MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140943/LO/2024
Date registered valid:	5 September 2024
Proposal:	Listed Building Consent for internal alterations to part of the lower ground floor to form shower and changing facilities.
Address:	113 - 119 Portland Street, Manchester, M1 6DW
Ward(s):	Piccadilly Ward
Applicant:	Chris Kerwin Bruntwood Estates Ltd
Agent (if any):	Lynsay Ewart Paul Butler Associates
Case officer:	Danielle Cooper Tel: 0161 234 1658 Email: danielle.cooper@manchester.gov.uk

Recommendation: WITHDRAWN

Date of recommendation:

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 18 September 2024

Standard consultations:
Printed: 18 September 2024 Expired: 9 October 2024

Neighbour notifications
Printed: 18 September 2024 Expired: 9 October 2024

Site notice
Posted: 18 September 2024 Expired: 9 October 2024

Press advert
Published: 24 September 2024 Expired: 15 October 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order: **N/A**

Description of area

The area relates to Portland Street, a road that runs between Oxford Street and Piccadilly Gardens. The character comprises several different uses including hotels, dining, retail and offices. There are a number of listed buildings along the street, and it falls within the Whitworth Street Conservation Area.

The site relates to 113-115 Portland Street, a mixed used building consisting of ground floor commercial area and offices to the upper floors. It forms part of the Grade II listed 113-119 Portland Street, constructed c 1870-80. The building was originally a warehouse that served a number of different enterprises.

Description of development

The applicant seeks listed building consent for internal alterations to part of the lower ground floor to form a shower and changing facilities which will be associated with the officer use of the upper floors.

The small section of the lower ground floor is currently used as toilets and storage.

The proposal comprises the following works:

- Removal of non-original partition walls and plasterboard ceiling, and existing WC's.
- Insertion of partitions and doors to create the shower and change facility, including shower cubicles, a toilet, dryer, locker and vanity area.

- The proposed structures will be installed independently off of the historic fabric of the listed building, and a service void will be maintained between the ceiling of the new shower block and historic timber ceiling beams above.

The existing M&E services will be utilised for the development.

Consultations & Notification Responses

The application was advertised by site notice, the press and neighbour letters. No representations have been received.

Planning history

140942/FO/2024 - Change of use of part of the lower ground floor to shower and change facilities associated with the office use (Class E) on the upper floors – accompanied planning application

135244/LO/2022 - Listed Building Consent for the refurbishment of upper and lower ground floor levels and external courtyard in association with the creation of restaurant, bar and karaoke facility – Approved 2023

135243/FO/2022 - Creation of a bar and restaurant on the upper ground floor with Karaoke rooms at the Lower ground level (Sui Generis) and alterations to external courtyard – Approved 2023

Policy

The effect of the proposal on the affected heritage assets has been considered under the following criteria.

The Adopted Core Strategy for the City of Manchester

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

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 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-P1 (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-S1 (Sustainable Development) aims to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. Preference will be given to using previously-developed (brownfield) land and vacant buildings to meet development needs. In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.

Policy 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 Policy

Sections 16, 66 and 74 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 and conservation areas. 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 195 advises that heritage assets should be conserved in a manner appropriate to their significance.

Paragraph 200 advises that Local planning authorities 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 201 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 203 advises that in determining applications, LPA's 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 205 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 206 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 207 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.

Paragraph 208 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.

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.

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.

<u>Principle of Development</u>

The principle of the development is considered to be acceptable as the proposed works will utilise existing space which is not currently accessible and will have minimal impact on the listed building.

Impact on the heritage asset

The application seeks consent for internal alterations to part of the lower ground floor to form shower and changing facilities.

The proposal comprises the following works:

- Removal of non-original partition walls and plasterboard ceiling, and existing WC's.
- Insertion of partitions and doors to create the shower and change facility, including shower cubicles, a toilet, dryer, locker and vanity area.

- The proposed structures will be installed independently off of the historic fabric of the listed building, and a service void will be maintained between the ceiling of the new shower block and historic timber ceiling beams above.

The proposed works follow the footprint of the existing modern interventions and similar principles in that the new facilities will be set in a 'pod' type installation that will sit below the main beams and ceiling and offset the existing historic columns. As such the proposed works are considered to have an acceptable as they focus on modern fabric of the listed building and is therefore considered to have a minimal impact.

The existing M&E services will be utilised.

Conclusion

In view of the above, this application is considered acceptable, as the works are considered to cause a neutral impact on the heritage significance and will therefore conserve the listed building in accordance with policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy, saved UDP policies DC18 and DC19, Places for Everyone Plan policy JP-P2, and guidance within the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

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:

THE LOCATION PLAN (Received 14/08/2024)
PROPOSED ROOF PLAN, Ref: P(100), (Received 14/08/2024)
PROPOSED ELEVATION 1, Ref: P(200), (Received 14/08/2024)
PROPOSED ELEVATION 2, Ref: P(201), (Received 14/08/2024)
PROPOSED ELEVATION 3, Ref: P(202), (Received 14/08/2024)
PROPOSED ELEVATION 4, Ref: P(203), (Received 14/08/2024)

PROPOSED SECTION ONE, Ref: P(300), (Received 14/08/2024)
PROPOSED SECTION TWO, Ref: P(301), (Received 14/08/2024)
PROPOSED SECTION 3, Ref: P(302), (Received 14/08/2024)
PROPOSED SECTION 4, Ref: P(303), (Received 14/08/2024)
PROPOSED ROOF SECTION, Ref: P(304), (Received 14/08/2024)
PROPOSED REPLACEMENT PITCHED ROOF DETAILS, Ref: P(400), (Received 14/08/2024)
PROPOSED REPLACEMENT PITCHED ROOF DETAILS 2, Ref: P(401), (Received 14/08/2024)
PROPOSED FLAT ROOF DETAILS, Ref: P(402), (Received 14/08/2024)
PROPOSED LEAD GUTTER DETAILS, Ref: P(403), (Received 14/08/2024)

DESIGN AND ASSESS STATEMENT, (Received 14/08/2024)
MATERIALS AND WORKMANSHIP PLANNING ISSUE, (Received 14/08/2024)
HERITAGE STATEMENT, (Received 14/08/2024)
SLATE PROPOSAL EMAIL, (Received 18/09/2024)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 12, 2 Harter Street, Manchester, M1 6HY
Flat 9, 2 Harter Street, Manchester, M1 6HY
Flat 22, 2 Harter Street, Manchester, M1 6HY
Second Floor, Beaver House, 125 Portland Street, Manchester, M1 4QD
Charlies Night Club, 1 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 102, Basil House, 105 Portland Street, Manchester, M1 6AA
Frankies Toasties, 98A Portland Street, Manchester, M1 2GX
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
110 Portland Street, Manchester, M1 4RL
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
Second Floor Room 210, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Ground Floor, 44 Princess Street, Manchester, M1 6HR
Flat 103, Basil House, 105 Portland Street, Manchester, M1 6AA
Third Floor 308, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Swadesh Restaurant, 98 Portland Street, Manchester, M1 4GX
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
MY HOME MOVE LTD, Fifth And Sixth Floor, Linley House, Dickinson Street, Manchester, M1 4LF
106 Portland Street, Manchester, M1 4RJ
Third Floor, Beaver House, 125 Portland Street, Manchester, M1 4QA
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
117 - 119 Portland Street, Manchester, M1 6ED
Flat 20, 48 Princess Street, Manchester, M1 6HR
Flat 12, 48 Princess Street, Manchester, M1 6HR
Flat 3, 48 Princess Street, Manchester, M1 6HR
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
Ibis Hotel, 96 Portland Street, Manchester, M1 4GX
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 206, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 19, Portland House, 103A Portland Street, Manchester, M1 6DF
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 13, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 1, M1 Building, 50 Princess Street, Manchester, M1 6HR
Eighth Floor, Linley House, Dickinson Street, Manchester, M1 4LF
Flat 15, 2 Harter Street, Manchester, M1 6HY
Flat 33, 48 Princess Street, Manchester, M1 6HR
Fourth Floor Right, 113 - 115 Portland Street, Manchester, M1 6DW
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
96 Portland Street, Manchester, M1 2GX
Exchange Food & Drink Lounge, 102 Portland Street, Manchester, M1 4GX
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
Ground Floor Rear, Beaver House, 125 Portland Street, Manchester, M1 4QA
Second Floor, 113 - 115 Portland Street, Manchester, M1 6DW
Flat 44, 48 Princess Street, Manchester, M1 6HR
Second Floor 212, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
KUDOS WEB DESIGN LTD, First Floor 103, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 401, Basil House, 105 Portland Street, Manchester, M1 6AA
First Floor 106, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
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
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
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
Beaver House, 125 Portland Street, Manchester, M1 4QD
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
Second Floor Room 225, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 234, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 218, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 422, 40 Princess Street, Manchester, M1 6DE
Rooms 110 To 111, 40 Princess Street, Manchester, M1 6DE
First Floor Room 198E, 40 Princess Street, Manchester, M1 6DE
Fifth Floor Room L5b, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 322, 40 Princess Street, Manchester, M1 6DE
Second Floor Rooms 204 And 205, 40 Princess Street, Manchester, M1 6DE
Flat 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
Flat 16, 2 Harter Street, Manchester, M1 6HY
Flat 21, 2 Harter Street, Manchester, M1 6HY
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 46, 48 Princess Street, Manchester, M1 6HR
Third Floor 302, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
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
CLAIMEX LIMITED, First Floor 114, 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
Roomzzz Aparthotel, 36 Princess Street, Manchester, M1 4JY
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
Fourth Floor, Linley House, Dickinson Street, Manchester, M1 4LF
Flat 32, 48 Princess Street, Manchester, M1 6HR
Manchester Travel Inn Metro, 112 - 114 Portland Street, Manchester, M1 4WB
Manchester Central College, Harter Street, Manchester, M1 6HY
Flat 10, 2 Harter Street, Manchester, M1 6HY
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 15, 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
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) -
Area Team Boundary - Name: CENTRAL