

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141797/LO/2024
Date registered valid: 27 January 2025
Proposal: Listed Building Consent for internal alterations to facilitate office fit out.
Address: Eastern House, 40 Princess Street, Manchester, M1 6DE
Ward(s): Piccadilly Ward

Applicant: Mr Richard Peck Wittington Investments (Properties) Limited
Agent (if any): Ms Victoria Hilton Bridge Architects
Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 20 March 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 5 February 2025

Standard consultations:

Printed: 29 January 2025 Expired: 19 February 2025

Neighbour notifications

Printed: 29 January 2025 Expired: 19 February 2025

Site notice

Posted: 31 January 2025 Expired: 21 February 2025

Press advert

Published: 4 February 2025 Expired: 25 February 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 building located at 40 Princess Street and is named Eastern House. The building is a former warehouse that has been previously joined to another Grade II Listed warehouse named Langley House to form one building that was previously occupied by a company that provided commercial accommodation of varying sizes for short term leasing. The basement of the buildings was last used as a used as a night club and there were two restaurants and a bar on the ground floor. The two separate buildings (Langley Buildings and Eastern House) were constructed between 1870 and 1880 as shipping warehouses. The main entrance to both buildings is currently on Princess Street.

A comprehensive refurbishment of both buildings has recently taken place in accordance with applications referenced 135200/JO/2022, 135132/JO/2022 and 130044/LO/2021. This development has been highly beneficial as it restored the office space, revealed and reinstated a number of features, greatly improved the elevations and the courtyard and provided full disabled access.

The original parts of the building are six storeys plus basement floors. The building has frontages to Princess Street and the courtyard. The building was extended as part of the above applications and now has 10 levels. Since completion the refurbishment has only attracted one occupier taking one part floor plate.

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 101 Princess Street surround the site. The Grade II* Listed 103 Princess 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 Harter Street.

Description of development

Listed Building Consent is sought for the following works to make changes to the fit out of the following areas:

Levels 4 and 6 -

Installation of metal framed plasterboard lined partitions with glazed screens and door openings to subdivide the space into two suites and provide a sub lobby. This would join up the two staircases and the existing lobby.

Suites 2.1, 2.2, 4.1, 4.2, 6.1, 6.2 and 8.2 -

Installation of metal framed plasterboard lined stud partitions and glazed partitions with glazed door openings, to form two self-contained office suites with meeting rooms, tea point/kitchens, comms/storerooms and study rooms with minor local alterations to existing raft ceilings and previously consented ceiling mounted Mechanical and Electrical Installations, service containment and sprinkler pipework to suit the positions of the new stud partitions.

Suite 8.1 -

Retention of the internal metal framed plasterboard lined stud partitions and glazed partitions incorporating lightweight metal framed glazed doors, realignment of planned ceiling mounted M&E ducting and sprinkler pipework, installation of tea point/kitchenette structure and extension of existing ceiling rafts, to form bulkheads to tea point/kitchenettes. The amount of glazing would however be increased to match that proposed for the other suites. This suite was previously fitted out without listed building consent as a show room to assist in gaining tenants for the spaces.

Suite 10.1 - Installation of a kitchenette.

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 representations 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 210 states that in determining 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 positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.

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 proposed alterations are aimed at attracting tenants as since the completion of the extensive renovation of this building in 2022 only one suite within the development has been occupied. The application is supported by evidence of this and efforts made to advertise the office space. The main reason that has been identified as putting off companies from taking the space is the amount of work needed to make the suites ready to be occupied, although the size of the suites has also been a concern.

To address this the proposal includes:

- Subdivision of floors 4 and 6 into two suites. The other floors affected by this application have already been subdivided into two suites.
- Installation of partitions to create two meeting rooms and a kitchenette in suites 2.2, 4.2, 6.2 and 8.2.
- Installation of partitions to create two meeting rooms, two study rooms and a kitchenette in suites 2.1, 4.1 and 6.1.
- Installation of a kitchenette in suite 10.1
- Retention of partitions to create two meeting rooms, two study rooms and a kitchenette in suite 8.1 with alterations to increase the amount of glazing to the meeting rooms.

A fairly substantial amount of subdivision is proposed particularly in suites 2.1, 4.1 and 6.1 that could all be implemented along with those works to suites 2.2, 4.2, 6.2 and 8.2.

However the meeting rooms, study rooms and the central subdivision within the suite would include a level of glazing, which would minimise the harm caused by subdividing these open floor spaces, thus retaining an acceptable retention of the expression of volume within the spaces. It is also noted that the meeting rooms on the 8th floor suite which currently incorporate less glazing than the new meeting rooms would be altered to include the same amount of glazing within partitions as the other suites which would be an improvement. Thus the overall level of potential harm from subdivision would be reduced.

The works would only be carried out if the incoming tenant requested them all so there could be a lower level of harm, once the spaces are occupied. The suite on the second floor that was already fitted out in accordance with fitted out by the existing tenant only includes one meeting room.

Due to the measures to reduce the harm namely the inclusion of a good level of glazed partitions, increased glazing to the 8th floor and the location of partitions to avoid beams and columns, overall the proposal is considered to cause less than substantial harm.

Whilst the proposals would cause less than substantial harm they are justified by the public benefits which would include assisting in attracting tenants to occupy the building and provide jobs for the people of Manchester allowing the development to realise its potential contribution to this.

Conclusion

On the above basis the public benefits would outweigh the less than substantial harm caused by the alterations to the original spatial characteristics of the space and the original fabric of the affected heritage asset and these works are consistent with paragraphs 210 and 215 of the NPPF and address sections 16 and 66 of the Planning Act in relation to preservation and enhancement.

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 advice about the information required to be submitted to support the application and to address issues. This has led to an acceptable proposal.

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

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 referenced received by the City Council as local planning authority on 20 December 2024

The drawings referenced:

F44-WS
M03 Rev B
M04 Rev B
M05 Rev B
M06 Rev B
0247 AL(04)630
0247 AL(04)631
0247 AL(04)632
2047 AL(04)633
2047 AL(04)634
2047 AL(04)636

received by the City Council as local planning authority on 20 December 2024

0247-AL(04)601 Rev P01
0247-AL(04)602 Rev P01
0247-AL(04)617 Rev P01
F5316-E-A-I1

received by the City Council as local planning authority on 14 January 2025

0247-AL(04)610 Rev P02
0247-AL(04)612 Rev P02
0247-AL(04)614 Rev P02
0247-AL(04)616 Rev P02
0247-AL(04)630 Rev P02
0247-AL(04)632 Rev P02
0247-AL(04)634 Rev P02
0247-AL(04)636 Rev P02
0247-AL(45)620 Rev P02
0247-AL(45)621 Rev P02
0247-AL(45)622 Rev P02
0247-AL(45)623 Rev P02
0247-AL(45)624 Rev P02
0247-AL(45)625 Rev P02
0247-AL(45)626 Rev P02

received by the City Council as local planning authority on 3 March 2025

0247-AL(04)611 Rev P03
0247-AL(04)613 Rev P03
0247-AL(04)615 Rev P02
0247-AL(04)631 Rev P03

0247-AL(04)633 Rev P03
0247-AL(04)635 Rev P03

received by the City Council as local planning authority on 20 March 2025

The Design and Access Statement prepared by Bridge Architects received by the City Council as local planning authority on 20 March 2025

The partition abutment details prepared by Bridge Architects received by the City Council as local planning authority on 20 March 2025

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

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 102, Basil House, 105 Portland Street, Manchester, M1 6AA
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 504, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 405, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 202, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 307, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 101, Basil House, 105 Portland Street, Manchester, M1 6AA
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 18, 2 Harter Street, Manchester, M1 6HY
Flat 1, 2 Harter Street, Manchester, M1 6HY
Flat 3, 2 Harter Street, Manchester, M1 6HY
Flat 5, 48 Princess Street, Manchester, M1 6HR
Flat 1, 48 Princess Street, Manchester, M1 6HR
Basement And Ground Floor, 113 - 115 Portland Street, Manchester, M1 6DW
Flat 5, 2 Harter Street, Manchester, M1 6HY
Flat 19, 48 Princess Street, Manchester, M1 6HR
Fifth Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN

First Floor 1C, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Charlies Night Club, 1 Harter Street, Manchester, M1 6HY
Flat 12, 2 Harter Street, Manchester, M1 6HY
Flat 9, 2 Harter Street, Manchester, M1 6HY
Flat 22, 2 Harter Street, Manchester, M1 6HY
Flat 31, 48 Princess Street, Manchester, M1 6HR
Third Floor, 113 - 115 Portland Street, Manchester, M1 6DW
Flat 2, 2 Harter Street, Manchester, M1 6HY
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 4C, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
OPERATIONS ABROAD WORLDWIDE, Third Floor 301, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor 212A, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor Office 211, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Fourth Floor 4B, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 15, 48 Princess Street, Manchester, M1 6HR
Basement And Sub Basement, 111 Portland Street, Manchester, M1 6DN
Flat 4, 48 Princess Street, Manchester, M1 6HR
Flat 23, 48 Princess Street, Manchester, M1 6HR
Flat 10, 48 Princess Street, Manchester, M1 6HR
First Floor 101, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor Room 209, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor 304, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 404, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 601, Basil House, 105 Portland Street, Manchester, M1 6AA
First Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Fourth Floor 4A, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
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
Ground Floor, 44 Princess Street, Manchester, M1 6HR
Second Floor Room 210, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 103, Basil House, 105 Portland Street, Manchester, M1 6AA
Third Floor 308, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
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
Flat 604, Basil House, 105 Portland Street, Manchester, M1 6AA

Flat 301, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 403, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 303, Basil House, 105 Portland Street, Manchester, M1 6AA
Sub Basement, 103 Portland Street, Manchester, M1 6DF
Flat 14, 2 Harter Street, Manchester, M1 6HY
Flat 17, 2 Harter Street, Manchester, M1 6HY
Flat 20, 2 Harter Street, Manchester, M1 6HY
Flat 14, 48 Princess Street, Manchester, M1 6HR
Basement, 48 Princess Street, Manchester, M1 6HR
111 Portland Street, Manchester, M1 6DN
First Floor, 113 - 115 Portland Street, Manchester, M1 6DW
Flat 20, 48 Princess Street, Manchester, M1 6HR
Flat 12, 48 Princess Street, Manchester, M1 6HR
Flat 3, 48 Princess Street, Manchester, M1 6HR
Fifth Floor Room L5c, 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
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
Flat 406, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 505, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 105, Basil House, 105 Portland Street, Manchester, M1 6AA
Basement, 103 Portland Street, Manchester, M1 6DF
Flat 6, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 1, Portland House, 103A Portland Street, Manchester, M1 6DF
46 Princess Street, Manchester, M1 6DE
Flat 204, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 106, Basil House, 105 Portland Street, Manchester, M1 6AA
Third Floor 307, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
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
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 206, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 407, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 205, Basil House, 105 Portland Street, Manchester, M1 6AA
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
Fourth Floor Right, 113 - 115 Portland Street, Manchester, M1 6DW
Flat 1, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 15, 2 Harter Street, Manchester, M1 6HY
Flat 33, 48 Princess Street, Manchester, M1 6HR
Flat 13, 2 Harter Street, Manchester, M1 6HY
Flat 17, 48 Princess Street, Manchester, M1 6HR
Flat 6, 48 Princess Street, Manchester, M1 6HR

Flat 11, 48 Princess Street, Manchester, M1 6HR
Third Floor 303, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 108, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 603, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 104, Basil House, 105 Portland Street, Manchester, M1 6AA
First Floor 111, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
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
Second Floor Rooms 214 To 216, 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 507, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 306, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 602, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 506, Basil House, 105 Portland Street, Manchester, M1 6AA
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 4, 2 Harter Street, Manchester, M1 6HY
Flat 8, 2 Harter Street, Manchester, M1 6HY
Second Floor, 113 - 115 Portland Street, Manchester, M1 6DW
Second Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 44, 48 Princess Street, Manchester, M1 6HR
Second Floor 212, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 401, Basil House, 105 Portland Street, Manchester, M1 6AA
Second Floor 208, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 106, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
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
First Floor Room 109, 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
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
Flat 501, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 203, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 502, Basil House, 105 Portland Street, Manchester, M1 6AA
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 19, 2 Harter Street, Manchester, M1 6HY
Flat 7, 2 Harter Street, Manchester, M1 6HY
Flat 6, 2 Harter Street, Manchester, M1 6HY
Flat 21, 48 Princess Street, Manchester, M1 6HR
109 - 111 Portland Street, Manchester, M1 6DN
Suite 4B Fourth Floor, 113 - 115 Portland Street, Manchester, M1 6DW
Fourth Floor Suite 4C, 113 - 115 Portland Street, Manchester, M1 6DW
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
Second Floor 214, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 1B, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
THE LOANS SUPERMARKET LIMITED, First Floor 107, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 105, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 402, Basil House, 105 Portland Street, Manchester, M1 6AA
Second Floor 206, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor 205, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Fourth Floor Room 422, 40 Princess Street, Manchester, M1 6DE
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
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
Rooms 110 To 111, 40 Princess Street, Manchester, M1 6DE
Second Floor Rooms 204 And 205, 40 Princess Street, Manchester, M1 6DE
Flat 207, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 503, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 302, Basil House, 105 Portland Street, Manchester, M1 6AA
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 11, 2 Harter Street, Manchester, M1 6HY
Third Floor 302, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Serviced Apartment 16, 2 Harter Street, Manchester, M1 6HY
Flat 21, 2 Harter Street, Manchester, M1 6HY
Flat 46, 48 Princess Street, Manchester, M1 6HR
Ground Floor Left, 113 - 115 Portland Street, Manchester, M1 6DW
Flat 41, 48 Princess Street, Manchester, M1 6HR
Flat 2, 48 Princess Street, Manchester, M1 6HR
Flat 25, 48 Princess Street, Manchester, M1 6HR
First Floor Office 102, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
OAK TREE THERAPY, Third Floor 306, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 112, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor 207, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor 305, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
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 201, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 305, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 304, Basil House, 105 Portland Street, Manchester, M1 6AA
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
Manchester Central College, Harter Street, Manchester, M1 6HY
Flat 10, 2 Harter Street, Manchester, M1 6HY
Flat 32, 48 Princess Street, Manchester, M1 6HR

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) -
Area Team Boundary - Name: CENTRAL