# Planning

## Growth & Development

## Delegated officer report for planning application

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| **Application no.** | 142565/LO/2025 |
| **Date registered valid:** | 28 March 2025 |
| **Proposal:** | Listed Building Consent for the insertion of a replacement door, the retiling of steps and landing, and the installation of handrails. |
| **Address:** | St. James Safe Deposit Company Ltd, 77 Oxford Street, Manchester, M1 6EG |
| **Ward(s):** | Piccadilly Ward |
| **Applicant:** | Amanda Williams-Thomas, St James' Safe Deposit Co Ltd |
| **Agent (if any):** | 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:** | **13 May 2025** |

## Application Details

**Type of application:** Listed Building Consent

**Development type:** Listed building alteration

**Date of site visit:** 11 April 2025

**Standard consultations:**
Printed: 8 April 2025 Expired: 1 May 2025

**Neighbour notifications**
Printed: 8 April 2025 Expired: 1 May 2025

**Site notice**
Posted: 11 April 2025 Expired: 4 May 2025

**Press advert**
Published: 30 April 2025 Expired: 21 May 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

77 Oxford Street is one of many units located in the Grade II listed St James Building, 61-95 Oxford Street.

St James Building was constructed in 1912 as a commercial warehouse and office building.

The overall building is bounded to the north by the Oxford Place offices (61 Oxford Street); to the east by Linley House (offices); to the west by Oxford Street; and, to the south by the Rochdale Canal.

The building was constructed by The Calico Printers Association in 1912, and was designed by Clegg, Fryer, and Penman. It was originally designed to accommodate offices, a drafting department, and textile warehouse, and comprises eight storeys above basement.

The building façade is of Portland stone, with a green slated mansard roof. The Listing notes its value as part of a group of buildings which include other former warehouses on Oxford, Portland, and Whitworth Streets.

The majority of the St James' Buildings are occupied by a mixture of office, training, and educational uses, along with retail and leisure uses at ground floor level fronting Oxford Street. The main entrance to the building is positioned centrally on the Oxford Street elevation. The reception area is accessible by steps from Oxford Street which then provides access via further staircases and lifts to the upper floors of the building.

The St James' Safe Deposit Co Ltd has been present at the building since the building's construction in 1912 and original operation.

The works are proposed to a secondary entrance, to the immediate north of the building's historic main entrance. The entrance door is a modern part glazed, framed door, likely dating from the 1980s. This can be reached via steps and a platform landing which have been tiled in modern quarry tiles.

The entrance, which is recessed, features metal gates which are operational, and feature the "SAFE DEPOSIT" lettering at the top of the gates.

The site lies within the western boundary of the Whitworth Street Conservation Area. It is within close proximity to several listed buildings and structures including the Tootal, Broadhurst, and Lee Building (Grade II*) which it faces, 61 Oxford Street (Grade II) which borders its northern perimeter, Rochdale Canal Lock 88 (Grade II) which is to the immediate south of the site, and beyond this, the Palace Theatre (Grade II).

## Description of Development

The proposal seeks the removal of existing modern door and modern tiles to steps and external landing; installation of fully 'frameless' glazed door with brass push plates and kick plate; re_tiling of steps and landing with terrazzo tiles and brushed brass stair nosings; and the installation of a handrail in brushed brass to right hand side of entrance way.

## Related Applications

**142564/FO/2025 -** Insertion of a replacement door, the retiling of steps and landing, and the installation of handrails.
***To be approved in tandem with this application.***

## Consultations & Notification Responses

**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 effect of the proposal on the affected heritage asset has been considered under the following criteria.

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

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

**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.

**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.

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

**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 (UDP) for the City of Manchester (1995)**

**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**

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.

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

Development decisions should, therefore, accord with the requirements of the NPPF, in particular 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.

**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.

**Section 16 (Conserving and enhancing the historic environment)** states the following:

**Paragraph 202** advises that heritage assets should be conserved in a manner appropriate to their significance.

**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 ensure that any conflict between the heritage asset's conservation and any aspect of the proposal is avoided or minimised.

**Paragraph 210** advises that in determining applications, LPAs should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.
- The desirability of new development making a positive contribution to local character and distinctiveness.

**Paragraph 212** advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

**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 214** states that where a development proposal will lead to 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.

**Paragraph 215** advises that proposals of less than substantial harm to the significance of a designated heritage asset should be assessed against the wider public benefits of the proposal.

**Paragraph 219** advises that local planning authorities should look for opportunities for new development within conservation areas, and within the setting of heritage assets, to enhance or better reveal their significance.

**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.

NPPG advises that 'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time' (Paragraph 002).

**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**

In determining whether the proposed works are acceptable, the main issue to consider is the impact these proposed works will have on the historic character and fabric of the listed building itself and to establish whether the public benefits, including heritage benefits, of the proposal will outweigh any harm to the significance of the heritage asset.

**Principle of the development**

The principle of the development is considered to be acceptable. The works are relatively minor in scale and in the case of the handrails, will improve accessibility to the premises.

**Assessment of significance**

As St. James' Building is a large and encompassing building that is divided up into many units, the focus of the assessment of significance shall be on the specific section of the building that is directly affected by the proposed works.

The entrance to this unit on Oxford Street is an original integrated element to the main round-headed archway and follows the same architectural language as many other entrances to the

overall building, with it also being of a smaller round-headed arch with a single rather than triple keystone above.

The entrance is recessed within the rustic channelled masonry and polished granite plinth with these materials being evident to the reveals, which adds to the significance.




***Existing entrance***

The entrance is guarded by black metal gates and decorative segmental arch, with ‘SAFE DEPOSIT’ and the address number ‘77’ incorporated within, painted gold.

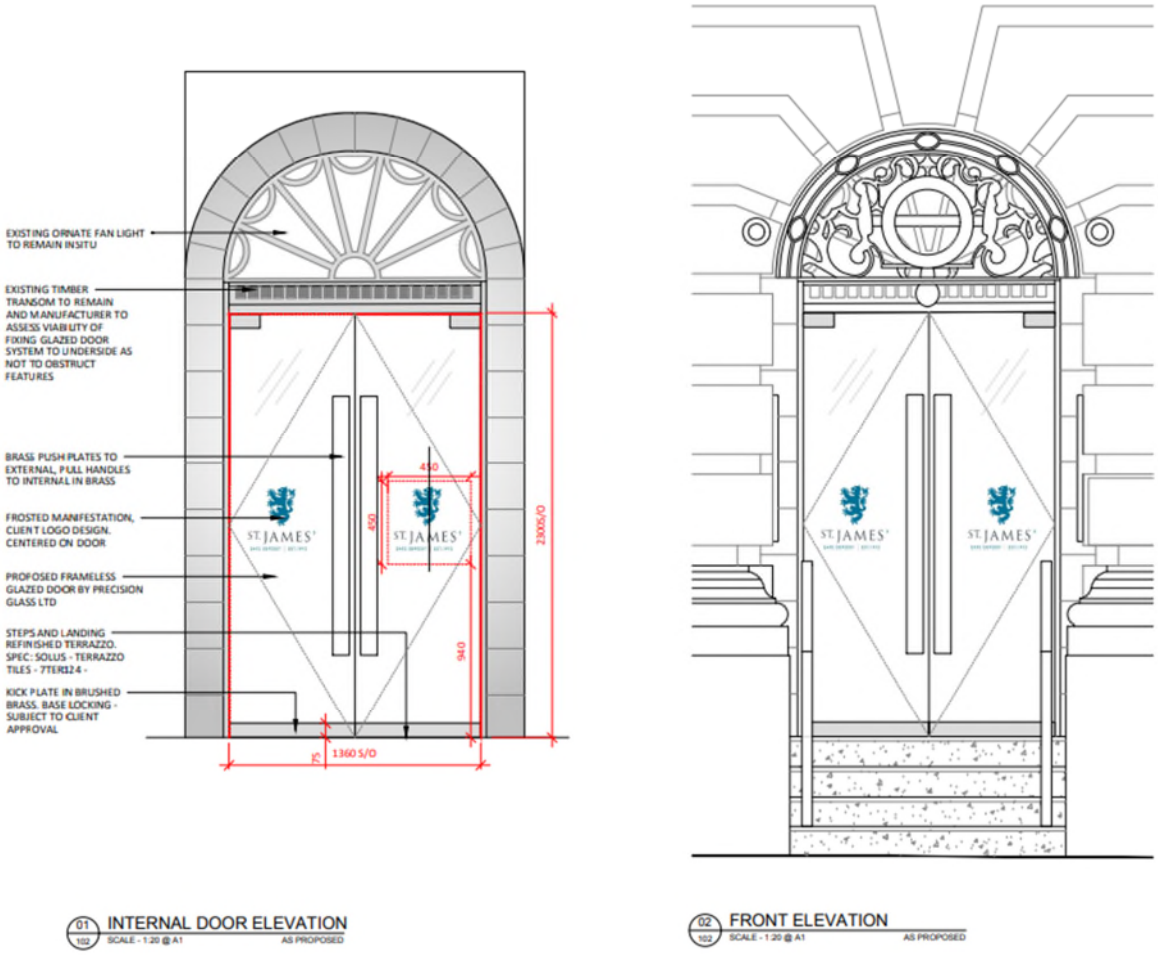
It has not been confirmed if these gates are original but given that the St James' Safe Deposit Co Ltd has been in operation since St James Building finished construction in 1912, there is a significant probability that they are original. If not original, they are certainly historic and definitely add to the significance of this section of the building.

The steps and landing have been tiled in modern blue quarry tiles. There are signs indicating the use and opening hours set within the façade and recessed stone. The door is a modern, part glazed, part framed door, but with a historic segmental fan light and timber transom above. These elements all contribute to its significance.

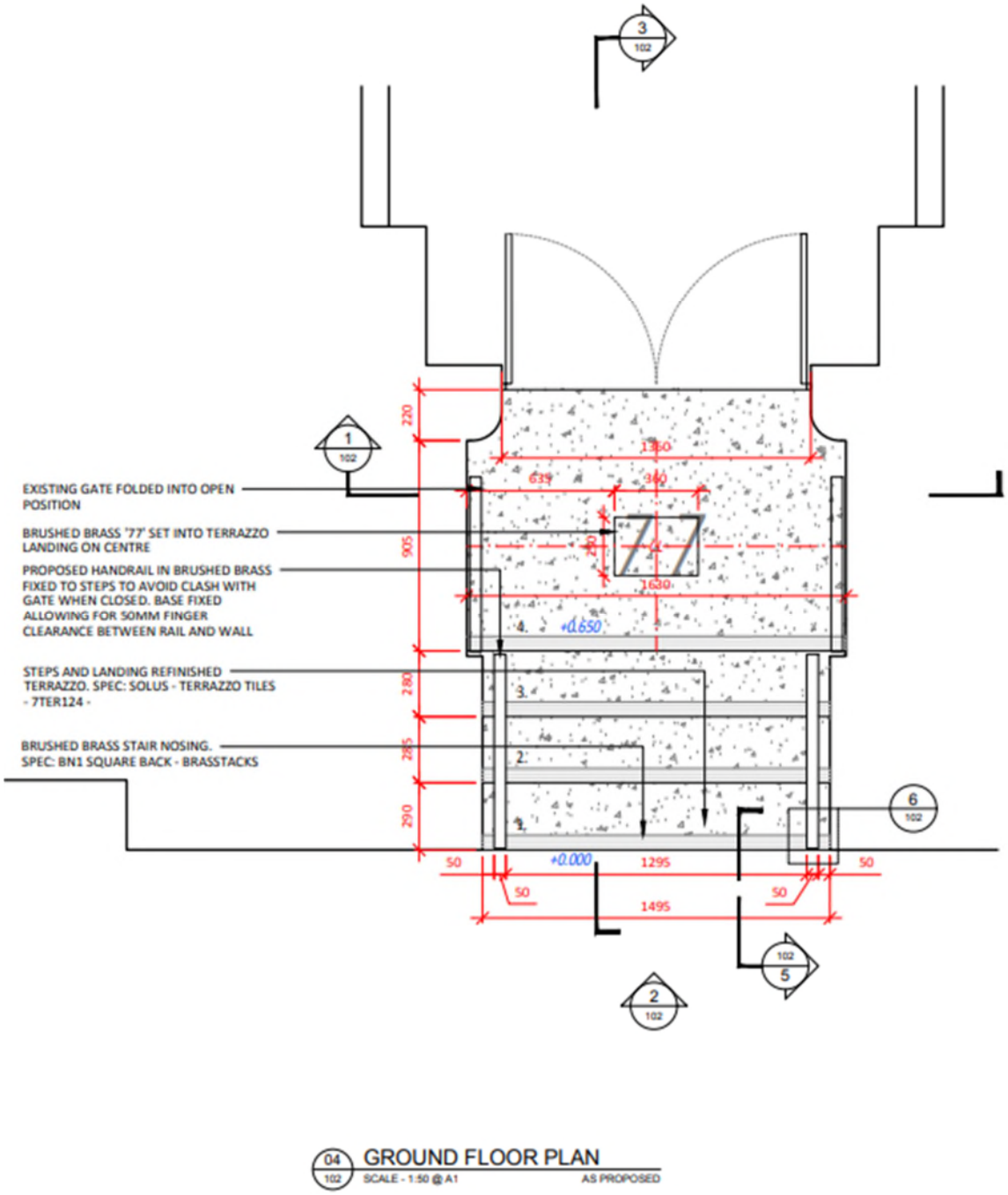
The ongoing use of the St James' Safe Deposit Company contributes greatly to the overall historic significance of the wider building.

**Impact on the heritage asset**

Once again, as St. James' Building is a large and encompassing building that is divided up into many units, the focus of the impact on the heritage asset shall be on the specific section of the building that is directly affected by the proposed works.




***Proposed elevations***




***Proposed ground floor plan***

The modern door that is to be replaced is non-original and so its significance is obviously lower than an original or historic door.

The proposed insertion of frameless glazed door is consistent with similar door to right hand secondary glazed door which was inserted in 2012.

The new door would be an enhancement visually as a lightweight contemporary intervention and sit below decorative glazed fanlight with brass handles and kick plates.

The proposed door will be located in the same position as the existing and will utilise existing fixing points as far as possible, therefore resulting in minimal impact upon the historic or original fabric and making a minor positive contribution to the visual amenity of the entrance.

The works to replace the door will result in a very low level of less than substantial harm.

The existing quarry tiles are considered to be low quality and to not contribute to the heritage significance.

The proposed resurfacing of steps in black terrazzo would have similarities with surface finish of main entrance steps, thereby reinstating a more fitting finish to the steps as opposed to the existing grey quarry tiles.

A sample of the terrazzo tiles have been viewed on site by a Planning Officer and Conservation Officer from Manchester City Council, who have confirmed that the tiles are of a satisfactory quality. A condition has been added to ensure that the works are carried out in accordance with the approved sample.



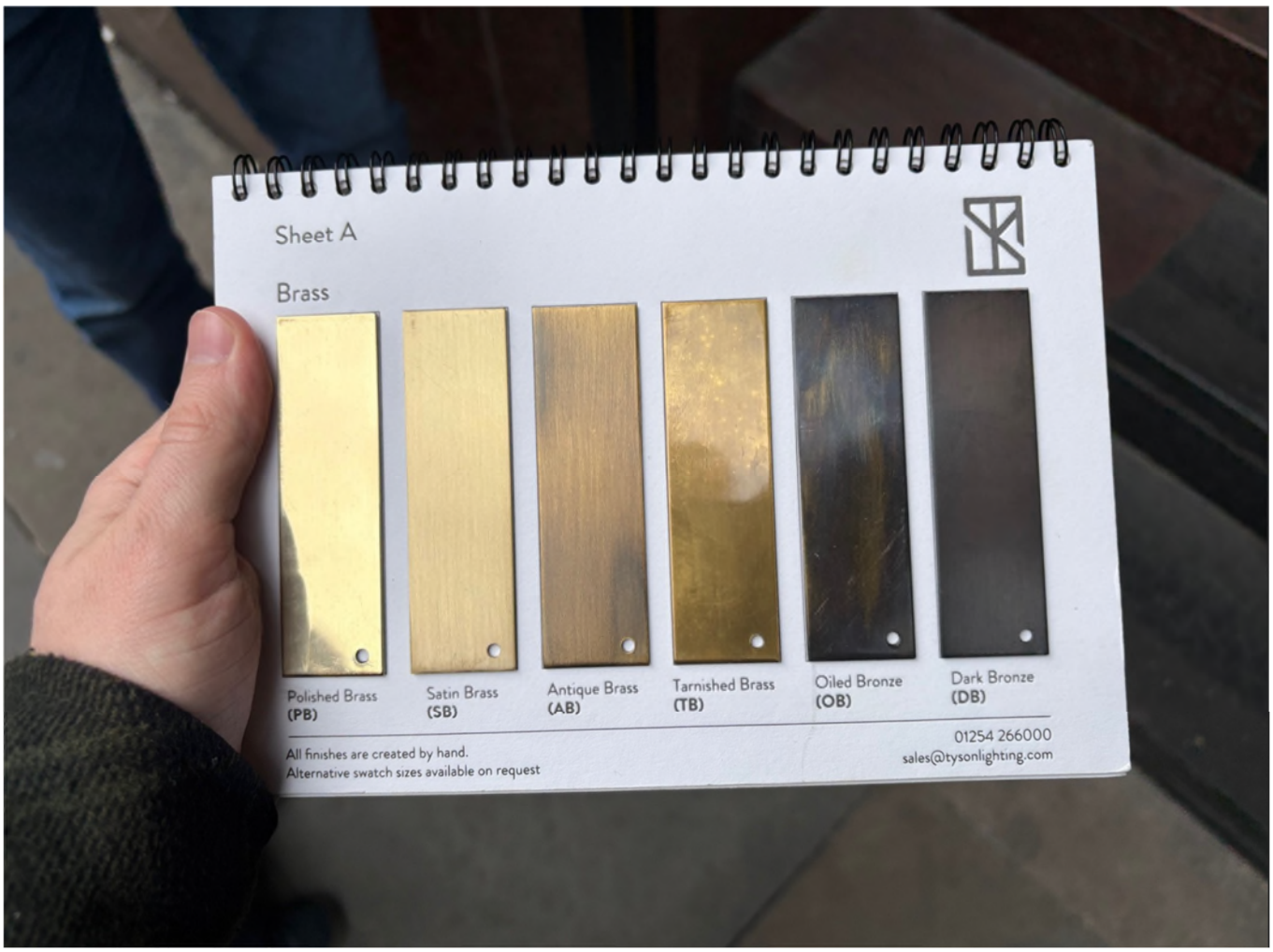
***Proposed sample against existing steps***

Overall, this is considered to have a very low level of less than substantial harm.

The proposed brass balustrade attached to steps is considered to be visually discrete and would have low visual impact on the entrance.

Although it would introduce a small degree of additional clutter that is not currently present, the proposed balustrade would blend in well with other brass elements currently in situ at this entrance and on the exterior of the wider building, including those positioned either side of the adjacent main entrance. This design approach limits the adverse impact upon the entrance way as far as possible whilst also improving accessibility.

A sample of the brass balustrade have been viewed on site by a Planning Officer and Conservation Officer from Manchester City Council, who have confirmed that the tiles are of a satisfactory quality. A condition has been added to ensure that the works are carried out in accordance with the approved sample.




***Brass sample (Antique brass)***

Overall, this is considered to have a low level of less than substantial harm on the heritage asset and not to be a significant enough addition to detract from the historic significance of the building.

Method statements have not been submitted for any of the works mentioned above. A condition has been included on the application to ensure that these method statements are submitted to and agree in writing by the City Council as the Local Planning Authority, before any of these works commence.

With this element of control in place, the City Council will be able to ensure that the methodology of carrying out these works results in as little impact upon the heritage asset as possible.

**Public benefits**

The inclusion of a frameless glazed door is considered to be a modern solution that maximises the prominence of the surviving heritage features around the door including the fanlight above, and maximises views through to the historic hallway beyond, from the street. This is considered to be a minor public benefit.

The re-tiling of the steps and addition of brushed brass stair nosings is considered to replace a low-quality existing tiling, which will result in a visual enhancement, which will bring a low beneficial impact by allowing for better appreciation of this historic entrance.

The addition of the handrails will improve accessibility and safety of those using the stairs, which is considered to be a significant public benefit.

Most importantly, the continued use of this unit by St James' Safe Deposit Company, an original occupier of St James' Building, is considered to be a significant public benefit as it greatly contributes to the historical significance and appreciate of the historic building.

Overall, the combined works are considered to have a positive public beneficial effect on the listed asset and would also have a minor positive impact on the Whitworth Conservation Area.

**Conclusion**

In view of the above, this application is considered acceptable, as the works are considered to cause a low level of less than substantial harm to the special interest and the historic character of the Grade II listed building, which would be outweighed by the public benefits outlined above.

**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 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, received by Manchester City Council as the Local Planning Authority on 28 March 2025:

- Location Plan
- Proposed GF Door 252-101 3.00
- Proposed GF Door 252-102 3.00
- Heritage, Design and Access Statement

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 of the Unitary Development Plan of Manchester.

3) The samples of the brass balustrade and any other brass elements associated with the proposal (door ironmongery and footplate, step nosings), shall be carried out in accordance with the Antique Brass sample, viewed on site by Local Planning Authority officers on 08 May 2025.

The samples of the black terrazzo steps shall be carried out in accordance with the Solus Ceramics 7TER124 Honed R9 sample, viewed on site by Local Planning Authority officers on 08 May 2025.

The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter.

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

4) Notwithstanding the details as set out in condition 2 above, prior to any individual works being carried out, the methodology for each individual work outlined in the proposal, shall be submitted and approved by the City Council as Local Planning Authority. The approved details shall be implemented as part of the development.

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

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

Heritage & Urban Design

William Hill, 40 - 42 Oxford Street, Manchester, M1 5EJ
44 Oxford Street, Manchester, M1 5EJ
Eighth Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
PIZZAEXPRESS, Unit B, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
67 - 73 Oxford Street, Manchester, M1 6EQ
95 Oxford Street, Manchester, M1 6ET
Window Display 3, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Third Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 2, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
46 Oxford Street, Manchester, M1 5EJ
47 Oxford Street, Manchester, M1 6EQ
83 Oxford Street, Manchester, M1 6EG
St James Court, Oxford Street, Manchester, M1 6FQ
First Floor Suite 7, St James Court, Oxford Street, Manchester, M1 6FQ
Suite 1, St James Court, Oxford Street, Manchester, M1 6FQ
Third Floor, 61 - 73 Oxford Street, Manchester, M1 6EQ
Eighth Floor, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6FQ
Sixth Floor, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Fifth Floor, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
60 Oxford Street, Manchester, M1 5EE
Fourth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 1, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Third Floor, St. James Building, 79 Oxford Street, Manchester, M1 6FQ
Fifth Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6EQ
61 Oxford Street, Manchester, M1 6EQ
St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Suite 9, 67 - 73 Oxford Street, Manchester, M1 6EQ
87 Oxford Street, Manchester, M1 6EG
Second Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Cafe Nero, Unit C, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Seventh Floor, St. James Building, 79 Oxford Street, Manchester, M1 6HT
Basement Store, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
Seventh Floor, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Basement, 67 - 73 Oxford Street, Manchester, M1 6EQ
Fifth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Temple Of Convenience, Great Bridgewater Street, Manchester, M1 5JW
Fourth Floor, St. James Building, 79 Oxford Street, Manchester, M1 6HT
Basement Office, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
81 Oxford Street, Manchester, M1 6EG
75 Oxford Street, Manchester, M1 6EQ
Bundobust, 61 - 73 Oxford Street, Manchester, M1 6EQ
Basement, St James Building, 61 - 65 Oxford Street, Manchester, M1 6EQ
91 - 93 Oxford Street, Manchester, M1 6ET
Upper Ground Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 5, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 4, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Ground Floor And Basement Elemental, 47 Oxford Street, Manchester, M1 6EQ
First Floor Suite 2, St James Court, Oxford Street, Manchester, M1 6FQ
Sixth Floor, St. James Building, 79 Oxford Street, Manchester, M1 6HT
133 Portland Street, Manchester, M1 4PY

Ground Floor, 61 - 73 Oxford Street, Manchester, M1 6EQ
The Stage Door, 97 Oxford Street, Manchester, M1 6ET
Palace Theatre, Oxford Street, Manchester, M1 6FT
J Sainsbury Plc, 51 Whitworth Street West, Manchester, M1 5EA
Ground Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Sixth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
48 Oxford Street, Manchester, M1 5EJ
Column 11 Opposite Portland Hotel, Portland Street, Manchester, M1 3ZZ
First Floor Suite 8-9, St James Court, Oxford Street, Manchester, M1 6FQ
First Floor, St James Building, 79 Oxford Street, Manchester, M1 6PP
Ground Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
Second Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
Fourth Floor, 61 - 73 Oxford Street, Manchester, M1 6EQ
First Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
50 Oxford Street, Manchester, M1 5EJ
85 Oxford Street, Manchester, M1 6ET
Ninth Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
61 - 65 Oxford Street, Manchester, M1 6EQ
TESCO Express, Unit A, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Basement, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU

## Appendix 2 – Planning constraints

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