

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142531/LO/2025		
Date registered valid:	26 March 2025		
Proposal:	Internal reconfiguration and redecoration works		
Address:	101 Princess Street, Manchester, M1 6DD		
Ward(s):	Piccadilly		Ward
Applicant:	Yakel 101 Limited & Yakel 102 Limited		
Agent (if any):	Miss Madeleine McCoy Made it Together		
Case officer:	Emily		Booth
	Tel: 0161 234		4193
	Email: emily.booth@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	19 May 2025		

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 1 May 2025

Standard consultations:

Printed: 4 April 2025 Expired: 27 April 2025

Neighbour notifications

Printed: 4 April 2025 Expired: 27 April 2025

Site notice

Posted: 8 April 2025 Expired: 1 May 2025

Press advert

Published: 8 April 2025 Expired: 29 April 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

This application relates to a property at 101 Princess Street, which is a Grade II listed former warehouse built 1869 by the Clegg and Knowles Partnership which was an architectural practice at the time. It also falls within the Whitworth Conservation area. The building has previously been converted into office use and nightclubs remain in part of the ground floor and the basement.

It is former textile warehouse. The external elevations retain architectural ornamentation, original entrances and fenestration. The Princess Street elevation is the most ornate and complete. The interior retains open plan floors to most of the upper ground floors other than the first floor. Cast-iron columns remain on all floors. Floor surfaces however appear to have been largely replaced. There is also modern joinery and plasterwork. new roof to the fifth floor and replacement main stairs and lift core. There are areas of false ceilings which cut across window heads and exposed mechanical ventilation systems which are attached to the ceiling.

The site is within the Whitworth Street Conservation Area and Grade II Listed buildings at 103 Portland Street, 105 to 107 Portland Street, 109 to 111 Portland Street, 2 Harter Street, 48 Princess Street, 50 Princess Street, 99 Princess Street and 40 Princess Street surround the site. The Grade II* Listed 103 Portland Street is also nearby.

Other uses in the immediate area include hotels, office buildings, residential buildings, shops, bars and restaurants. The nearest residential properties are at 48 Princess Street, adjacent the building on the opposite side of Princess Street.

Description of development

Listed building Consent is sought for the following works to upgrade the interior of the building:

- Replacement of the reception desk and flooring and installation of internal signage within the ground floor entrance hall.
- Removal of a partition and the installation of vinyl flooring, bike racks and drying lockers on the first floor.
- Installation of vinyl flooring and installation of additional partitions to form two meeting rooms on the third floor.
- Installation of vinyl flooring and carpets on the fourth floor
- Removal of an existing partition and creation of additional partitions to form two meeting rooms.
- The provision of a bike ramp on the secondary service stairs.
- The provision of kitchen areas on all floors other than the ground floor.
- The replacement of the existing non-original main entrance door and fanlight infill.
- The replacement of 2no. non-original external lights.

Consultations & Notification Responses

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

Issues

Issues and Policy

The Adopted Core Strategy for the City of Manchester

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

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

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

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

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

The Unitary Development Plan for the City of Manchester

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:

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

Places for Everyone -

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-P 1 (Sustainable Places) aims 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.

Policy JP-P 2 (Heritage) aims 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.

National Policy

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

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

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

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

- (b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- (c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- (d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 207 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 213 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

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

Visual Amenity and the impact on the Character and Appearance of the Heritage Assets affected

The proposals generally constitute a modest refurbishment of the part ground and the first, third, fourth and fifth floors for use as office accommodation including meeting rooms and a kitchen and dining area per floor and don't include any major changes and a moderate number of small changes including some beneficial and neutral changes.

The open character of the floor plans would be retained on the second, fourth and fifth floors with some beneficial improvements. The first floor would remain the least open due to existing part glazed partitions.

It is proposed to install carpets and vinyl flooring. None of the flooring is original and these works would therefore be reversible and have neutral impact on the character of the building.

Changes to ground floor reception area would only impact modern fabric and include new furnishings which would have a neutral impact on the character of the building.

Removal of partitions and the suspended ceiling to second floor would be beneficial and would include the reveal of the arched window heads.

The proposed installation of additional partitions to the second floor and fifth floor and the provision of kitchen areas on four of the floors would cause less than substantial harm due to the impact on the original open plan nature of the two floors affected. This would be minimal due to the open nature of the kitchen areas and the size and number of partitions.

The alterations to the main entrance door would be similar to the existing door and would have a neutral impact.

The works are a minimal preparation of the building for the new tenants and would overall slightly improve the character of the premises by revealing original fabric and are therefore acceptable subject to the discharge of the condition.

Conditions will be applied to the application for full details of the design, fixings and materials of the partitions, lighting details and entrance works.

It is considered that the public benefits of the preparation of the building for occupation by employment uses and the improvements to the layout of the second, fourth and fifth floors of the listed building including the removal of a suspended ceiling would outweigh the minimal amount of less than substantial harm caused by the addition of additional partitions and kitchen areas and these works are consistent with paragraphs 210 and 215 of the NPPF and address section 66 of the Planning Act in relation to preservation and enhancement. The proposal would also provide varied office accommodation to suit different sizes and types of businesses.

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

Recommendation: Approve

Article 35 Declaration

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

be submitted to support the application and discussions regarding amendments to the proposals that have allowed that application to be approved.

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 have been carried out in accordance with the following drawings and documents:

The location plan received by the City Council as local planning authority on 26 March 2025

The drawings referenced:

2431-INC-FO-00-DR-I-10-1001 Rev T1
2431-INC-FO-00-DR-I-20-1001 Rev T1
2431-INC-FO-00-DR-I-22-1001 Rev T1
2431-INC-FO-00-DR-I-35-1001 Rev T1
2431-INC-FO-00-DR-I-42-1001 Rev T1
2431-INC-FO-00-DR-I-43-1001 Rev T1
2431-INC-FO-00-DR-I-72-1001 Rev T1
2431-INC-FO-00-DR-I-80-1001 Rev T1
2431-INC-FO-01-DR-I-10-1001 Rev T1
2431-INC-FO-01-DR-I-20-1001 Rev T1
2431-INC-FO-01-DR-I-22-1001 Rev T1
2431-INC-FO-01-DR-I-32-1001 Rev T1
2431-INC-FO-01-DR-I-35-1001 Rev T1
2431-INC-FO-01-DR-I-42-1001 Rev T1
2431-INC-FO-01-DR-I-43-1001 Rev T1
2431-INC-FO-01-DR-I-63-1001 Rev T1
2431-INC-FO-01-DR-I-72-1001 Rev T1
2431-INC-FO-01-DR-I-80-1001 Rev T1
2431-INC-FO-02-DR-I-10-1001 Rev T1
2431-INC-FO-02-DR-I-20-1001 Rev T1
2431-INC-FO-02-DR-I-22-1001 Rev T1
2431-INC-FO-02-DR-I-32-1001 Rev T1
2431-INC-FO-02-DR-I-35-1001 Rev T1
2431-INC-FO-02-DR-I-42-1001 Rev T1
2431-INC-FO-02-DR-I-43-1001 Rev T1
2431-INC-FO-02-DR-I-63-1001 Rev T1
2431-INC-FO-02-DR-I-72-1001 Rev T1
2431-INC-FO-02-DR-I-80-1001 Rev T1
2431-INC-FO-03-DR-I-10-1001 Rev T1
2431-INC-FO-03-DR-I-20-1001 Rev T1
2431-INC-FO-03-DR-I-22-1001 Rev T1
2431-INC-FO-03-DR-I-32-1001 Rev T1
2431-INC-FO-03-DR-I-35-1001 Rev T1
2431-INC-FO-03-DR-I-42-1001 Rev T1
2431-INC-FO-03-DR-I-43-1001 Rev T1

2431-INC-FO-03-DR-I-63-1001 Rev T1
2431-INC-FO-03-DR-I-72-1001 Rev T1
2431-INC-FO-03-DR-I-80-1001 Rev T1
2431-INC-FO-04-DR-I-10-1001 Rev T1
2431-INC-FO-04-DR-I-20-1001 Rev T1
2431-INC-FO-04-DR-I-20-1002 Rev T1
2431-INC-FO-04-DR-I-20-1003 Rev T1
2431-INC-FO-04-DR-I-20-1004 Rev T1
2431-INC-FO-04-DR-I-22-1001 Rev T1
2431-INC-FO-04-DR-I-32-1001 Rev T1
2431-INC-FO-04-DR-I-35-1001 Rev T1
2431-INC-FO-04-DR-I-42-1001 Rev T1
2431-INC-FO-04-DR-I-43-1001 Rev T1
2431-INC-FO-04-DR-I-63-1001 Rev T1
2431-INC-FO-04-DR-I-72-1001 Rev T1
2431-INC-FO-04-DR-I-80-1001 Rev T1
2431-INC-FO-05-DR-I-10-1001 Rev T1
2431-INC-FO-05-DR-I-20-1001 Rev T1
2431-INC-FO-05-DR-I-22-1001 Rev T1
2431-INC-FO-05-DR-I-32-1001 Rev T1
2431-INC-FO-05-DR-I-35-1001 Rev T1
2431-INC-FO-05-DR-I-42-1001 Rev T1
2431-INC-FO-05-DR-I-43-1001 Rev T1
2431-INC-FO-05-DR-I-63-1001 Rev T1
2431-INC-FO-05-DR-I-72-1001 Rev T1
2431-INC-FO-05-DR-I-80-1001 Rev T1
2431-INC-FO-XX-DR-I-74-1001 Rev T1
2431-INC-FO-05-DR-I-72-6001
2431-INC-FO-05-DR-I-72-6002
2431-INC-FO-05-DR-I-72-6003
2431-INC-FO-05-DR-I-72-6004
2431-INC-FO-05-DR-I-72-6005
2431-INC-FO-05-DR-I-72-6006
2431-INC-FO-05-DR-I-72-6007
2431-INC-FO-05-DR-I-72-6008
2431-INC-FO-05-DR-I-72-6009
2431-INC-FO-05-DR-I-72-6010
2431-INC-FO-05-DR-I-72-6011 & 6012
2431-INC-FO-05-DR-I-72-6013
2431-INC-FO-05-DR-I-72-6014
2431-INC-FO-05-DR-I-72-6015

Received by the City Council as local planning authority on 26 March 2025

2431-INC-EX-DR-I-90-4002 Rev T2

Received by the City Council as local planning authority on 19 May 2025

The document entitled Alternative 03 Door Design received by the City Council as local planning authority on 16 May 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies DM1, EN1, EN3, CC9, CC10 and SP1 and saved policy DC18.1 of the Unitary Development Plan.

3) Full and final details of the works to the main entrance hereby approved hereby including method statements and detailed scaled large scale elevations and cross section drawings to demonstrate the appearance, the fixing and jointing of all elements, including fan light windows and doors along with product specifications and physical materials samples of all products used in the development shall be submitted to and approved in writing by the City Council as local planning authority prior to the removal of the existing entrance door and fanlights.

The works shall then be implemented only in accordance with the approved information.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Full and final details of the 2no. lighting units hereby approved hereby including method statements and detailed scaled large-scale elevations and cross section drawings to demonstrate the appearance, the fixing and jointing of these items along with product specifications shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of the approved external works.

The works shall then be implemented only in accordance with the approved information.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Full and final details of the proposed partitions hereby approved hereby including method statements, scaled elevation drawings and the fixing and jointing details for these items shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of any new partitions.

The works shall then be implemented only in accordance with the approved information.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Informatives

1) The application hereby approved does not grant or imply grant of listed building consent for the installation of external signage or the installation of externally mounted equipment. Separate applications are required.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 31, 48 Princess Street, Manchester, M1 6HR
Flat 42, 48 Princess Street, Manchester, M1 6HR
Flat 45, 48 Princess Street, Manchester, M1 6HR
Flat 24, 48 Princess Street, Manchester, M1 6HR
Flat 22, 48 Princess Street, Manchester, M1 6HR
Fourth Floor, 101 Princess Street, Manchester, M1 6DD
Second Floor Room 201, 40 Princess Street, Manchester, M1 6DE
First Floor Room 198C, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 217, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 416, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 421, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 408, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 409, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 207, 40 Princess Street, Manchester, M1 6DE
The Yorkshire Room Part First Floor, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 222, 40 Princess Street, Manchester, M1 6DE
First Floor Room 106, 40 Princess Street, Manchester, M1 6DE
The Cheshire Room Part First Floor, 40 Princess Street, Manchester, M1 6DE
CATERMATCH SOLUTIONS LTD, Fifth Floor Room U5b, 40 Princess Street, Manchester, M1 6DE
Flat 8, Portland House, 103A Portland Street, Manchester, M1 6DF
Ground Floor, 103 Portland Street, Manchester, M1 6DF
Flat 4, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 5, 48 Princess Street, Manchester, M1 6HR
Flat 1, 48 Princess Street, Manchester, M1 6HR
Flat 19, 48 Princess Street, Manchester, M1 6HR
Ground Floor, 44 Princess Street, Manchester, M1 6HR
Second Floor Room 208, 40 Princess Street, Manchester, M1 6DE
First Floor Room 112, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 324, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 418, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 224, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 221, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 326, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 402, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 413B, 40 Princess Street, Manchester, M1 6DE
Basement, 40 Princess Street, Manchester, M1 6DE
First Floor Room 121, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 325, 40 Princess Street, Manchester, M1 6DE
First Floor Room 107, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 302, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Rooms 424 To 426, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 231, 40 Princess Street, Manchester, M1 6DE
Sub Basement, 103 Portland Street, Manchester, M1 6DF
57 Portland Street, Manchester, M1 3HP
Flat 14, 48 Princess Street, Manchester, M1 6HR
Basement, 48 Princess Street, Manchester, M1 6HR
National Museum Of Labour History, 103 Princess Street, Manchester, M1 6DD
Flat 20, 48 Princess Street, Manchester, M1 6HR
Flat 12, 48 Princess Street, Manchester, M1 6HR

Flat 3, 48 Princess Street, Manchester, M1 6HR
Second Floor, 101 Princess Street, Manchester, M1 6DD
46 Princess Street, Manchester, M1 6DE
Third Floor Room 323, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 223, 40 Princess Street, Manchester, M1 6DE
Third Floor Rooms 327 To 328, 40 Princess Street, Manchester, M1 6DE
40 Princess Street, Manchester, M1 6DE
Second Floor Room 233, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 210, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 230, 40 Princess Street, Manchester, M1 6DE
Flat 11, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 19, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 13, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 1, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 33, 48 Princess Street, Manchester, M1 6HR
Flat 17, 48 Princess Street, Manchester, M1 6HR
Flat 6, 48 Princess Street, Manchester, M1 6HR
Flat 11, 48 Princess Street, Manchester, M1 6HR
Basement, 101 Princess Street, Manchester, M1 6DD
Fourth Floor Front, 101 Princess Street, Manchester, M1 6DD
Second Floor Rooms 214 To 216, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 202, 40 Princess Street, Manchester, M1 6DE
First Floor Room 198D, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 333, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 301, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 413A, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 232, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 317, 40 Princess Street, Manchester, M1 6DE
First Floor Room 198A, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Rooms 414 To 415, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 229, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 307, 40 Princess Street, Manchester, M1 6DE
Flat 17, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 7, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 9, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 16, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 2, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 44, 48 Princess Street, Manchester, M1 6HR
Fourth Floor Room 401, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 319, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 220, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 219, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 316, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 227, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 412, 40 Princess Street, Manchester, M1 6DE
First Floor Room 109, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 420, 40 Princess Street, Manchester, M1 6DE
Fifth Floor Room U5c, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 213, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Rooms 403 To 408, 40 Princess Street, Manchester, M1 6DE
First Floor, 103 Portland Street, Manchester, M1 6DF
103 Portland Street, Manchester, M1 6DF
Flat 5, Portland House, 103A Portland Street, Manchester, M1 6DF
M1 Building, 50 Princess Street, Manchester, M1 6HR

Flat 3, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 21, 48 Princess Street, Manchester, M1 6HR
Basement To First Floor, National Museum Of Labour History, 103 Princess Street, Manchester, M1 6DD
Flat 43, 48 Princess Street, Manchester, M1 6HR
Flat 35, 48 Princess Street, Manchester, M1 6HR
Flat 34, 48 Princess Street, Manchester, M1 6HR
Flat 16, 48 Princess Street, Manchester, M1 6HR
59 Portland Street, Manchester, M1 3HP
Third Floor, 101 Princess Street, Manchester, M1 6DD
Upper Ground Floor, 101 Princess Street, Manchester, M1 6DD
First Floor, 101 Princess Street, Manchester, M1 6DD
101 Portland Street, Manchester, M1 6DF
Second Floor Room 225, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 234, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 218, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 422, 40 Princess Street, Manchester, M1 6DE
Rooms 110 To 111, 40 Princess Street, Manchester, M1 6DE
First Floor Room 198E, 40 Princess Street, Manchester, M1 6DE
Fifth Floor Room L5b, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 322, 40 Princess Street, Manchester, M1 6DE
Second Floor Rooms 204 And 205, 40 Princess Street, Manchester, M1 6DE
Flat 10, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 20, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 14, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 46, 48 Princess Street, Manchester, M1 6HR
Ground Floor To Third Floor, 103 Princess Street, Manchester, M1 6DD
Flat 41, 48 Princess Street, Manchester, M1 6HR
Flat 2, 48 Princess Street, Manchester, M1 6HR
Flat 25, 48 Princess Street, Manchester, M1 6HR
Second Floor Front, 101 Princess Street, Manchester, M1 6DD
Fifth Floor, 101 Princess Street, Manchester, M1 6DD
Ground Floor, 46 Princess Street, Manchester, M1 6HR
Third Floor Room 320, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 423, 40 Princess Street, Manchester, M1 6DE
44 Princess Street, Manchester, M1 6DE
Second Floor Room 228, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 309, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 321, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 226, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 419, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 308, 40 Princess Street, Manchester, M1 6DE
First Floor Rooms 126 To 129, 40 Princess Street, Manchester, M1 6DE
Flat 12, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 18, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 15, Portland House, 103A Portland Street, Manchester, M1 6DF
Basement, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 32, 48 Princess Street, Manchester, M1 6HR
103 Princess Street, Manchester, M1 6DD
Flat 4, 48 Princess Street, Manchester, M1 6HR
Flat 23, 48 Princess Street, Manchester, M1 6HR
Flat 15, 48 Princess Street, Manchester, M1 6HR
Flat 10, 48 Princess Street, Manchester, M1 6HR
Fourth Floor Room 417, 40 Princess Street, Manchester, M1 6DE

First Floor Room 198B, 40 Princess Street, Manchester, M1 6DE
Fifth Floor Room L5a, 40 Princess Street, Manchester, M1 6DE
Second Floor Rooms 211 To 212, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 318, 40 Princess Street, Manchester, M1 6DE
First Floor Room 108, 40 Princess Street, Manchester, M1 6DE
Fifth Floor Room L5c, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 203, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Rooms 410 To 411, 40 Princess Street, Manchester, M1 6DE
First Floor Room 122, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 206, 40 Princess Street, Manchester, M1 6DE
Third Floor, 40 Princess Street, Manchester, M1 6DE
First Floor, 40 Princess Street, Manchester, M1 6NG
Fifth Floor Room U5a, 40 Princess Street, Manchester, M1 6DE
Basement, 103 Portland Street, Manchester, M1 6DF
Flat 1, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 6, Portland House, 103A Portland Street, Manchester, M1 6DF

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
Area Team Boundary - Name: CENTRAL