MANCHESTER CITY COUNCIL

# Planning

## Growth & Development

## Delegated officer report for planning application

| | |
|---|---|
| **Application no.** | 143155/FO/2025 |
| **Date registered valid:** | 18 June 2025 |
| **Proposal:** | Installation of 18 no. louvres to the 3rd floor. |
| **Address:** | Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT |
| **Ward(s):** | Piccadilly Ward |
| **Applicant:** | Mr Paul Crowe, APAM |
| **Agent (if any):** | Mr Don Murphy, Paul Butler Associates |
| **Case officer:** | Jack Naven<br>Tel: 0161 219 2095<br>Email: jack.naven@manchester.gov.uk |
| **Recommendation:** | Approve |
| **Date of recommendation:** | **08 August 2025** |

## Application Details

**Type of application:** Full Application Consent

**Development type:** Minor Other

**Date of site visit:** 26 June 2025

**Standard consultations:**
Printed: 26 June 2025 Expired: 17 July 2025

**Neighbour notifications**
Printed: 26 June 2025 Expired: 17 July 2025

**Site notice**
Posted: 26 June 2025 Expired: 17 July 2025

**Press advert**
Published: 1 July 2025 Expired: 22 July 2025

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## Description of Site/Area

**Listed building:** Grade II

**Conservation area:** Whitworth Street Conservation Area 1985

**Tree Preservation Order:** Not applicable

The site relates to the Grade II Listed Bridgewater House, an office building 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. It is also located 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 cladded with Sandstone Ashlar and White Glazed Terracotta with a concealed roof and is in keeping with the typical construction techniques of the Georgian Period.

The character of the surrounding area comprises many different uses, including the Palace Theatre, shops, restaurants, hotels, residential accommodation, offices, takeaways and cafés.

## Description of Development

The proposal consists of external alterations comprising of the installation of 18 no. louvres to the 3rd floor.

14 no. louvres shall by installed on the elevation that faces to the back of the Palace Theatre, whilst 4 no. louvres shall be installed on the elevation facing the courtyard at the rear of the building, which is situated next to the Rochdale Canal.

**Related Applications**

143156/LO/2025 - Listed Building Consent for the installation of 18no. louvres to 3rd floor.
***Approved in tandem with this application.***

**Consultations & Notification Responses**

**Highway Services** – Requested that informatives be added concerning temporary traffic and pedestrian management and highway licensing requirements.

**Environmental Health -** Requested that a condition be added to make sure that noise breakout is appropriately limited. Also stated that a condition should be added to ensure that the proposed measures on the fume cupboards are carried out.

**Publicity** - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

**Policy**

The following policy and guidance are considered relevant to the consideration of this application:

**The Adopted Core Strategy for the City of Manchester (2012)**

Adopted on 11th July 2012 and the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

**CC9 (Design and Heritage)** advises that design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed-use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

**SP1 (Spatial Principles)** refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety, and well-being of residents, consider the needs of all members of the community, and protect and enhance the built

environment. Further, development should seek to improve access to jobs, services and open space, and provide good access to sustainable transport provision.

**EN1 (Design Principles and Strategic Character Areas)** advises that development provide opportunities for good design to enhance the overall image of the City should be fully realised and both reinforce and enhances the local character. It also 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.

**EN3 (Heritage)** advises that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre and that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

**DM1 (Development Management)** states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:

- Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and prevention.
- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

**The Unitary Development Plan (UDP) for the City of Manchester (1995)**

The Unitary Development Plan was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced; however, a number of polices were saved on 11 July 2012 and remain extant.

**DC18.1 (Conservation Areas)** states that the Council will give particularly careful consideration to development proposals within Conservation Area. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering; the relationship of new structures to neighbouring buildings and spaces; and the effect of major changes to the appearance of existing buildings.

**DC19.1 (Listed Buildings)** states that 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 settings by; not permitting any external or internal alterations or addition to a listed building where, in its opinion, there would be an advise effect on its architectural or historic character; and seek to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

**Places for Everyone (2024)**

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the ten boroughs which make up Greater Manchester.

The following policies are considered relevant to this application:

**JP-Strat2 (City Centre)** states that the role of the City Centre as the most significant economic location in the country outside London will be strengthened considerably. The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester, but the increasingly important residential role of the City Centre will be expanded. It will be a priority for investment in development and infrastructure. This will include addressing current network capacity issues in the City Centre which will enable the future expansion of the rapid transit public transport network across Greater Manchester. Improvements in the public realm, walking and cycling facilities, and green infrastructure will help to enhance the local character and environmental quality of the City Centre so that it can rival city centres across the globe, enabling it to compete effectively at the international level for investment, businesses, skilled workers, residents and tourists. A broad range of commercial accommodation will be delivered, helping the City Centre to capture growth across key economic sectors. The new functions within the City Centre will be delivered in a way that complement, rather than displace the area's non-residential functions and will seek to protect and enhance the city centre's historic environment and assets.

**JP-P1 (Sustainable Places)** states an aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

**JP-P2 (Heritage)** states an aim to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

**JP-P5 (Education, Skills and Knowledge)** states that significant enhancements in education, skills and knowledge to benefit existing and new residents will be promoted, including by enabling the delivery of new and improved accessible facilities for all ages, such as early years, schools, further and higher education, and adult training to ensure our workforce is ready to benefit from new employment opportunities. This would include support for the continued growth and success of the university sector, such as through strengthening the world-leading research capabilities and promoting opportunities for business spin-offs; and continuing to help develop Greater Manchester as the UK's best destination for student.

**National Planning Policy Framework (NPPF) (2024)**

Decisions should accord with the requirements of the National Planning Policy Framework (NPPF) (2024), which sets out the Government's Planning Policies for England and how these are expected to be applied.

The following sections are of relevance to this application:

**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.

It specifically states that:

*"Development that is not well designed should be refused, specifically where it fails to reflect local design policies and government guidance on design. Developments should help to raise the standard of design more generally in an area and fit in with the overall form and layout of their surroundings"* ***(paragraph 139).***

At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", **(paragraph 11).**

This is further explored in **paragraph 8,** which confirms that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective
b) a social objective and
c) an environmental objective.

**Section 16 (Conserving and Enhancing the Historic Environment)** addresses how proposals that affect heritage assets should be considered.

**Paragraph 207** advises that Local Planning Authorities (LPAs) should require an applicant to describe the significance of any heritage assets affected. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

**Paragraph 208** advises that LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

**Paragraph 210** advises that in determining applications, local planning authorities should take account of:

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

**National Planning Practice Guidance (NPPG)**

The National Planning Practice Guidance (NPPG) is a web-based resource which was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars. It provides guidance on many aspects of planning including plan-making and decision taking.
The National Design Guide (January 2021)

Illustrates how well-designed places that are beautiful, enduring, and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

There are 10 characteristics of well-designed places within the National Design Guide which are listed below:

- Context - enhances the surroundings
- Identity - attractive and distinctive
- Built form - a coherent pattern of development
- Movement - accessible and easy to move around
- Nature - enhanced and optimised
- Public Spaces - safe, social, and inclusive
- Uses - mixed and integrated
- Homes and buildings - functional, healthy, and sustainable
- Resources - efficient and resilient
- Lifespan - made to last

**Other Legislation**

**Sections 16, 66, and 72 of the Listed Buildings and Conservation Areas Act 1990** require that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas.

**Issues**

**Principle of the Development**

The works are necessary to extend and replace the existing HVAC systems; due to the educational use of these spaces (several of which are laboratory environments), and to enhance the rooms so that they are in accordance with current legislation.

Laboratories and prep rooms require consistent ventilation in order to meet the guidelines laid out in BB101 section 5.7.5 Laboratories and Chemical stores, which at the moment is variable and requires opening windows.

The educational provider (INTO) is unable to measure the current airflow rates with any accuracy. In order to meet these requirements, the installation of full HVAC systems will give comfort that INTO are meeting these guidelines.

The principle of the development is therefore considered to be acceptable due to the reasons outlined above.

**Visual Amenity**

The works will not directly materially impact upon any original historical fabric to the external façade of the building, but instead to the later additional utilitarian part of the building.

The proposed introduction of external louvres will introduce louvres where there is currently glazing. This will further erode the elevation by altering the aesthetics of the fenestration. This impact is lessened by the fact that the windows affected are modern.

With regards to the west elevation, the rear of the Palace Theatre was extended over the former Bridgewater House vehicle exit route during the 20th Century to create a larger stage area / fly tower.

This blank elevation is in close proximity to the west elevation of Bridgewater House creating a narrow recess, which is where the majority (14) of the proposed louvres will be located. Views of these louvres from an external viewpoint will be extremely limited.

The 4no. proposed louvres to the east courtyard elevation will be visible, particularly when viewed from across the canal. The specification and siting of the proposed louvres will reflect the arrangement and specification of existing louvres on the floors of other elevations facing on to the courtyard.

The City Council does have concerns about the cumulative impact of the various louvres that have been installed on the building and the impact this has upon the visual amenity of the building and the surrounding street scene within the conservation, as well as upon the heritage of this historically significant building.

It is the opinion of the City Council, that an effort needs to be made to remediate the louvres installed across the courtyard elevations of the building. These louvres have been installed in a piecemeal fashion over a period of many years. The amount of louvres across the courtyard elevations would not be considered acceptable by the City Council today and an alternative design solution would be sought.

The City Council would encourage the building owner to come up with a strategy to remediate the louvres across the Courtyard elevations in future. The cumulative impact of the louvres is considered by the City Council to be too much to have any more installed.

If a proposal were to come in for any additional louvres on the courtyard elevations, the City Council may have to take the view that the cumulative impact of these louvres has grown to be too much and would likely not be able to support such a scheme.

**Residential Amenity**

Given that the extraction is required for the purposes of lab use, the Local Planning Authority queried with the applicant as what impact odour might have.

They confirmed that whilst they do use chemicals which have an odour, with the fume cupboards that they have there would not be any odour leaving the classrooms. They have confirmed that they have 3no. recirculating fume cupboards, one in each of the labs and one in the prep room - these have filters that absorb all the odour.

This information was passed on to and reviewing by the City Council's Environmental Health team, who confirmed that as long as the methods outlined for the recirculating fume cupboards were in place, then no further odour assessment was required.

A condition has been added to ensure that the acoustic breakout is appropriately controlled to prevent any noise breakout.

**Conclusion**

The proposals are considered to be acceptable in accordance with the policies listed above in the policies section of this document.

**Other Legislative Requirements**

**Equality Act 2010**

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

**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 polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendation:** Approve

**Article 35 Declaration**

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

**Condition(s) to be attached to decision for approval**

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, received by Manchester City Council as the Local Planning Authority on 10 June 2025:

- Location Plan
- Proposed Courtyard Elevations A105 Rev A
- Proposed Palace Side Elevations A104 Rev A
- Proposed Third Floor Ventilation Services Layout DR-M-202 Rev T5
- Heritage, Design and Access Statement prepared by Paul Butler Associates

Received by Manchester City Council as the Local Planning Authority on 18 June 2025:

- Proposed 3rd Floor Window Louvre Details

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 and saved policies DC18 and DC19.

3) a) Any plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved, the scheme shall be submitted to and approved in writing by the City Council as the Local Planning Authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences.

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

Reason - To safeguard residential amenity by minimising the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and Unitary Development Plan saved policy DC26.

4) The 3no. recirculating fume cupboards, and the filters in them they absorb odour, shall remain in situ for as long as the louvres remain in place to service the educational use for lab technicians.

Reason - To ensure adequate fume and odour does not impact upon residential amenity pursuant to policies SP1 and DM1 of the City of Manchester Core Strategy and saved policies DC26 and DC10 of the Unitary Development Plan for the City of Manchester.

5) The specification and finish of the louvres shall match the louvres installed of the 7th floor of the building.

Reason - In the interest of visual amenity and as the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

**Informatives**

1) Information for Developers guidance documents can be downloaded using the following link: http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

2) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

3) The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

**Appendix 1 – List of consultees & neighbours notified**

Highway Services
Environmental Health

Flat 139, 75 Whitworth Street, Manchester, M1 6HB
Flat 115, 75 Whitworth Street, Manchester, M1 6HB
Flat 44, India House, 73 Whitworth Street, Manchester, M1 6LG
Tenth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
75 Whitworth Street, Manchester, M1 6HB
Seventh Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 138, 75 Whitworth Street, Manchester, M1 6HB
Flat 133, 75 Whitworth Street, Manchester, M1 6HB
Flat 132, 75 Whitworth Street, Manchester, M1 6HB
Flat 80, 75 Whitworth Street, Manchester, M1 6HB
Flat 128, 75 Whitworth Street, Manchester, M1 6HB
Flat 120, 75 Whitworth Street, Manchester, M1 6HB
Flat 95, 75 Whitworth Street, Manchester, M1 6HB
Flat 5, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 55, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 24, India House, 73 Whitworth Street, Manchester, M1 6LG
Fifth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
Flat 134, 75 Whitworth Street, Manchester, M1 6HB
Flat 123, 75 Whitworth Street, Manchester, M1 6HB
Flat 121, 75 Whitworth Street, Manchester, M1 6HB
Flat 93, 75 Whitworth Street, Manchester, M1 6HB
Flat 57, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 30, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 2, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 17, India House, 73 Whitworth Street, Manchester, M1 6LG
Second Floor Suite 201, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Seventh Floor Suites 701-705, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ground Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Sixth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Eighth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Sub Basement, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ

Flat 136, 75 Whitworth Street, Manchester, M1 6HB
Flat 127, 75 Whitworth Street, Manchester, M1 6HB
Flat 125, 75 Whitworth Street, Manchester, M1 6HB
Flat 119, 75 Whitworth Street, Manchester, M1 6HB
Flat 117, 75 Whitworth Street, Manchester, M1 6HB
Flat 114, 75 Whitworth Street, Manchester, M1 6HB
Flat 105, 75 Whitworth Street, Manchester, M1 6HB
Flat 1, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 58, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 51, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 36, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 28, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 14, India House, 73 Whitworth Street, Manchester, M1 6LG
Second Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 110, 75 Whitworth Street, Manchester, M1 6HB
Flat 35, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 15, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 66, India House, 73 Whitworth Street, Manchester, M1 6LG
Ninth Floor Suites 902 And 902A, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Third Floor Suite 306, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Suites 101 To 103, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Third Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
Flat 124, 75 Whitworth Street, Manchester, M1 6HB
Flat 103, 75 Whitworth Street, Manchester, M1 6HB
MY HOME MOVE LTD, Fifth And Sixth Floor, Linley House, Dickinson Street, Manchester, M1 4LF
Flat 60, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 46, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 40, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 29, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 18, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 69, India House, 73 Whitworth Street, Manchester, M1 6LG
Ground Floor Suite G02, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
62 Whitworth Street, Manchester, M1 6LT
Flat 137, 75 Whitworth Street, Manchester, M1 6HB
Flat 129, 75 Whitworth Street, Manchester, M1 6HB
Flat 54, 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 37, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 27, India House, 73 Whitworth Street, Manchester, M1 6LG
Eighth Floor, Linley House, Dickinson Street, Manchester, M1 4LF
Ninth Floor Suite 903, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ninth Floor Suite 904, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Third Floor Front Right, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Flat 88, 75 Whitworth Street, Manchester, M1 6HB
Flat 130, 75 Whitworth Street, Manchester, M1 6HB
58 - 60 Whitworth Street, Manchester, M1 6JQ
Flat 85, 75 Whitworth Street, Manchester, M1 6HB
Flat 81, 75 Whitworth Street, Manchester, M1 6HB
Flat 102, 75 Whitworth Street, Manchester, M1 6HB
Flat 90, 75 Whitworth Street, Manchester, M1 6HB
Flat 6, India House, 73 Whitworth Street, Manchester, M1 6LG

Flat 62, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 56, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 26, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 23, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 65, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 91, 75 Whitworth Street, Manchester, M1 6HB
Flat 42, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 4, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 25, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 13, India House, 73 Whitworth Street, Manchester, M1 6LG
Seventh Floor Royscot Retailer Serv Ltd, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Flat 109, 75 Whitworth Street, Manchester, M1 6HB
Flat 106, 75 Whitworth Street, Manchester, M1 6HB
Flat 104, 75 Whitworth Street, Manchester, M1 6HB
Flat 92, 75 Whitworth Street, Manchester, M1 6HB
Flat 53, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 19, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 16, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 11, India House, 73 Whitworth Street, Manchester, M1 6LG
Second And Third Floor, Linley House, Dickinson Street, Manchester, M1 4LF
First Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Fourth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 118, 75 Whitworth Street, Manchester, M1 6HB
Principal Manchester Hotel, Oxford Road, Manchester, M60 7HA
Flat 9, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 22, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 20, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 10, India House, 73 Whitworth Street, Manchester, M1 6LG
The Stage Door, 97 Oxford Street, Manchester, M1 6ET
Ground Floor And First Floor, Linley House, Dickinson Street, Manchester, M1 4LF
Grd Floor Suite G01, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
Third Floor Suite 301, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Palace Theatre, Oxford Street, Manchester, M1 6FT
Flat 84, 75 Whitworth Street, Manchester, M1 6HB
Flat 111, 75 Whitworth Street, Manchester, M1 6HB
Flat 107, 75 Whitworth Street, Manchester, M1 6HB
Flat 100, 75 Whitworth Street, Manchester, M1 6HB
Flat 43, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 41, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 38, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 64, India House, 73 Whitworth Street, Manchester, M1 6LG
64 Whitworth Street, Manchester, M1 6LT
India House, 73 - 75 Whitworth Street, Manchester, M1 6LG
Flat 126, 75 Whitworth Street, Manchester, M1 6HB
Flat 113, 75 Whitworth Street, Manchester, M1 6HB
Flat 63, India House, 73 Whitworth Street, Manchester, M1 6LG
Ninth Floor Suite 905, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
73 - 75 Whitworth Street, Manchester, M1 6LG
Ninth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 140, 75 Whitworth Street, Manchester, M1 6HB
Flat 83, 75 Whitworth Street, Manchester, M1 6HB
Flat 122, 75 Whitworth Street, Manchester, M1 6HB
Flat 116, 75 Whitworth Street, Manchester, M1 6HB

Flat 112, 75 Whitworth Street, Manchester, M1 6HB
Flat 108, 75 Whitworth Street, Manchester, M1 6HB
Flat 99, 75 Whitworth Street, Manchester, M1 6HB
Flat 98, 75 Whitworth Street, Manchester, M1 6HB
Flat 89, 75 Whitworth Street, Manchester, M1 6HB
Flat 61, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 50, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 48, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 34, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 31, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 21, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 67, India House, 73 Whitworth Street, Manchester, M1 6LG
THE GUINNESS PARTNERSHIP, 1 To 3 McGinty Place, Whitworth Street, Manchester, M1 6BA
Excalibur Building, 77 Whitworth Street, Manchester, M1 6EZ
Flat 131, 75 Whitworth Street, Manchester, M1 6HB
Basement, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Flat 59, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 47, 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 68, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 135, 75 Whitworth Street, Manchester, M1 6HB
Flat 87, 75 Whitworth Street, Manchester, M1 6HB
Flat 86, 75 Whitworth Street, Manchester, M1 6HB
Flat 82, 75 Whitworth Street, Manchester, M1 6HB
Flat 79, 75 Whitworth Street, Manchester, M1 6HB
Flat 101, 75 Whitworth Street, Manchester, M1 6HB
Flat 97, 75 Whitworth Street, Manchester, M1 6HB
Flat 96, 75 Whitworth Street, Manchester, M1 6HB
Flat 94, 75 Whitworth Street, Manchester, M1 6HB
Fourth Floor, Linley House, Dickinson Street, Manchester, M1 4LF
Flat 3, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 45, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 33, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 12, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 70, India House, 73 Whitworth Street, Manchester, M1 6LG

## Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
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 (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL