

## **Planning**

## **Growth & Development**

### **Delegated officer report for planning application**

**Application no.** 141815/FO/2024  
**Date registered valid:** 28 January 2025  
**Proposal:** Installation of new external plant to roof.  
**Address:** Linley House, Dickinson Street, Manchester, M1 4LF  
**Ward(s):** Piccadilly Ward

**Applicant:** Dickinson Street Manchester Limited  
**Agent (if any):** Yasmin Hamde Icen Projects Ltd  
**Case officer:** Max Gibson  
Tel: 0161 219 6359  
Email: [maximillian.gibson@manchester.gov.uk](mailto:maximillian.gibson@manchester.gov.uk)

**Recommendation:** Approve  
**Date of recommendation:** 18/03/2025

## Application details

**Type of application:** Full Application Consent

**Development type:** Minor Other

**Date of site visit:**

### Standard consultations:

Printed: 4 February 2025 Expired: 25 February 2025

### Neighbour notifications

Printed: 4 February 2025 Expired: 25 February 2025

### Site notice

Posted: Expired:

### Press advert

Published: 11 February 2025 Expired: 4 March 2025

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## Description of site/building

This application relates to a large, modern, detached 9-storey office building built in 1963 with gated surface car parking areas to the south and to the east of the site.

There is a significant amount of telecommunications apparatus already sited on the rooftop of this building and some louvres within windows, but generally the building has a high-quality appearance.

**Listed building:** Not applicable

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

**Tree Preservation Order:** Not applicable

## Description of area

The application site is within the Whitworth Street Conservation Area and is almost entirely surrounded by several Grade II listed buildings including St James Buildings on Oxford Street, 131 Portland Street, 113 Portland Street, 111 Portland Street, 109 Portland Street, 105-107 Portland Street, 103 Portland Street, 40-42 Princess Street, 44-46 Princess Street, 2 Harter Street, 14 Harter Street, the former Electricity Power Station on Winsor Street, and Bridgewater House on Whitworth Street.

The only surrounding building that isn't listed is the relatively modern building at 125 Portland Street, which occupies a small plot.

Other uses in the immediate area include offices, hotels, residential apartments, takeaways, cafes, shops, bars and restaurants.

## **Description of development**

The development relates to the removal of 7no. air conditioning condenser units and the installation of 2no. new units to an existing plant deck on the roof of a plant annex attached to the side and rear of Linley House.

## **Consultations & Notification Responses**

Publicity - a notice was displayed nearby to the site informing passers-by of the development. A notice was placed in the local press advertising the works as those affecting the setting of a listed building. Letters were sent to surrounding occupiers notifying them of the development. No representations have been received as a result of this publicity.

Environmental Health – submitted noise assessment sufficient to discharge part a) of recommended noise condition, part b) post completion verification assessment necessary. An appropriate condition is attached to this approval.

## **Issues**

The main policies that relate to this application are DM1 (Development Management) SP1 (Spatial Principles) EC2 (Existing Employment Space), CC9 (Design and Heritage), EN3 (Heritage) and EN8 (Adaption to Climate Change) of the Manchester Core Strategy (2012) and saved policies DC18 (Conservation Areas) and DC26 (Development and noise) of the Unitary Development Plan for Manchester (1995), policy JP-P2 (Heritage) of the Places for Everyone Joint Development Plan (2024) and paragraphs 210, 212, 213, 215 and 216 of the NPPF.

### **Principle**

The replacement plant is associated with an existing plant deck and will provide a more modern and higher specification to meet occupier requirements. The replacement of the condenser unit servicing the fifth floor will provide improved energy efficiency, enhanced performance contributing to a more sustainable and energy efficient system. Given the above, the principle of the development is supported pursuant to policies EC2 and EN8 of the Manchester Core Strategy (2012).

### **Visual amenity/ impact on designated heritage assets**

The new plant would be installed on a plant deck on the roof of a side annex to the main Linley House building which houses a great deal of historic plant. The plant deck itself is visible from public vantage points along the Rochdale Canal. By virtue of its utilitarian purpose, the deck itself is of no aesthetic value. It is proposed to remove 7no. units from the plant deck. The new pair of units would replace an existing pair of these units at the same location on the deck, resulting in a net reduction of 5no. units. Whilst the replacement plant would differ from the existing plant in appearance, the overall visual impression given by these units would remain the same.

The net reduction in the quantity of plant on the plant deck would result in a minor visual uplift of the building. The siting of the new units on the existing plant deck, rather than at some other location of Linley House, ensures the visual impact is to an established service area, limiting the overall impact on the building to one specific location. Thus, on balance, there are no visual amenity concerns that would warrant a refusal. By virtue of this minor visual uplift and limiting of plant installations to an established service area, it is considered that the proposed

development would not be unduly harmful to the setting of surrounding listed buildings or the Whitworth Street Conservation Area. Given the above, the development is considered to be acceptable pursuant to policies DM1, EN3, CC9 and SP1 of the Manchester Core Strategy (2012) and saved policy DC18 of the Unitary Development Plan for Manchester (1995). The harm caused would be less than substantial and would be outweighed by the public benefits of the scheme thus meet the tests set out in paragraph 215 of the NPPF.

## Noise

The applicant has submitted a noise assessment as part of the application. This was reviewed by Environmental Health and deemed satisfactory, which means that the new plant should not lead to a rise in background noise levels that could result in disamenity to surrounding occupiers. As per Environmental Health, a post completion noise verification assessment would be required to ensure the installation complies with the findings of the submitted noise assessment. Subject to satisfactory discharge of this condition, the development is considered to be acceptable pursuant to policy DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for Manchester (1995).

## Conclusion

The proposed development would result some public benefits, by virtue of increased energy efficiency and the visual uplift created by the net reduction in plant. Whilst the plant deck, which is visually exposed and visible from public vantage points, does somewhat detract from the building's appearance, the development ensures that the plant necessary to occupy the building is limited to a small, less visible area to the rear of the building. A satisfactory noise assessment has been submitted and hence it is not expected that the development would be detrimental to amenity. Thus, on balance, it is considered that the development is acceptable by virtue of the resulting public benefits and the reuse of an existing location for plant.

The proposals would align with paragraphs 210, 212, 213, 215 and 216 of the NPPF in relation to impacts on heritage assets.

## 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**

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 planning application.

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

-Drawing - Proposed BP-PL 100 MECHANICAL PLANT 2N ROOF DECK

-Supporting Information PRODUCT SPECIFICATION

All received by the City Council, as Local Planning Authority, on 23/12/2024

-Drawing - Proposed BP-PL160 MECHANICAL PLANT ELEVATION/SECTION received by the City Council, as Local Planning Authority, on 15/01/2025

-Drawing - Proposed BP-PL 171 MECHANICAL PLANT SECTION SHEET 1

-Drawing - Proposed BP-PL 172 MECHANICAL PLANT SECTION SHEET 2

Both received by the City Council, as Local Planning Authority, on 28/01/2025

Reason - to ensure the development is carried out in accordance with the approved plans pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

3 a) The development hereby approved shall be carried out in accordance with the approved scheme (Noise assessment or information Ref: 31588/PNA2 ENVIRONMENTAL NOISE SURVEY AND PLANT NOISE ASSESSMENT REPORT received by the City Council, as Local Planning Authority, on 14 Mar 2025). The approved scheme shall be implemented in full as part of the development.

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

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

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

### Environmental Health

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  
Flat 23, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 13, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 29, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 30, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 12, 2 Harter Street, Manchester, M1 6HY  
Flat 9, 2 Harter Street, Manchester, M1 6HY  
Flat 22, 2 Harter Street, Manchester, M1 6HY  
Buildings Suite 3A, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ  
Buildings Suite 1da, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ  
Basement Suite Ba And Ground Suite Ga, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ  
Second Floor, Beaver House, 125 Portland Street, Manchester, M1 4QD  
Flat 27, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 40, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 37, China House, 14 Harter Street, Manchester, M1 6HP  
Charlies Night Club, 1 Harter Street, Manchester, M1 6HY  
Third Floor, 113 - 115 Portland Street, Manchester, M1 6DW  
Flat 2, 2 Harter Street, Manchester, M1 6HY  
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 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

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  
131 Portland Street, Manchester, M1 4PY  
Basement And Ground Floor, 131 Portland Street, Manchester, M1 4PY  
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  
Flat 8, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 33, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 18, 2 Harter Street, Manchester, M1 6HY  
Buildings Suite 3D, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ  
Flat 9, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 36, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 14, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 1, 2 Harter Street, Manchester, M1 6HY  
Flat 3, 2 Harter Street, Manchester, M1 6HY  
Basement And Ground Floor, 113 - 115 Portland Street, Manchester, M1 6DW  
Flat 5, 2 Harter Street, Manchester, M1 6HY  
Fifth Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN  
First Floor 1C, Gainsborough House, 109 Portland Street, Manchester, M1 6DN  
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  
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  
First Floor Room 121, 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  
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  
Sixth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT  
Fifth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS  
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  
China House, 14 Harter Street, Manchester, M1 6HP  
Flat 21, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 32, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 24, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 6, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 14, 2 Harter Street, Manchester, M1 6HY  
Flat 17, 2 Harter Street, Manchester, M1 6HY  
MY HOME MOVE LTD, Fifth And Sixth Floor, Linley House, Dickinson Street, Manchester, M1 4LF  
Buildings Suite 1A To 1C, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ  
Buildings Suite 3C, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ  
Third Floor, Beaver House, 125 Portland Street, Manchester, M1 4QA  
Flat 20, 2 Harter Street, Manchester, M1 6HY  
111 Portland Street, Manchester, M1 6DN  
First Floor, 113 - 115 Portland Street, Manchester, M1 6DW  
117 - 119 Portland Street, Manchester, M1 6ED  
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  
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 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 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  
Second Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT  
87 Oxford Street, Manchester, M1 6EG  
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  
Flat 16, China House, 14 Harter Street, Manchester, M1 6HP  
Eighth Floor, Linley House, Dickinson Street, Manchester, M1 4LF  
Buildings Suite 1D To 1E And 2F04, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ  
Flat 17, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 18, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 15, 2 Harter Street, Manchester, M1 6HY  
Fourth Floor Right, 113 - 115 Portland Street, Manchester, M1 6DW  
Flat 13, 2 Harter Street, Manchester, M1 6HY  
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  
Ground Floor Suite G02, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ  
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  
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  
Flat 26, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 28, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 35, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 7, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 1, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 4, 2 Harter Street, Manchester, M1 6HY  
Flat 8, 2 Harter Street, Manchester, M1 6HY  
Buildings Suite 3F, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ  
Buildings Suite 3E, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ  
Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ  
Ground Floor Rear, Beaver House, 125 Portland Street, Manchester, M1 4QA  
Second Floor, 113 - 115 Portland Street, Manchester, M1 6DW  
Second Floor 212, Gainsborough House, 109 Portland Street, Manchester, M1 6DN  
Flat 401, Basil House, 105 Portland Street, Manchester, M1 6AA  
Second Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN  
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  
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  
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  
Ground Floor And Basement Elemental, 47 Oxford Street, Manchester, M1 6EQ  
Ground Floor, 61 - 73 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  
Flat 11, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 2, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 25, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 10, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 19, 2 Harter Street, Manchester, M1 6HY  
Flat 7, 2 Harter Street, Manchester, M1 6HY  
Second And Third Floor, Linley House, Dickinson Street, Manchester, M1 4LF  
Ground Floor And First Floor, Linley House, Dickinson Street, Manchester, M1 4LF  
Buildings Suites 2C And 2D And 2E, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ  
Buildings Suites 2A 2B And 3B2, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ  
Beaver House, 125 Portland Street, Manchester, M1 4QD  
Flat 12, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 31, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 34, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 6, 2 Harter Street, Manchester, M1 6HY  
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  
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  
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  
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  
Fourth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT  
Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT  
St. James Safe Deposit Company Ltd, 77 Oxford Street, Manchester, M1 6EG  
First Floor Suite 8-9, St James Court, Oxford Street, Manchester, M1 6FQ  
Fourth Floor, 61 - 73 Oxford Street, Manchester, M1 6EQ  
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  
Flat 5, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 3, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 4, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 15, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 11, 2 Harter Street, Manchester, M1 6HY  
Serviced Apartment 16, 2 Harter Street, Manchester, M1 6HY  
Flat 21, 2 Harter Street, Manchester, M1 6HY  
Buildings Suite 3b1, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ  
First Floor, Beaver House, 125 Portland Street, Manchester, M1 4QA  
Ground Floor Front, Beaver House, 125 Portland Street, Manchester, M1 4QA  
Fourth Floor And Fifth Floor, Beaver House, 125 Portland Street, Manchester, M1 4QA  
Flat 39, China House, 14 Harter Street, Manchester, M1 6HP  
Third Floor 302, Gainsborough House, 109 Portland Street, Manchester, M1 6DN  
Ground Floor Left, 113 - 115 Portland Street, Manchester, M1 6DW  
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  
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  
Flat 38, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 19, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 22, China House, 14 Harter Street, Manchester, M1 6HP  
Fourth Floor, Linley House, Dickinson Street, Manchester, M1 4LF  
First Floor 101, Gainsborough House, 109 Portland Street, Manchester, M1 6DN  
Flat 20, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 10, 2 Harter Street, Manchester, M1 6HY  
Basement And Sub Basement, 111 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  
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  
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

## **Appendix 2 – Planning constraints**

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3  
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4  
Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA  
Conservation Area - Whitworth Street Conservation Area 1985  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Area Team Boundary - Name: CENTRAL