replaced with glazing set in timber frames to 4 of the openings. Railings would be retained. The existing (non-original) pavement lights would be retained and restored where possible and replaced with like for like where this is not possible. The reinstatement of pavement lights, and glazing to the windows would be beneficial. The final detail of the framing would be subject to condition to see if further evidence comes to light of historic framing following soft strip.

Highways impact -

Highways services note that this city centre site is considered to be suitably accessible by sustainable modes and is in close proximity to a range of public transport facilities including bus, tram and rail. Given the proposed removal of 47 of the 97 parking spaces, it is anticipated that the development is unlikely to generate a significant increase in the level of vehicular trips therefore they do not raise any network capacity concerns. Whilst the existing cycle store has additional capacity, in mitigation a second cycle store would be provided in the basement as part of the proposal.

The change of use would result in a loss of existing car parking, however as detailed elsewhere in the submission there is an identified oversupply of car parking for the property leading to the basement being significantly underutilised. The loss of car parking would also encourage more sustainable modes of transport such as public transport, cycling or walking. A travel plan would be a condition of any approval to encourage more sustainable modes of transport.

It is recognised that an objection has been received regarding the loss of parking. It should be noted that as part of the proposals 47 spaces would be lost, but 50 spaces would remain. Data supplied with the submission demonstrates that the average number of cars parking in the basement car park on a typical working day is 50, so following the loss of parking spaces it is considered that there would still be space available at the site post development. It is also noted that there are 4 no. public car parks within 400m of the site providing a total of 1558 spaces. Given the above, it is considered that the loss of parking and subsequent potential impact on the highway would be acceptable.

Access -

There is existing direct and level access into the unit from the lift on Oxford Street, this would remain in place. People who may have difficulty with the main staircase entrance from Oxford Road would be able to use the Oxford Road lift to access the basement and the lobby area and would also be able access the entire building from the lobby itself. There would be a full range of disabled WC facilities

proposed at basement level and wherever changes in level are identified, compliant disabled ramps would be added. In addition, there is an existing internal lift that connects all upper floors and the lobby and the basement. This lift would be modified to connect to the basement as currently it does not serve the basement. However, the shaft and door openings are in place and so there would be no need for any structural modifications.

Security -

A condition would be attached requiring the implementation of the recommendations set out in the submitted Crime Impact Statement.

Residential Amenity -

It is not considered that there would be a significant impact on local amenity as a result of the proposed change of use. The majority of the building is already a B1 office use, and conditions would be attached regarding noise, waste and opening hours to further control any potential disamenity.

Flood Risk -

Flood Risk Management identified no concerns regarding flooding at the site.

For the above reasons, 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), EN1 (Design principles and Strategic Character Areas), EN3 (Heritage), EC1 (Employment and Economic Growth in Manchester), EC3 (The Regional Centre), CC1 (Primary Economic Development Focus : City Centre and Fringe), T1 (Sustainable Transport), T2 (Accessible areas of opportunity and need) 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: Approve

Article 35 Declaration

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

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

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

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Location Plan E900

P221 Rev A

P102 Rev J

P103 Rev B

P110 Rev B

P201

P211 Rev A

BL-M-571-2 Rev P4

BL-M-571-3 Rev P1

BL-M-571-4 Rev P1

Design and Access Statement

Crime Impact Statement

Planning Statement

Clement Acoustics Noise Report Ref. 15350-NIA-02 RevA

Vectos Transport Statement

all stamped as received by Manchester City Council 15th April 2020

P102 Rev L

P240

P241

P340 Rev A

P360 Rev F

P370 Rev B

P403 Rev A

P210 Rev D

P220 Rev C

Note from B&M Waste Services

received via email 27th May 2020

T106 Rev A
T380
T401
T404
74(400)
74(401)
Visuals 1
Visuals 2
Email from Atelier MB in response to Heritage Comments
received via email 28th July 2020

P200 Rev C
T405 Rev A
T406 Rev A
T407 Rev A
Email from Atelier in response to Heritage comments including confirmation of Watching Brief
received via email 10th August 2020

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 on/within the approved drawings and documents listed in condition 2 of this approval, samples and specifications of all materials to be used on all external elevations and external areas of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to their installation. The samples and specification to be produced shall include jointing and fixing details between all component materials where relevant and include a strategy for quality control management.

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

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).

4) Prior to the commencement of the development, a detailed construction/fit-out management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt this should include:

- Display of an emergency contact number;
- Compound locations where relevant;
- Details regarding location, removal and recycling of waste (site waste management plan);
- Phasing and quantification/classification of vehicular activity;
- Types and frequency of vehicular demands;
- Routing strategy and swept path analysis;
- Identification of the vehicular access points into the site;
- Parking for construction vehicles and staff;
- Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times;

The development shall then be carried out in accordance with the approved construction management plan(s).

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, T1, EN9, EN19 and DM1 of the City of Manchester Core Strategy.

5) a) Prior to the practical completion and full occupation of the development a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those residing, attending or employed within the building;
- ii) a commitment to surveying the travel patterns of residents and staff during the first three months of use of the development and thereafter from time to time;
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car;
- iv) measures for the delivery of specified travel plan services; and
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

b) Within six months of the practical completion and full occupation of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To ensure that measures are in place to reduce the dependency of residents and staff within the building from accessing the building by car pursuant to highway and pedestrian safety and to reduce the highway impacts of the development, pursuant to policies SP1, DM1 and T2 of the City of City of Manchester Core Strategy.

6) a) Any externally ancillary equipment, plant and servicing and servicing hereby approved shall be selected and/or acoustically treated in accordance with noise limits and mitigation measures as set out in the following submitted document:

Clement Acoustics Noise Report Ref. 15350-NIA-02 RevA stamped as received by Manchester City Council 15th April 2020

b) Notwithstanding condition 2 and the above part a, before any of the external ancillary equipment, plant and servicing is first operational (except for limited noise testing purposes), a verification report will be required to validate that the work undertaken confirms to the above noise criteria. The report shall give the results of post-completion testing to confirm that the proposed noise limits are being achieved once the equipment and any mitigation measures have been installed. Any instances of non-conformity with the above criteria shall be detailed along with any measures required to ensure compliance. The report and any necessary mitigation measures shall be submitted to and approved in writing by the City Council as Local Planning Authority and the development shall be implemented, and retained thereafter, in full in accordance with the approved details before the external ancillary equipment, plant and servicing is first brought into use.

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

7) Prior to the use commencing the scheme for the storage and disposal of refuse shall be implemented in full as part of the development and shall remain in situ whilst the use or development is in operation in accordance with the submitted waste documents:

Design and Access Statement

Planning Statement

Vectos Transport Statement

all stamped as received by Manchester City Council 15th April 2020

Note from B&M Waste Services

received via email 27th May 2020

Reason - In order to ensure that adequate provision is made within the development for the collection of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

8) The development shall be implemented in accordance with the security measures as recommended by Greater Manchester Police in Section 3.3 and Section 4 of the Crime Impact Statement for the proposed development at Churchgate House produced 9th March 2020 and submitted to City Council as Local Planning Authority on 15th April 2020.

The recommendations shall be fully implemented retained while the use remains in operation.

Reason - to comply with recommended security measures, in accordance with policies SP1 and DM1 of the core strategy.

9) The premises shall not be open outside the following hours:-

As applied for:

Monday to Friday: 07:00 - 22:00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation in accordance with core strategy policy DM1.

10) Servicing and deliveries shall take place in accordance with the following submitted strategy:

Vectos Transport Statement, stamped as received by Manchester City Council 15th April 2020

Reason: In the interests of public and highway safety and the protection of residential amenity, pursuant to policies T1 and DM1 of the City of Manchester Core Strategy.

Informatives

1) The applicant/developer is advised to contact the Infrastructure Services Team on 01782 779 909 or email Enquiries.TPWNorth@canalrivertrust.org.uk in order to ensure that any necessary consents are obtained and that the works comply with the Canal and River Trust 'Code of Practice for Works affecting the Canal and River Trust'.

2) Construction/demolition works should be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

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

In order to safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase

3) All works to the highway should be undertaken via Section 278 Agreement with MCC Highways and will be subject to the applicant's expense. The following link can be used:

https://www.manchester.gov.uk/directory_record/287709/permission_to_work_on_the_highways_-_section_278_agreements/category/355/highways_and_pavements

It is expected that all modifications / improvements to the public highway are achieved via a zero carbon footprint. Materials used during this process must also be 100% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place.

The applicant should note that an Approval in Principle (AIP) assessment is required by the MCC Structures Team if a new excavation over 2m deep is being undertaken along the basement.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Environment Agency
Canal & River Trust
National Amenity Societies
Manchester Water Safety Partnership

Second Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ

Flat 417, 51 Whitworth Street West, Manchester, M1 5EB

Flat 522, 51 Whitworth Street West, Manchester, M1 5EB

Flat 420, 51 Whitworth Street West, Manchester, M1 5EB

Flat 216, 51 Whitworth Street West, Manchester, M1 5EA

Flat 406, 51 Whitworth Street West, Manchester, M1 5EB

Flat 408, 51 Whitworth Street West, Manchester, M1 5EB

Flat 511, 51 Whitworth Street West, Manchester, M1 5EB

Flat 519, 51 Whitworth Street West, Manchester, M1 5EB

Flat 616, 51 Whitworth Street West, Manchester, M1 5ED

Flat 617, 51 Whitworth Street West, Manchester, M1 5ED

Flat 622, 51 Whitworth Street West, Manchester, M1 5ED

Flat 714, 51 Whitworth Street West, Manchester, M1 5ED

Flat 716, 51 Whitworth Street West, Manchester, M1 5ED

Flat 719, 51 Whitworth Street West, Manchester, M1 5ED

Flat 720, 51 Whitworth Street West, Manchester, M1 5ED

Flat 808, 51 Whitworth Street West, Manchester, M1 5ED

Flat 222, 51 Whitworth Street West, Manchester, M1 5EA

Flat 203, 51 Whitworth Street West, Manchester, M1 5EA

Flat 205, 51 Whitworth Street West, Manchester, M1 5EA

Flat 113, 51 Whitworth Street West, Manchester, M1 5EA

Flat 320, 51 Whitworth Street West, Manchester, M1 5EB

Flat 326, 51 Whitworth Street West, Manchester, M1 5EB

Flat 322, 51 Whitworth Street West, Manchester, M1 5EB

67 - 73 Oxford Street, Manchester, M1 6EQ

Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW

Basement Office, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ

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

First Floor Suite 7, St James Court, Oxford Street, Manchester, M1 6FQ

Fifth Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6EQ

Eighth Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ

Flat 229, 51 Whitworth Street West, Manchester, M1 5EA

Flat 129, 51 Whitworth Street West, Manchester, M1 5EA

Flat 526, 51 Whitworth Street West, Manchester, M1 5EB

Flat 319, 51 Whitworth Street West, Manchester, M1 5EB

Flat 102, 51 Whitworth Street West, Manchester, M1 5EA

Flat 411, 51 Whitworth Street West, Manchester, M1 5EB

Flat 606, 51 Whitworth Street West, Manchester, M1 5ED

Flat 611, 51 Whitworth Street West, Manchester, M1 5ED

Flat 613, 51 Whitworth Street West, Manchester, M1 5ED

Flat 620, 51 Whitworth Street West, Manchester, M1 5ED

Flat 625, 51 Whitworth Street West, Manchester, M1 5ED
Flat 709, 51 Whitworth Street West, Manchester, M1 5ED
Flat 722, 51 Whitworth Street West, Manchester, M1 5ED
Flat 726, 51 Whitworth Street West, Manchester, M1 5ED
Flat 204, 51 Whitworth Street West, Manchester, M1 5EA
Flat 206, 51 Whitworth Street West, Manchester, M1 5EA
Flat 109, 51 Whitworth Street West, Manchester, M1 5EA
Flat 110, 51 Whitworth Street West, Manchester, M1 5EA
Flat 122, 51 Whitworth Street West, Manchester, M1 5EA
Flat 524, 51 Whitworth Street West, Manchester, M1 5EB
Sixth Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Flat 412, 51 Whitworth Street West, Manchester, M1 5EB
Flat 501, 51 Whitworth Street West, Manchester, M1 5EB
Flat 507, 51 Whitworth Street West, Manchester, M1 5EB
Flat 525, 51 Whitworth Street West, Manchester, M1 5EB
Flat 612, 51 Whitworth Street West, Manchester, M1 5ED
Flat 615, 51 Whitworth Street West, Manchester, M1 5ED
Flat 710, 51 Whitworth Street West, Manchester, M1 5ED
Flat 833, 51 Whitworth Street West, Manchester, M1 5ED
Flat 220, 51 Whitworth Street West, Manchester, M1 5EA
Basement Store, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
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 723, 51 Whitworth Street West, Manchester, M1 5ED
Flat 210, 51 Whitworth Street West, Manchester, M1 5EA
Flat 212, 51 Whitworth Street West, Manchester, M1 5EA
Flat 219, 51 Whitworth Street West, Manchester, M1 5EA
Flat 301, 51 Whitworth Street West, Manchester, M1 5EB
Flat 121, 51 Whitworth Street West, Manchester, M1 5EA
Flat 202, 51 Whitworth Street West, Manchester, M1 5EA
Flat 128, 51 Whitworth Street West, Manchester, M1 5EA
Flat 520, 51 Whitworth Street West, Manchester, M1 5EB
81 Oxford Street, Manchester, M1 6EG
83 Oxford Street, Manchester, M1 6EG
Window Display 3, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Second Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Ground Floor And First Floor, 1 Chepstow Street, Manchester, M1 5FW
Suite 1, St James Court, Oxford Street, Manchester, M1 6FQ
First Floor Suite 2, St James Court, Oxford Street, Manchester, M1 6FQ
Cafe Ground Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Fourth Floor, St. James Building, 79 Oxford Street, Manchester, M1 6HT
Flat 414, 51 Whitworth Street West, Manchester, M1 5EB
Flat 602, 51 Whitworth Street West, Manchester, M1 5ED
Flat 705, 51 Whitworth Street West, Manchester, M1 5ED
Flat 819, 51 Whitworth Street West, Manchester, M1 5ED
Flat 825, 51 Whitworth Street West, Manchester, M1 5ED
Flat 304, 51 Whitworth Street West, Manchester, M1 5EB

Flat 314, 51 Whitworth Street West, Manchester, M1 5EB
Flat 401, 51 Whitworth Street West, Manchester, M1 5EB
Flat 221, 51 Whitworth Street West, Manchester, M1 5EA
Third Floor, St. James Building, 79 Oxford Street, Manchester, M1 6FQ
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 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 103, 51 Whitworth Street West, Manchester, M1 5EA
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
91 - 93 Oxford Street, Manchester, M1 6ET
Fifth Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Basement, 67 - 73 Oxford Street, Manchester, M1 6EQ
Ninth Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
Fourth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Ground Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Suite 9, 67 - 73 Oxford Street, Manchester, M1 6EQ
61 - 65 Oxford Street, Manchester, M1 6EQ
Basement, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Upper Ground Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Temple Of Convenience, Great Bridgewater Street, Manchester, M1 5JW
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
Ritz Dance Hall, Whitworth Street West, Manchester, M1 5NQ
Palace Theatre, Oxford Street, Manchester, M1 6FT
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
Ground Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
Sixth Floor, St. James Building, 79 Oxford Street, Manchester, M1 6HT
75 Oxford Street, Manchester, M1 6EQ
95 Oxford Street, Manchester, M1 6ET
87 Oxford Street, Manchester, M1 6EG

85 Oxford Street, Manchester, M1 6ET
Canada House, 3 Chepstow Street, Manchester, M1 5FW
810 , 51 Whitworth Street West, Manchester, M1 5ED
Fifth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
The Stage Door, 97 Oxford Street, Manchester, M1 6ET
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
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
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
Seventh Floor, St. James Building, 79 Oxford Street, Manchester, M1 6HT
First Floor, St James Building, 79 Oxford Street, Manchester, M1 6PP
Flat 323, 51 Whitworth Street West, Manchester, M1 5EB
Flat 413, 51 Whitworth Street West, Manchester, M1 5EB
Flat 424, 51 Whitworth Street West, Manchester, M1 5EB
Flat 502, 51 Whitworth Street West, Manchester, M1 5EB
Flat 509, 51 Whitworth Street West, Manchester, M1 5EB
Flat 708, 51 Whitworth Street West, Manchester, M1 5ED
Flat 609, 51 Whitworth Street West, Manchester, M1 5ED
Flat 624, 51 Whitworth Street West, Manchester, M1 5ED
Flat 704, 51 Whitworth Street West, Manchester, M1 5ED
Flat 724, 51 Whitworth Street West, Manchester, M1 5ED
Flat 805, 51 Whitworth Street West, Manchester, M1 5ED
Flat 823, 51 Whitworth Street West, Manchester, M1 5ED
Flat 208, 51 Whitworth Street West, Manchester, M1 5EA
Flat 218, 51 Whitworth Street West, Manchester, M1 5EA
Flat 303, 51 Whitworth Street West, Manchester, M1 5EB
Flat 308, 51 Whitworth Street West, Manchester, M1 5EB
Flat 228, 51 Whitworth Street West, Manchester, M1 5EA
Flat 231, 51 Whitworth Street West, Manchester, M1 5EA
Flat 302, 51 Whitworth Street West, Manchester, M1 5EB
Flat 117, 51 Whitworth Street West, Manchester, M1 5EA
Flat 201, 51 Whitworth Street West, Manchester, M1 5EA
Flat 115, 51 Whitworth Street West, Manchester, M1 5EA
Flat 107, 51 Whitworth Street West, Manchester, M1 5EA
Flat 105, 51 Whitworth Street West, Manchester, M1 5EA
Flat 416, 51 Whitworth Street West, Manchester, M1 5EB
Flat 125, 51 Whitworth Street West, Manchester, M1 5EA
Flat 425, 51 Whitworth Street West, Manchester, M1 5EB
Flat 316, 51 Whitworth Street West, Manchester, M1 5EB
Window Display 5, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Flat 407, 51 Whitworth Street West, Manchester, M1 5EB
Flat 422, 51 Whitworth Street West, Manchester, M1 5EB
Flat 607, 51 Whitworth Street West, Manchester, M1 5ED
Flat 621, 51 Whitworth Street West, Manchester, M1 5ED

Flat 816, 51 Whitworth Street West, Manchester, M1 5ED
Flat 309, 51 Whitworth Street West, Manchester, M1 5EB
Flat 111, 51 Whitworth Street West, Manchester, M1 5EA
Flat 114, 51 Whitworth Street West, Manchester, M1 5EA
Flat 426, 51 Whitworth Street West, Manchester, M1 5EB
Flat 404, 51 Whitworth Street West, Manchester, M1 5EB
Flat 503, 51 Whitworth Street West, Manchester, M1 5EB
Flat 703, 51 Whitworth Street West, Manchester, M1 5ED
Flat 711, 51 Whitworth Street West, Manchester, M1 5ED
Flat 803, 51 Whitworth Street West, Manchester, M1 5ED
Flat 811, 51 Whitworth Street West, Manchester, M1 5ED
Flat 815, 51 Whitworth Street West, Manchester, M1 5ED
Flat 817, 51 Whitworth Street West, Manchester, M1 5ED
Flat 824, 51 Whitworth Street West, Manchester, M1 5ED
Flat 832, 51 Whitworth Street West, Manchester, M1 5ED
Flat 312, 51 Whitworth Street West, Manchester, M1 5EB
Flat 215, 51 Whitworth Street West, Manchester, M1 5EA
Flat 402, 51 Whitworth Street West, Manchester, M1 5EB
Flat 313, 51 Whitworth Street West, Manchester, M1 5EB
Flat 213, 51 Whitworth Street West, Manchester, M1 5EA
Flat 226, 51 Whitworth Street West, Manchester, M1 5EA
Flat 523, 51 Whitworth Street West, Manchester, M1 5EB
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
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 305, 51 Whitworth Street West, Manchester, M1 5EB
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 518, 51 Whitworth Street West, Manchester, M1 5EB
Flat 132, 51 Whitworth Street West, Manchester, M1 5EA
Window Display 4, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 1, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Basement, St James Building, 61 - 65 Oxford Street, Manchester, M1 6EQ
60 Oxford Street, Manchester, M1 5EE
Flat 610, 51 Whitworth Street West, Manchester, M1 5ED
Flat 623, 51 Whitworth Street West, Manchester, M1 5ED
Flat 702, 51 Whitworth Street West, Manchester, M1 5ED

Flat 812, 51 Whitworth Street West, Manchester, M1 5ED
Flat 209, 51 Whitworth Street West, Manchester, M1 5EA
Flat 211, 51 Whitworth Street West, Manchester, M1 5EA
Flat 223, 51 Whitworth Street West, Manchester, M1 5EA
Flat 306, 51 Whitworth Street West, Manchester, M1 5EB
Flat 311, 51 Whitworth Street West, Manchester, M1 5EB
Flat 227, 51 Whitworth Street West, Manchester, M1 5EA
Flat 130, 51 Whitworth Street West, Manchester, M1 5EA
Flat 123, 51 Whitworth Street West, Manchester, M1 5EA
Flat 403, 51 Whitworth Street West, Manchester, M1 5EB
Flat 415, 51 Whitworth Street West, Manchester, M1 5EB
Flat 508, 51 Whitworth Street West, Manchester, M1 5EB
Flat 521, 51 Whitworth Street West, Manchester, M1 5EB
Flat 706, 51 Whitworth Street West, Manchester, M1 5ED
Flat 717, 51 Whitworth Street West, Manchester, M1 5ED
Flat 718, 51 Whitworth Street West, Manchester, M1 5ED
Flat 725, 51 Whitworth Street West, Manchester, M1 5ED
Flat 807, 51 Whitworth Street West, Manchester, M1 5ED
Flat 818, 51 Whitworth Street West, Manchester, M1 5ED
Flat 829, 51 Whitworth Street West, Manchester, M1 5ED
Flat 307, 51 Whitworth Street West, Manchester, M1 5EB
Flat 310, 51 Whitworth Street West, Manchester, M1 5EB
Flat 127, 51 Whitworth Street West, Manchester, M1 5EA
Flat 423, 51 Whitworth Street West, Manchester, M1 5EB
Flat 516, 51 Whitworth Street West, Manchester, M1 5EB
Flat 418, 51 Whitworth Street West, Manchester, M1 5EB
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
St James Court, Oxford Street, Manchester, M1 6FQ
First Floor Suite 8-9, St James Court, 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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CITY1