

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126506/AO/2020

Date registered valid: 27 March 2020

Proposal: Installation of 1no. non illuminated hanging sign.

Address: 121 Princess Street, Manchester, M1 7AG

Ward(s): Piccadilly Ward

Applicant: Mr Eddie Wright Dwell Student Living Lower Chatham Street,
Manchester, M1 5SX

Agent (if any): Miss Sarah Farrell GB Sign Solutions Limited Unit 5 Orion Trading
Estate, Tenax Road, Manchester, M17 5JT

Case officer: Rebecca Hadfield
Tel: 0161 234 4071
Email: r.hadfield@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18 May 2020

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit:

Standard consultations:

Printed: 8 April 2020 Expired: 29 April 2020

Neighbour notifications

Printed: 8 April 2020 Expired: 29 April 2020

Site notice

Posted: 14 April 2020 Expired: 5 May 2020

Press advert

Published: 14 April 2020 Expired: 5 May 2020

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order:

Description of area

The application relates a building known as 121 Princess Street a substantial period building dating from the early 20th Century. The building has elevations into Princess Street, Bombay Street and Granby Row and comprises seven storeys, above a basement. The seventh floor accommodation is provided at roof level. The building's elevations are of red brick with stone detailing.

The first to sixth floors of the building have been converted to residential accommodation.

The building lies within an area of the City Centre that contains a variety of uses including bars, restaurants, commercial and residential uses, and is also within the Whitworth Street conservation area.

Description of development

Advertisement consent is sought for the installation of 1no. non-illuminated hanging sign.

The application originally comprised the installation of 1no. internally illuminated projecting sign, however, following the issues raised in the 2 no objections and the guidance issued by the LPA

the proposal was amended to comprise of 1no. non illuminated hanging sign utilising a heritage style bracket.

Consultations & Notification Responses

Publicity - The application was advertised in the local press and on site as one affecting a conservation area and listed building.

2no. objections have been received -

The first objection, in summary, raised the following point:

-the sign is proposed to be installed directly opposite an existing residential building, given the proposed location on the host building, the sign will be highly visible from the windows of the residential building.

-given the character of the host building, the proposed sign is considered to be anachronistic.

-the reconstructions submitted as part of the application doesn't give a clear indication of what it will actually look like in detail, given that it is a vector graphics mock up dropped over a photo.

-the objection reflects this uncertainty over appearance, and the fact that a modern internally lit sign on an early 19th century warehouse advertising a student accommodation company doesn't seem in keeping or particularly necessary.

The second objection, in summary, raised the following point:

-This is a conversation area and there are no other similar signs along this section of street.

Highway Services - Have raised no objections to the proposal, and have advised that a projection over license will be required. An informative has been attached.

Issues

The main issues for consideration relate to the impact of the proposals on visual amenity and public safety. The main policies that relate to the proposal are Policies SP1 (Spatial Principles) EN3 (Heritage), CC9 (Design and Heritage), EN1 (Design Principles and Strategic Character Areas) and DM1 (Development Management) of the Adopted Core Strategy for the City of Manchester and saved policies DC14 (Shop fronts and related signs), DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

Visual Amenity - Given the amendments made to the proposal as a result of the objections received, the principle of the proposed amended signage is considered to be acceptable as it is felt that it would have no detrimental impact upon visual amenity within the existing street scene and in the wider context of the surrounding conservation area. Guidance provided by the LPA has been fully incorporated into the proposal.

Highway Safety - Following the comments received from Highways, an informative regarding a Projection Over License has been attached.

Public Safety - No issues.

Given the above, the proposals are considered to be in accordance with Policies SP1, EN3, CC9, EN1 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC14, DC18.1 and DC19.1 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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

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

1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

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

- Location / Site Plan, stamped as received by the Local Planning Authority on 26 March 2020.
- 3no.drawings (elevation, section and dimension) numbered - SP32035 rev2, stamped as received by the Local Planning Authority on 12 May 2020.
- the PFI Solutions email dated 12 May 2020 - confirming the depth of the proposed sign.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, EN3, CC9, EN1 and DM1 of the Core Strategy, and saved policies DC14, DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Informatives

1) The sign extends over the adopted highway by 0.95m and as such a projection over license will be required. This is obtainable via Contact Manchester 0161 234 5004 and is to be funded at the applicants expense.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Zartarian Properties Ltd On Fourth Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG

Flat 42, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ

Flat 1, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ

Flat At Old Garratt, 79 Granby Row, Manchester, M1 7AB

The Lancaster Tavern, 80 Princess Street, Manchester, M1 6NF

Sixth Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG

Basement, Manchester House, 86 Princess Street, Manchester, M1 6NG

Third Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG

Second Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG

Manchester House, 86 Princess Street, Manchester, M1 6NG

Flat 23, Princess Court, 117 Princess Street, Manchester, M1 7AG

Princess Court, 117 Princess Street, Manchester, M1 6JB

Asia House, 82 Princess Street, Manchester, M1 6BD

Flat 19, Lancaster House, 80 Princess Street, Manchester, M1 6NF

Flat 14, Lancaster House, 80 Princess Street, Manchester, M1 6NF

Flat 1, Lancaster House, 80 Princess Street, Manchester, M1 6NF

Flat 22, Lancaster House, 80 Princess Street, Manchester, M1 6NF

Flat 16, Lancaster House, 80 Princess Street, Manchester, M1 6NF

Flat 26, Lancaster House, 80 Princess Street, Manchester, M1 6NF

Flat 20, Lancaster House, 80 Princess Street, Manchester, M1 6NF

Flat 18, Lancaster House, 80 Princess Street, Manchester, M1 6NF

Flat 11, Lancaster House, 80 Princess Street, Manchester, M1 6NF

Flat 24, Lancaster House, 80 Princess Street, Manchester, M1 6NF

Victoria House, 119 Princess Street, Manchester, M1 7AG

Flat 607, 121 Princess Street, Manchester, M1 7AQ

Flat 519, 121 Princess Street, Manchester, M1 7AQ

Flat 410, 121 Princess Street, Manchester, M1 7AQ

Flat 315, 121 Princess Street, Manchester, M1 7AN

Flat 308, 121 Princess Street, Manchester, M1 7AN

Flat 221, 121 Princess Street, Manchester, M1 7AN

Flat 212, 121 Princess Street, Manchester, M1 7AN

Flat 209, 121 Princess Street, Manchester, M1 7AN

Flat 207, 121 Princess Street, Manchester, M1 7AN

Flat 205, 121 Princess Street, Manchester, M1 7AN

Flat 119, 121 Princess Street, Manchester, M1 7AN

Flat 118, 121 Princess Street, Manchester, M1 7AN

Flat 112, 121 Princess Street, Manchester, M1 7AN

Flat 110, 121 Princess Street, Manchester, M1 7AN

Fourth Floor Left Rear, Manchester House, 86 Princess Street, Manchester, M1 6NG

Sixth Floor F8, Manchester House, 86 Princess Street, Manchester, M1 6NG

Apartment 605, Asia House, 82 Princess Street, Manchester, M1 6BE

Apartment 6, Asia House, 82 Princess Street, Manchester, M1 6BD

Apartment 514, Asia House, 82 Princess Street, Manchester, M1 6BE

Apartment 404, Asia House, 82 Princess Street, Manchester, M1 6BE

Apartment 203, Asia House, 82 Princess Street, Manchester, M1 6BD

Apartment 201, Asia House, 82 Princess Street, Manchester, M1 6BD

Apartment 102, Asia House, 82 Princess Street, Manchester, M1 6BD

Flat 30, Lancaster House, 80 Princess Street, Manchester, M1 6NF

Flat 2, Lancaster House, 80 Princess Street, Manchester, M1 6NF

Flat 41, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 35, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 13, Princess Court, 117 Princess Street, Manchester, M1 7AG
Apartment 610, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 606, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 604, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 403, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 312, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 303, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 215, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 2, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 101, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 38, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 34, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 47, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 27, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 24, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 19, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 10, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 47, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 46, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 19, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 615, 121 Princess Street, Manchester, M1 7AQ
Flat 609, 121 Princess Street, Manchester, M1 7AQ
Flat 601, 121 Princess Street, Manchester, M1 7AQ
Flat 516, 121 Princess Street, Manchester, M1 7AQ
Flat 514, 121 Princess Street, Manchester, M1 7AQ
Flat 507, 121 Princess Street, Manchester, M1 7AQ
Flat 504, 121 Princess Street, Manchester, M1 7AQ
Flat 420, 121 Princess Street, Manchester, M1 7AQ
Flat 415, 121 Princess Street, Manchester, M1 7AQ
Flat 409, 121 Princess Street, Manchester, M1 7AQ
Flat 401, 121 Princess Street, Manchester, M1 7AQ
Flat 321, 121 Princess Street, Manchester, M1 7AN
Flat 318, 121 Princess Street, Manchester, M1 7AN
Flat 316, 121 Princess Street, Manchester, M1 7AN
Flat 217, 121 Princess Street, Manchester, M1 7AN
Flat 210, 121 Princess Street, Manchester, M1 7AN
Flat 114, 121 Princess Street, Manchester, M1 7AN
Flat 111, 121 Princess Street, Manchester, M1 7AN
Flat 108, 121 Princess Street, Manchester, M1 7AN
Sub Basement, Manchester House, 86 Princess Street, Manchester, M1 6NG
Fourth Floor Right, Manchester House, 86 Princess Street, Manchester, M1 6NG
Apartment 411, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 409, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 311, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 307, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 212, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 209, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 39, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 35, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 46, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 52, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 48, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ

Flat 37, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 28, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 20, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 8, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Apartment 611, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 601, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 407, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 310, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 210, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 206, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 103, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 40, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 45, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 17, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 15, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 1, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 70, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 65, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 54, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 41, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 33, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 21, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 17, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 12A, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 3, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 10, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 611, 121 Princess Street, Manchester, M1 7AQ
Flat 503, 121 Princess Street, Manchester, M1 7AQ
Flat 418, 121 Princess Street, Manchester, M1 7AQ
Flat 413, 121 Princess Street, Manchester, M1 7AQ
Flat 407, 121 Princess Street, Manchester, M1 7AQ
Flat 313, 121 Princess Street, Manchester, M1 7AN
Flat 311, 121 Princess Street, Manchester, M1 7AN
Flat 305, 121 Princess Street, Manchester, M1 7AN
Flat 121, 121 Princess Street, Manchester, M1 7AN
Fourth Floor Left, Manchester House, 86 Princess Street, Manchester, M1 6NG
Lower Ground Floor And First Floor, Victoria House, 119 Princess Street, Manchester, M1 7AG
Apartment 512, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 505, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 402, Asia House, 82 Princess Street, Manchester, M1 6BE
Flat 9, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 29, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 27, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 21, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 12, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 10, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 44, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 35, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Apartment 7, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 612, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 609, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 511, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 405, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 401, Asia House, 82 Princess Street, Manchester, M1 6BE

Apartment 315, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 306, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 304, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 112, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 108, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 31, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 3, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 40, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 21, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 12, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 8, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 6, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 2, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 58, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 44, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 39, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 24, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 11, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 517, 121 Princess Street, Manchester, M1 7AQ
Flat 512, 121 Princess Street, Manchester, M1 7AQ
Flat 510, 121 Princess Street, Manchester, M1 7AQ
Flat 509, 121 Princess Street, Manchester, M1 7AQ
Flat 506, 121 Princess Street, Manchester, M1 7AQ
Flat 414, 121 Princess Street, Manchester, M1 7AQ
Flat 402, 121 Princess Street, Manchester, M1 7AQ
Flat 301, 121 Princess Street, Manchester, M1 7AN
Flat 222, 121 Princess Street, Manchester, M1 7AN
Flat 211, 121 Princess Street, Manchester, M1 7AN
Flat 203, 121 Princess Street, Manchester, M1 7AN
Flat 120, 121 Princess Street, Manchester, M1 7AN
Flat 104, 121 Princess Street, Manchester, M1 7AN
Fifth Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG
Apartment 602, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 205, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 7, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 37, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 25, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 16, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 69, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 59, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 45, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 27, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 23, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Apartment 513, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 509, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 502, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 408, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 308, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 105, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 1, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 36, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 32, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 28, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 49, Princess Court, 117 Princess Street, Manchester, M1 7AG

Flat 36, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 25, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 5, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 61, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 60, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 53, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 34, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 26, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 15, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 618, 121 Princess Street, Manchester, M1 7AQ
Flat 613, 121 Princess Street, Manchester, M1 7AQ
Flat 602, 121 Princess Street, Manchester, M1 7AQ
Flat 520, 121 Princess Street, Manchester, M1 7AQ
Flat 515, 121 Princess Street, Manchester, M1 7AQ
Flat 508, 121 Princess Street, Manchester, M1 7AQ
Flat 505, 121 Princess Street, Manchester, M1 7AQ
Flat 422, 121 Princess Street, Manchester, M1 7AQ
Flat 322, 121 Princess Street, Manchester, M1 7AN
Flat 320, 121 Princess Street, Manchester, M1 7AN
Flat 306, 121 Princess Street, Manchester, M1 7AN
Flat 303, 121 Princess Street, Manchester, M1 7AN
Flat 220, 121 Princess Street, Manchester, M1 7AN
Flat 206, 121 Princess Street, Manchester, M1 7AN
Flat 204, 121 Princess Street, Manchester, M1 7AN
Flat 202, 121 Princess Street, Manchester, M1 7AN
Flat 122, 121 Princess Street, Manchester, M1 7AN
Flat 101, 121 Princess Street, Manchester, M1 7AN
Fourth Floor S B Textiles, Manchester House, 86 Princess Street, Manchester, M1 6NG
Apartment 507, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 406, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 4, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 314, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 309, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 33, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 39, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 18, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 68, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 57, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 55, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 14, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 6, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Apartment 515, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 508, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 506, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 5, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 415, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 106, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 104, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 6, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 31, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 29, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 66, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 64, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 38, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ

Flat 36, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 29, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 7, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 5, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 606, 121 Princess Street, Manchester, M1 7AQ
Flat 605, 121 Princess Street, Manchester, M1 7AQ
Flat 604, 121 Princess Street, Manchester, M1 7AQ
Flat 518, 121 Princess Street, Manchester, M1 7AQ
Flat 502, 121 Princess Street, Manchester, M1 7AQ
Flat 310, 121 Princess Street, Manchester, M1 7AN
Flat 309, 121 Princess Street, Manchester, M1 7AN
Flat 307, 121 Princess Street, Manchester, M1 7AN
Flat 302, 121 Princess Street, Manchester, M1 7AN
Flat 219, 121 Princess Street, Manchester, M1 7AN
Flat 214, 121 Princess Street, Manchester, M1 7AN
Flat 213, 121 Princess Street, Manchester, M1 7AN
Flat 102, 121 Princess Street, Manchester, M1 7AN
Flat 109, 121 Princess Street, Manchester, M1 7AN
Fourth Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG
Ground Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG
Fifth Floor Rear Right, Manchester House, 86 Princess Street, Manchester, M1 6NG
First Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG
Apartment 501, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 413, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 305, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 214, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 207, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 5, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 41, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 15, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 50, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 48, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 32, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 11, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 9, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 4, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 43, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 30, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 18, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Apartment 608, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 607, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 412, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 410, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 301, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 211, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 202, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 113, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 42, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 9, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 617, 121 Princess Street, Manchester, M1 7AQ
Flat 614, 121 Princess Street, Manchester, M1 7AQ
Flat 612, 121 Princess Street, Manchester, M1 7AQ
Flat 608, 121 Princess Street, Manchester, M1 7AQ
Flat 603, 121 Princess Street, Manchester, M1 7AQ

Flat 416, 121 Princess Street, Manchester, M1 7AQ
Flat 406, 121 Princess Street, Manchester, M1 7AQ
Flat 405, 121 Princess Street, Manchester, M1 7AQ
Flat 317, 121 Princess Street, Manchester, M1 7AN
Flat 312, 121 Princess Street, Manchester, M1 7AN
Flat 218, 121 Princess Street, Manchester, M1 7AN
Flat 216, 121 Princess Street, Manchester, M1 7AN
Flat 215, 121 Princess Street, Manchester, M1 7AN
Flat 115, 121 Princess Street, Manchester, M1 7AN
Flat 113, 121 Princess Street, Manchester, M1 7AN
Flat 107, 121 Princess Street, Manchester, M1 7AN
Flat 106, 121 Princess Street, Manchester, M1 7AN
Flat 105, 121 Princess Street, Manchester, M1 7AN
Old Garratt, 127 Princess Street, Manchester, M1 7AG
Apartment 503, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 302, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 3, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 17, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 37, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 28, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 7, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 40, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 12, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Apartment 8, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 613, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 208, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 204, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 111, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 4, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 42, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 34, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 33, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 14, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 3, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 67, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 56, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 51, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 49, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 31, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 16, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 2, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 616, 121 Princess Street, Manchester, M1 7AQ
Flat 610, 121 Princess Street, Manchester, M1 7AQ
Flat 513, 121 Princess Street, Manchester, M1 7AQ
Flat 511, 121 Princess Street, Manchester, M1 7AQ
Flat 501, 121 Princess Street, Manchester, M1 7AQ
Flat 421, 121 Princess Street, Manchester, M1 7AQ
Flat 419, 121 Princess Street, Manchester, M1 7AQ
Flat 417, 121 Princess Street, Manchester, M1 7AQ
Flat 412, 121 Princess Street, Manchester, M1 7AQ
Flat 411, 121 Princess Street, Manchester, M1 7AQ
Flat 408, 121 Princess Street, Manchester, M1 7AQ
Flat 404, 121 Princess Street, Manchester, M1 7AQ
Flat 403, 121 Princess Street, Manchester, M1 7AQ

Flat 319, 121 Princess Street, Manchester, M1 7AN
Flat 304, 121 Princess Street, Manchester, M1 7AN
Flat 208, 121 Princess Street, Manchester, M1 7AN
Flat 201, 121 Princess Street, Manchester, M1 7AN
Flat 117, 121 Princess Street, Manchester, M1 7AN
Flat 116, 121 Princess Street, Manchester, M1 7AN
Flat 103, 121 Princess Street, Manchester, M1 7AN
Flat 13, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Apartment 510, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 414, Asia House, 82 Princess Street, Manchester, M1 6BE
Flat 23, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 314, 121 Princess Street, Manchester, M1 7AN
Flat 30, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 26, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 22, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 20, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 71, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 63, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 62, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 32, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 25, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 4, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 50, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Apartment 603, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 504, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 313, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 213, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 109, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 107, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 8, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Apartment 110, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 43, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 38, Princess Court, 117 Princess Street, Manchester, M1 7AG
Flat 22, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ

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