MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143298/LO/2025
Date registered valid:	25 June 2025
Proposal:	Listed building consent for the installation of CCTV cameras, removal of graffiti, and application of clear anti-graffiti coating to lower part of canalside elevation.
Address:	Whitworth Locke Hotel, 74 Princess Street, Manchester, M1 6JD
Ward(s):	Piccadilly Ward
Applicant:	Sam Brookbank Edyn Property Group
Agent (if any):	Nick Brown Ferguson Mann Architects
Case officer:	Lea Joseph Tel: 0161 227 3644 Email: lea.joseph@manchester.gov.uk
Recommendation:	**Approve**
Date of recommendation:	**14 August 2025**

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 29 July 2025

Standard consultations:
Printed: 4 July 2025 Expired: 25 July 2025

Neighbour notifications
Printed: 4 July 2025 Expired: 25 July 2025

Site notice
Posted: 29 July 2025 Expired: 19 August 2025

Press advert
Published: 8 July 2025 Expired: 29 July 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

The site is located within the Whitworth Street Conservation Area which is characterised by fine red-brick Victorian and Edwardian buildings. The area includes a range of uses, including a high concentration of hotels (Class C1). Educational facilities (Class F.1), bars and restaurants and a small number of residential uses (Class C3) can also be seen in the area.

Description of site

The Whitworth Locke is a long-stay hotel that consists of three interlocked red brick Victorian warehouse buildings. The General House, the largest of the three, is Grade II listed for its historical significance as an ornate example of the Scottish Baronial style. The building rear features large windows and grand tourelles which rise from moulded corbels at the 1st floor level and terminate at the attic-level in slated conical spires.

The site is bounded by Beaver Street, Whitworth Street, Princess Street and the Rochdale Canal Tow Path.

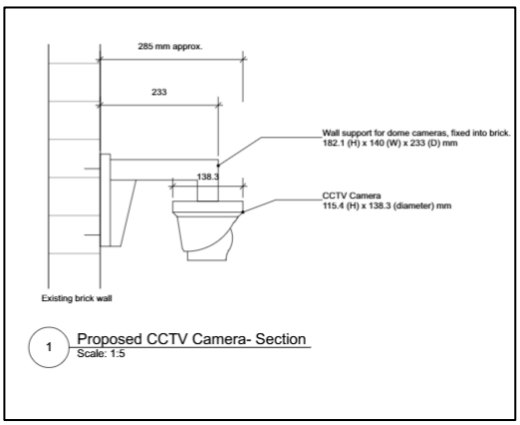




Description of development

Listed Building Consent is sought by the City Council for cleaning works to the rear of the building and the installation of three CCTV cameras. The graffiti removal will consist of a three-step removal process and the application of an anti-graffiti coating (sacrificial coating), which will then be removed and re-applied as needed, in response to new graffiti on the site. Three CCTV cameras would be sited along the rear of the building in order to act as a deterrent to further incidents of graffiti, there is currently no surveillance on this elevation of the building.





Planning History

117601/FO/2017 | Change of use of aparthotel floorspace to extend restaurant units (Class A3) at ground and basement level, replacement plant at roof level, change of use of basement nightclub (sui generis) to create additional aparthotel rooms, ancillary aparthotel bar, ancillary gym and back of house areas for the aparthotel (Class C1). Provision of ancillary workspace at ground floor level and works to external facades of the building including the creation of a new entrance from Beaver Street, replacement plant at roof level, alterations to the Princess Street entrance, escape stairs and Whitworth Street entrance.

117602/LO/2017 | LISTED BUILDING CONSENT for internal and external alterations to Central House to create additional aparthotel rooms and ancillary aparthotel bar and alterations to the Princess Street entrance.

Consultations & Notification Responses

Publicity – The application has been advertised by way of site and press notice. Notification letters have been sent to surrounding properties. No comments have been received.

Canal & River Trust – No objections. Satisfied with proposed products and harm mitigation methods. Requested an informative as applicant will need to adhere to Canal and River Trust Code of Practice while undertaking works.

Policy

The following policies are relevant to consideration of this application within the development plan:

Saved Unitary Development Plan Policies

- DC18 Conservation Areas
- DC19 Listed Buildings

Manchester Core Strategy 2012 to 2027

- EN17 Water Quality
- EN10 Safeguarding Open Space, Sport and Recreation Facilities
- EN3 Heritage

Places for Everyone Joint Development Framework (Adopted March 2024)

- JP-P1 Sustainable Places
- JP-C6 Walking and Cycling

Other Material Considerations:

National Planning Policy Framework

- Chapter 9 Promoting Healthy and Safe Communities
- Chapter 15 Conserving and Enhancing the Natural Environment
- Chapter 16 Conserving and Enhancing the Heritage Environment

Issues

Principle of Development

This application forms part of a Council-wide effort to improve the amenity and accessibility of the green infrastructure throughout Manchester. The overall goal is to revitalise and integrate the waterways of Manchester ensuring their long-term sustainability and biodiversity. In doing this, the Council seeks to increase the perceptions of safety in the area and increase access to green infrastructure in the City Centre. This development would form part of the visual uplift that is integral to these improvements.

Thus, the principle of development effectively meets policies EN10, JP-P1, JP-P6 and Chapter 15 of the National Planning Policy Framework.

Impact on the character of the listed building and character of the conservation area

Policy JP-P2 dictates the importance of the historic environment to 'sense of place' and character within Manchester. DC 18.1 outlines the importance of preserving and enhancing the character of Conservation Areas. DC19.1 requires that development must not have a 'detrimental' or 'adverse' impact on Listed Buildings.

The proposed products have been employed successfully on other historic assets including The Police Museum (Grade II). The existing graffiti harms the appearance and obscures the architectural features. Removal of the graffiti, which is considerable, would constitute a sympathetic preservation of the building, as it would improve the visual amenity of the elevation.

The application of the anti-graffiti product whilst acceptable, would cause a low level of less than substantial harm to the listed building. In addition, the installation of the CCTV camera would result in a degree of clutter to the listed building. This would also result in a low level of less than substantial harm.

The National Planning Policy Framework Section 16 sets out a framework for evaluating heritage assets. As per paragraph 215 any harm proposed must be weighed against the 'public benefit' of a given proposal.

In this context, the development would be a visual enhancement and regeneration of the canal, as a part of a wider network of green infrastructure in Manchester which would present a substantial public benefit. The improved appearance and crime prevention work this development would provide facilitates uses for leisure and active transportation. The location of the proposed CCTV will not impact any elements of the building's architectural interest, thus the harm cause by the penetrations into the building required to install the CCTV and is considered to be less than substantial. The selected CCTV equipment would be black; this colour would be less visually intrusive and does not detract from the features on the Canal elevation. The visual change associated with the graffiti removal, subject to a patch test, would enhance the asset and therefore cause no harm to the significance of the building.

Conclusion

The harm caused to the asset by the installation of CCTV is considered to be less than substantial and outweighed by the proposal's public benefit. Fixings will be within the mortar and the camera appearance was carefully considered to minimise any harm caused by the additional visual clutter. Thus, potential harm to the significance of the building would be effectively mitigated.

The sacrificial coating which is to be used for the ongoing removal works after the initial three step removal is classed as inherently biodegradable and is not hazardous to aquatic environments. Thus, there is a moderate potential for pollution to the waterways with the initial removal only, but the proposal would effectively mitigate this by using multiple methods of containing chemical runoff from the works.

Given the above, the proposal would meet the requirements of Unitary Development Plan policies DC18 and DC19, Manchester Core Strategy policies EN17, EN3, EN10, Places for Everyone Joint Development Plan Framework policies JP-P1 and JP-P6, and National Planning Policy Framework chapters 9, 15, and 16.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

   Drawing (Anti-Graffiti Coating): L(20)11 (Received 25 June 2025)
   Drawing (Graffiti Removal): L(20)11 (Received 25 June 2025)
   Drawing (CCTV): L(20)11 (Received 25 June 2025)
   Document: Method Statement (Received 22 July 2025)

   Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC19 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

3) Prior to the commencement of works, a trial sample of the proposed Nordic products cleaning of the stonework shall be carried out on site, made available to view for inspection and approved in writing by the City Council as Local Planning Authority. The development shall only be carried out in accordance with the agreed details.

   Reason - To ensure that a satisfactory intervention into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995) and the National Planning Policy Framework.

4)

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Canal & River Trust

Flat 37, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 4, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 28, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 22, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 27, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 44, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 15, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 10, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 39, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 29, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 1, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 20, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 905, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1107, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Lower Ground Floor, 48 - 50 Whitworth Street, Manchester, M1 6HR
Flat 206, 115 Princess Street, Manchester, M1 6JB
Flat 302, 115 Princess Street, Manchester, M1 6JB
Flat 105, 115 Princess Street, Manchester, M1 6JB
Flat 306, 115 Princess Street, Manchester, M1 6JB
Flat 804, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1101, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 809, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 202, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 1001, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 109, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 209, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 206, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 409, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 504, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Ground Floor, 56 Princess Street, Manchester, M1 6JX
Flat 30, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 16, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 7, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 13, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 21, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 63, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 48, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 70, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 6, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 1, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 62, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 60, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 21, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 69, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 12, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 35, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 11, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 40, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 47, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ

Flat 25, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 40, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 26, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 603, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 808, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
113B Princess Street, Manchester, M1 3BF
EE Pico Cell 1587312, Communication Station At The Junction Of Whitworth Street And Princess Street, Whitworth Street, Manchester, M1 3NY
Flat 205, 115 Princess Street, Manchester, M1 6JB
Flat 304, 115 Princess Street, Manchester, M1 6JB
Flat 904, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 102, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 208, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 805, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 908, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 105, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 407, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 506, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 404, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 401, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 1005, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 307, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 507, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 405, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Third Floor, 56 Princess Street, Manchester, M1 6HS
Flat 64, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 39, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 61, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 41, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 26, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 20, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 36, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 23, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 17, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 50, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 58, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 11, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 36, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 9, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 1106, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 101, 115 Princess Street, Manchester, M1 6JB
Flat 405, 115 Princess Street, Manchester, M1 6JB
Flat 303, 115 Princess Street, Manchester, M1 6JB
Flat 204, 115 Princess Street, Manchester, M1 6JB
Flat 202, 115 Princess Street, Manchester, M1 6JB
Flat 306, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 608, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 301, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 903, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 702, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 509, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 303, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 108, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 101, Calico Building, 46 Whitworth Street, Manchester, M1 3AX

Flat 1006, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Second Floor, 56 Princess Street, Manchester, M1 6HS
Flat 24, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 55, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 17, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 31, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 32, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 66, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 28, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 2, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 9, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 59, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 32, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 19, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 51, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 35, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 6, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 802, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 205, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 706, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 403, 115 Princess Street, Manchester, M1 6JB
Flat 103, 115 Princess Street, Manchester, M1 6JB
Flat 201, 115 Princess Street, Manchester, M1 6JB
Flat 1007, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 502, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 1103, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 605, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 708, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 403, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Fourth Floor, 56 Princess Street, Manchester, M1 6JX
Flat 10, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 27, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 38, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 24, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 42, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 3, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 31, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 41, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 33, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 67, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 709, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 106, 115 Princess Street, Manchester, M1 6JB
Flat 406, 115 Princess Street, Manchester, M1 6JB
Flat 305, 115 Princess Street, Manchester, M1 6JB
Flat 906, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 604, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 901, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 803, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 707, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 606, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 203, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 201, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 408, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 806, Calico Building, 46 Whitworth Street, Manchester, M1 3BD

Flat 1003, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 103, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Basement, 56 Princess Street, Manchester, M1 6JX
First Floor, 56 Princess Street, Manchester, M1 6JX
Flat 25, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 8, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 18, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 4, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
The Lancaster Tavern, 80 Princess Street, Manchester, M1 6NF
Flat 12, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 12A, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 49, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 65, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 19, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 2, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 29, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 43, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 46, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 301, 115 Princess Street, Manchester, M1 6JB
Flat 104, 115 Princess Street, Manchester, M1 6JB
Flat 401, 115 Princess Street, Manchester, M1 6JB
Flat 902, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1004, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 505, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 308, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 701, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1102, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 705, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 909, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1104, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 302, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 309, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 406, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 204, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
48 Whitworth Street, Manchester, M1 6JD
Flat 16, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 3, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 14, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 38, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 8, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 18, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 57, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Serviced Apartment 5, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 34, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 7, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 15, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 807, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 305, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
48 - 50 Whitworth Street, Manchester, M1 6LS
Flat 102, 115 Princess Street, Manchester, M1 6JB
Flat 402, 115 Princess Street, Manchester, M1 6JB
Flat 508, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 1002, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 602, Calico Building, 46 Whitworth Street, Manchester, M1 3BD

Flat 106, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 704, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 601, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
113A Princess Street, Manchester, M1 3BF
Flat 609, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 304, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 107, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 22, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 14, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 30, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 34, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 23, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 54, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 52, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 37, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 5, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 33, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 71, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 56, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 45, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 68, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 42, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 53, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 1105, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 404, 115 Princess Street, Manchester, M1 6JB
Flat 203, 115 Princess Street, Manchester, M1 6JB
Flat 402, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 907, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 104, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 607, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 503, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 501, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 207, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 801, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 703, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
113 Princess Street, Manchester, M1 3BF

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