MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141734/LO/2024
Date registered valid:	12 December 2024
Proposal:	Listed building consent for the installation of 10no. wi-fi small cells, 1 no. external GPS node, 1 no. equipment cabinet and ancillary development.
Address:	Ritz Dance Hall, Whitworth Street West, Manchester, M1 5NQ
Ward(s):	Deansgate Ward
Applicant:	VMO2
Agent (if any):	Ms Rebecca Skerrett, Avison Young
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**28 January 2024**

Application Details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 20 December 2024

Standard consultations:
Printed: 20 December 2024 Expired: 13 January 2025

Neighbour notifications
Printed: 20 December 2024 Expired: 13 January 2025

Site notice
Posted: 20 December 2024 Expired: 13 January 2025

Press advert
Published: 24 December 2024 Expired: 14 January 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The Ritz Dance Hall was originally constructed in 1927. Following a free twentieth century classical design, it is made of brick with a white glazed terracotta facade on its primary elevation. The building is two storeys tall and rectangular shaped at right-angles to the street, with 1:7:1 bays, symmetrical; with plinth, channelled rustication to ground floor, horizontal canopy over ground floor suspended on tie-rods (and now with C20 fascia), pilastered upper floor, cornice and stepped parapet.

The ground floor has a wide central entrance with a range of C20 doors, and 3 small windows to the outer bays (all either blocked or blind) with keystones and voussoirs; the upper floor has a pilastraded 7-bay panel with moulded surround including roundels, vertical-rectangular windows with moulded cornices in the 5 central bays with moulded ornament above them, and blind windows in the 1st and 7th; the end bays have paired windows in sunk panels, with similar cornices.

On the interior, the building has retained original features such as balcony with Tuscan columns, pilastered walls, revolving stage (no longer functional) flanked by staircases (altered).

The venue originally served as a place for well-known dance-bands of the 1930s and 40s to perform. Today, it still operates as a music venue and is known as O2 Ritz Manchester.

The primary elevation (south elevation) faces out on to Whitworth Street West. To the west, a non-listed building abuts the premises. To the east, a narrow footpath runs between the building

and a modern residential complex. To the rear of the building (north elevation) is the Rochdale Canal.

Description of Development

The proposal seeks listed building consent for the installation of 10no. wi-fi small cells, 1 no. external GPS node, 1 no. equipment cabinet and ancillary development.

Related Applications

094757/LO/2010/C1 - LISTED BUILDING CONSENT for internal refurbishment works to basement, ground and first floors including installation of acoustic wall and ceiling, removal of some internal walls, installation of new partitions, and formation of new escape door to side elevation.
Approved February 2011.

094756/FO/2010/C1 - Installation of new escape door to side elevation.
Approved February 2011.

Consultations & Notification Responses

Urban Design and Heritage – Are supportive of the proposal.

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 new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

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.

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 heritage asset itself, and to see whether the public benefits of the proposal will outweigh any potential less than substantial harm that might be caused by the proposed works

Principle of the Development

The principle of the development is considered to be acceptable in this case. The provision of wi-fi for all patrons and staff of this establishment is considered to be appropriate works to carry out in a listed building that operates as a music venue.

A requirement for improved coverage for this venue has been identified as the existing network is not sufficient to provide in building coverage.

Assessment of Significance

The significance of the heritage asset is derived from the numerous key features that are essential characteristics of a free twentieth century classical design building such as this.

Externally, these include the white glazed terracotta façade of the Whitworth Street West elevation, pilastraded 7-bay panel with moulded surround including roundels at the upper floor, vertical-rectangular windows with moulded cornices in the 5 central bays with moulded ornament above, and end bays with have paired windows in sunk panels, with similar cornices.

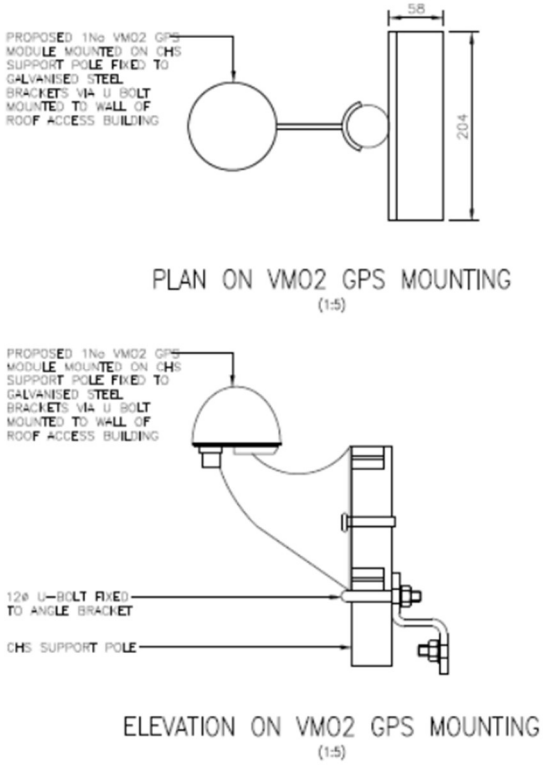
On the interior, of most significance are various retained original features such as balcony with Tuscan columns, pilastered walls, a no longer functional revolving stage, and staircases they flank either side of the stage.

Historically, the venue has served as an important dance hall and entertainment venue throughout the 20th Century history of Manchester.

Impact on Heritage Asset

The proposal has very little impact on the exterior of the listed building as all the antennas are located internally within the building with the exception of the GPS node which has to be able to see satellites. The GPS however has been carefully positioned on the roof and will be below the parapet and will not be visible from ground level.

The GPS is small in scale and even when viewed from a neighbouring roof or high vantage point, will have minimal visual impact. There will be a low level of less than substantial harm to the significance of the heritage asset caused by this installation.



GPS node

The 10 internal antennas have been positioned to ensure that there is adequate coverage within the building, existing coverage is as a result of the macro cells outside of the building within the general area which provide in building coverage but additional coverage is required within the building to provide coverage especially when the building is being used at capacity when there is an event on.

Each location has been selected based on the propagation levels which are included within the drawing pack and assessing where the levels are not adequate, the exact location of the antenna is then determined to ensure that no architectural features are being affected by the installation.

The operator's general practice will always endeavour to propose the least impactful design possible to sufficiently achieve the desired coverage levels. The cables will be hidden as far as possible by being laid inside cable containment where available.

The cables are to be clipped to the ceiling above the false ceiling for locations where there is no containment and will be painted to match the background colour. The Antennas will be covered by a black ICNIRP cover as requested by the Local Planning Authority (LPA) and any redundant equipment will be removed.

The dot antennas are small in scale and circular measuring 251 mm by 30 mm deep. They will not appear as a bulky feature that would detract from the heritage asset.

The antennas have been carefully positioned to ensure that they are grouped with existing signs and to ensure that they do not impact on architectural features within the building.

The LPA attended a pre-application meeting with the agent to discuss the proposal. Some minor amendments were requested by the LPA to locations and to how the 5G antennas will appear. These requests were taken onboard, and the submitted application reflects the modifications made by the LPA.

Originally 20 antennas were proposed 2 in each location, however this have now been changed with the type of antenna being deployed, so there is not only a requirement for 10 antennas, 1 in each location.

It is recognised that the installed of wi-fi equipment will cause a low level of less than substantial harm to the significance of the heritage asset. The City Council recognises that the applicant has taken consideration to reduce the amount of less than substantial harm caused by the proposed works and has taken onboard feedback from the City Council's Planning and Conservation Officers in order to reduce the amount of less than substantial harm even further.

Public Benefits

The proposed works subject to this application are to provide bespoke 4G and 5G coverage to this music venue to ensure that the building has sufficient coverage even when there is an event on to ensure safety for everyone in the building and to ensure if there was an emergency that the emergency services could be contacted.

It is evident that mobile phone usage has grown exponentially over recent years as more than 90% of the population now own a mobile phone. Members of the public expect to be able to use their mobile phones and tablets in all locations as these devices have become intrinsic to our personal and professional lives and in this particular instance due to the concentrated levels of users in a small location the existing network is unable to cope.

The small cells will therefore improve the capacity in the building by providing a bespoke coverage solution for this venue. The connection will be faster and stronger than the existing.

In terms of sustainability, 5G allows a greater efficiency in its own right when considering the consumption of energy and other resources. For example, one kilowatt-hour (kWh) of electricity is required to download 300 high-definition movies in 4G, but one kWh in 5G can download 5,000 ultra-high-definition movies. So the replacement of 4G with 5G in this venue will see greater energy efficiency, which is a reduction in CO2 emissions, which provides a public benefit.

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.

Any less than substantial harm caused to the significance is considered to be outweighed by the public benefit gained by provision of good digital connectivity when the venue is at capacity, which in particular will ensure that in an emergency the network can be utilised, that will result from these works being carried out.

<u>Other Legislative Requirements</u>

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. In this instance, this involved a pre-application meeting held with the agent in order to discuss the proposed locations of the equipment to be installed and requesting some minor modifications to the proposal, which were actioned accordingly.

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 the City Council as Local Planning Authority on 12 December 2024:

- Location Plan
- Proposed Drawing Pack
- Wi-fi marked up locations
- Heritage and Design and Access Statement
- List of Requirements for Electrical Data and Other Cable Installations V17
- Declaration of Conformity
- Corporate Projects Detailed Design Report

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.

3) The wi-fi AP unit covers and the antenna cover hereby approved, in accordance with the specification details outlined on page 25 of the 'Corporate Projects Detailed Design Report', shall be finished in black RAL 9004.

Reason - In the interests of visual amenity and because the proposed works are with the setting of buildings which are 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) All cabling shall be carried out in accordance with pages 8 to 12 of the 'Corporate Projects Detailed Design Report', which states that 'All cables to be laid inside cable containment where available. The cables are to be clipped to the ceiling above the false ceiling for locations where there is no containment.'

Reason - In the interests of visual amenity and because the proposed works are with the setting of buildings which are 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

Arch 57, Whitworth Street West, Manchester, M1 5WW
Gorilla, 54 - 56 Whitworth Street West, Manchester, M1 5WW
Flat 511, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 811, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 216, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 507, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 103, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 906, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 212, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 709, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 316, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 618, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 602, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 903, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 807, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 118, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 201, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 415, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 414, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 213, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 905, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 715, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 610, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 513, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 214, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 708, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 615, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 405, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 307, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 411, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 613, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 309, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 813, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 506, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 317, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 205, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 301, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 1001, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 706, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 203, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 112, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 705, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 814, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 413, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 306, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 815, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 810, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 902, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 1007, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 803, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE

Flat 913, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 718, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 406, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 108, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 404, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 106, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 809, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 206, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 217, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 410, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 503, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 412, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 209, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 1008, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 617, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 701, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 711, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 616, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 704, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 812, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 210, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 113, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 313, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 311, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 417, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 504, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 502, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 508, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 115, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 117, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 116, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 111, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 114, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 514, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 516, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 517, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 510, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 518, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Arch 59, Whitworth Street West, Manchester, M1 5WW
Arch 58, Whitworth Street West, Manchester, M1 5WW
Flat 101, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 512, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 303, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 509, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 407, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 801, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 713, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 910, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 607, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 802, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 105, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 604, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 1004, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 614, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE

Flat 308, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 208, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 401, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 104, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 901, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 914, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 908, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 310, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 712, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 109, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 912, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 207, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 1005, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 606, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 911, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 707, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 605, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 608, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 305, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 601, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 314, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 808, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 611, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 717, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 315, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 1003, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 409, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 302, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 805, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 403, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 904, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 402, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 1002, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 501, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 202, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 211, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 215, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 710, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 110, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 312, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 703, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 418, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 806, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 304, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 609, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 416, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 702, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 1006, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 505, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 907, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 515, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 915, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 716, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 612, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE

Flat 102, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 204, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 909, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 804, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 714, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 603, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 107, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 408, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD

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