Planning

Growth & Development

Delegated officer report for planning application

Application no.	141300/LO/2024
Date registered valid:	18 October 2024
Proposal:	Listed building consent for external atlerations works to roof.
Address:	India House, 73 - 75 Whitworth Street, Manchester, M1 6LG
Ward(s):	Deansgate Ward
Applicant:	Mr Ian Jones Guinness Partnerships
Agent (if any):	Mrs Victoria Jane Saunders Bernard Taylor Partnership Ltd
Case officer:	Emily Booth Tel: 0161 234 4193 Email: emily.booth@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	12 December 2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 5 November 2024

Standard consultations:
Printed: 18 November 2024 Expired: 9 December 2024

Neighbour notifications
Printed: 1 November 2024 Expired: 22 November 2024

Site notice
Posted: 5 November 2024 Expired: 26 November 2024

Press advert
Published: 5 November 2024 Expired: 26 November 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II*

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

The application relates to India House, located on Whitworth Street. The building is within Whitworth Street Conservation and is Grade II* Listed. The building was constructed in the 1900s as a packing warehouse in an Edwardian Baroque style to the designs of Harry S Fairhurst, a leading expert in warehouse design, and converted into residential apartments in the 1980s.

As the building is a Grade II* listed building it is within the top 8.5% listed buildings nationally.

It is located at the core of the City Centre and is in the immediate setting of a number of Grade II and Grade II* listed assets, with an important group interest with the Grade II* listed Lancaster House, Grade II* listed Asia House to the east, Grade II* listed Refuge Assurance building and the Grade II listed Bridgewater House.

The building is currently used as residential apartments.

It is within the Village area of the City Centre, which is a unique and vibrant area of the city centre where gay culture has helped develop the area into a village like community, with a combination of residential, commercial and leisure destinations. The Village makes an essential contribution to the local economy, attracting between 15,000 and 20,000 visitors each weekend.

The area surrounding the building contains a variety of uses including the Palace Theatre, shops, restaurants, hotels, residential accommodation, offices, takeaways, cafés and a multi storey carpark.

Description of development

Listed building consent is sought for the installation of works to the rooftop to repair leaks, these works include:

- Lead capping to less significant and less visible areas of the rooftop.
- Repair/rebuilding of chimneys, tympanums and rotundas and other significant features.
- The installation of new rainwater goods
- Associated repairs.

Consultations & Notification Responses

Historic England NW - Suggest that the City Council seek the views of their specialist conservation and archaeological advisers and may also find it helpful to refer to our published advice at https://historicengland.org.uk/advice/find/.

Publicity - The application was advertised in the local press as an application for listed building consent, letters were sent to surrounding occupiers and a site notice was displayed on site - Publicity - The application was advertised in the local press as an application for listed building consent, letters were sent to surrounding occupiers and a site notice was displayed on site - 2no. objections have been received and are summarised as follows:

There are no details in the application of the method and approach of the proposed work specifically concerning local access and scaffolding.

The use of the alleyway between India House and Lancaster House must not be restricted. This alleyway was recently blocked off for 4 years even though works has been carried out without blocking it before.

The closure affects the maintenance of Lancaster House (clearing gutters, addressing structural issues and using a cherry picker) and prevents emergency vehicle access posing a safety risk.

The building owner needs to find a permanent solution to the roof repair, not a temporary solution (as stated in paragraph 5 page 2 of attached letter from Guinness Partnership). The correct scaffolding should then be erected for the works to be completed.

Because of the duration of current scaffolding (2019 till 2024) it is taking a toll on the health of residents (due to loss of natural light).

This temporary scaffolding is scheduled to start being removed week commencing 4th November 2024.

Issues

Issues and Policy

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

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

CC10 (A Place for Everyone) states that development that promotes high standards of accessibility to buildings and across spaces in the City Centre.

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

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

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.

Saved Policy DC26 (Development and Noise) states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City.

Places for Everyone -

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-P 1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-P 2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

National Policy

Sections 16, 66 and 72 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 210 states that in determining planning applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

(b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.

(c) the desirability of new development making a positive contribution to local character and distinctiveness; and

(d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 207 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 216 states that in determining applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

(c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 213 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Visual Amenity and the impact on the Character and Appearance of the Heritage Assets affected -

The proposed works could prevent water ingress and therefore protect the internal fabric and would repair key elements of original terracotta detailing, including the rotundas and include more general repairs to terracotta and replacement of failed mortar.

The works are supported by survey information and an outline method statement.

The proposals constitute a comprehensive scheme of repairs and consolidation works and would leave the terracotta tympanums, rotundas and chimneys exposed, preserving the asset's original construction and appearance.

The installation of lead capping would be restricted to discreet areas away from the elevations and would not negatively affect key original terracotta features or the architectural interest and appreciation of the Grade II* listed building.

Conditions would however be required for the following:

- The proposed scaffolding detail including the location and quantum of affixing's proposed.
- Samples and product specifications of proposed external materials and finishes, including new terracotta, leadwork and rainwater goods. - In situ cleaning and repointing samples.
- A full method statement and repair samples following the removal of the scaffold.
- The overflow detail.

The proposals would cause less than substantial harm to the listed building as the works constitute a change to the original construction and architectural detail in particular due to the inclusion of lead capping.

It is considered that the benefits of the proposal would outweigh the less than substantial harm caused to the affected heritage asset by the above-described works and are consistent with paragraphs 210 and 215 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. The public benefits of the proposals are that the building would be better maintained and protected from damage due to water ingress helping to ensure a future for the listed building and maintain the contribution of the building to the surrounding Whitworth Street Conservation Area and the history of Manchester.

Conclusion -

The works would be consistent with national and local planning policy, and would promote a quality neighbourhood, economic development and would allow needed maintenance of the heritage asset to take place.

Comments relate to a previous temporary scaffold and not to the works included in this application.

It is considered that the proposal is in accordance with the City of Manchester's planning policies and regeneration priorities including the Adopted Core Strategy, the relevant Strategic Regeneration Frameworks and the Community Strategy, as well as the national planning policies contained within the National Planning Policy Framework and should be approved.

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included advice about the information required to be submitted to support the application and to address issues. This has led to an acceptable proposal.

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

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

Reason - Required to be imposed pursuant to Section 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:

The location plan referenced 100 received by the City Council as local planning authority on 18 October 2024

The drawings referenced:

4545 S0 109 Rev 2
4545 S0 108 Rev 2
4545 S0 211 Rev 1

received by the City Council as local planning authority on 10 December 2024

4545 S0 205 Rev 1
4545 S0 206 Rev 1
4545 S0 207 Rev 1
4545 S0 208 Rev 1

received by the City Council as local planning authority on 6 December 2024

4545 S0 200
4545 S0 201
4545 S0 202
4545 S0 204 Rev 1

received by the City Council as local planning authority on 11 December 2024

The Outline Architectural Specification prepared by BTP Architects received by the City Council as local planning authority on 10 December 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, EN1, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

3) Samples and product specifications of proposed external materials and finishes, including new terracotta, leadwork and rainwater goods and in situ cleaning and repointing samples shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of any new materials and finishes to any part of the roof. The approved repairs, materials and finishes shall be implemented only in accordance with the approved information and shall be completed prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this

building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

4) No scaffolding shall be installed unless and until a methodology and specification for the scaffolding and support structure for the listed building has been submitted to and approved in writing by the City Council as local planning authority. These documents shall include the locations of the scaffolding, the means of affixing to the building fabric, the location and types of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details including physical samples and a method statement for the making good to the building fabric following the removal of the scaffold. The works to install and remove the scaffold shall be carried out fully and only in accordance with this approved information and all making good works shall be completed within three months of the removal of the scaffolding.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Notwithstanding the drawings hereby approved, full and final details of the location of the outlet overflow detail shown on the drawing referenced 4545 S0 211 REV 1 hereby approved shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of the overflow.

The overflow shall then be implemented only in accordance with the approved information.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Historic England (North West)
Heritage & Urban Design
Historic England (North West)

Flat 37, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 4, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 28, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 22, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 133, 75 Whitworth Street, Manchester, M1 6HB
Flat 55, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 80, 75 Whitworth Street, Manchester, M1 6HB
Flat 120, 75 Whitworth Street, Manchester, M1 6HB
Flat 115, 75 Whitworth Street, Manchester, M1 6HB
Flat 128, 75 Whitworth Street, Manchester, M1 6HB
Flat 24, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 5, India House, 73 Whitworth Street, Manchester, M1 6LG
75 Whitworth Street, Manchester, M1 6HB
Flat 44, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 139, 75 Whitworth Street, Manchester, M1 6HB
Flat 138, 75 Whitworth Street, Manchester, M1 6HB
Flat 95, 75 Whitworth Street, Manchester, M1 6HB
Flat 132, 75 Whitworth Street, Manchester, M1 6HB
Tenth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Seventh Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 27, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 44, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 15, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 10, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 39, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 29, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 1, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 20, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Apartment 303, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 414, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 501, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 8, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 401, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 105, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 211, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 505, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 413, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 412, Asia House, 82 Princess Street, Manchester, M1 6BE
Flat 12, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 314, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 30, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 16, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 7, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 2, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 117, 75 Whitworth Street, Manchester, M1 6HB
Flat 105, 75 Whitworth Street, Manchester, M1 6HB
Flat 1, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 36, India House, 73 Whitworth Street, Manchester, M1 6LG

Flat 125, 75 Whitworth Street, Manchester, M1 6HB
Flat 121, 75 Whitworth Street, Manchester, M1 6HB
Flat 136, 75 Whitworth Street, Manchester, M1 6HB
Sixth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 17, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 127, 75 Whitworth Street, Manchester, M1 6HB
Flat 119, 75 Whitworth Street, Manchester, M1 6HB
Flat 14, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 58, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 30, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 28, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 114, 75 Whitworth Street, Manchester, M1 6HB
Flat 134, 75 Whitworth Street, Manchester, M1 6HB
Flat 51, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 93, 75 Whitworth Street, Manchester, M1 6HB
Flat 123, 75 Whitworth Street, Manchester, M1 6HB
Flat 57, India House, 73 Whitworth Street, Manchester, M1 6LG
Fifth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
Second Floor Suite 201, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ground Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Sub Basement, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Eighth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Seventh Floor Suites 701-705, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Flat 13, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 21, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 63, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 48, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 70, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 6, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 1, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 62, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 60, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 21, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 69, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 12, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 35, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 11, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 40, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 47, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 25, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 40, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 26, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Apartment 514, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 209, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 309, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 213, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 515, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 613, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 107, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 306, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 104, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 9, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 64, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ

Flat 124, 75 Whitworth Street, Manchester, M1 6HB
Flat 60, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 40, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 110, 75 Whitworth Street, Manchester, M1 6HB
Second Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 66, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 29, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 18, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 15, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 69, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 46, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 35, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 103, 75 Whitworth Street, Manchester, M1 6HB
Third Floor Suite 306, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ninth Floor Suites 902 And 902A, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Suites 101 To 103, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Third Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
Flat 39, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 61, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 41, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 26, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 20, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 36, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 23, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 17, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 50, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 58, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 11, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 36, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 9, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Apartment 2, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 203, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 103, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 205, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 408, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 302, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 415, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 109, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 606, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 605, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 312, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 101, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 55, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Apartment 6, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 609, Asia House, 82 Princess Street, Manchester, M1 6BE
Flat 24, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 17, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 31, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 32, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 54, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 65, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 26, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 49, India House, 73 Whitworth Street, Manchester, M1 6LG

Flat 27, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 88, 75 Whitworth Street, Manchester, M1 6HB
Flat 130, 75 Whitworth Street, Manchester, M1 6HB
Ground Floor Suite G02, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Flat 81, 75 Whitworth Street, Manchester, M1 6HB
Flat 37, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 85, 75 Whitworth Street, Manchester, M1 6HB
Flat 102, 75 Whitworth Street, Manchester, M1 6HB
Flat 56, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 23, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 52, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 6, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 90, 75 Whitworth Street, Manchester, M1 6HB
Flat 129, 75 Whitworth Street, Manchester, M1 6HB
Flat 137, 75 Whitworth Street, Manchester, M1 6HB
Flat 62, India House, 73 Whitworth Street, Manchester, M1 6LG
Ninth Floor Suite 904, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ninth Floor Suite 903, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Third Floor Front Right, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
62 Whitworth Street, Manchester, M1 6LT
58 - 60 Whitworth Street, Manchester, M1 6JQ
Flat 66, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 28, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 2, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 9, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 59, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 32, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 19, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 51, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 35, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 6, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Apartment 509, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 504, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 602, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 511, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 402, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 510, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 301, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 308, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 202, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 512, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 611, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 304, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 208, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 102, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 612, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 4, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 10, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 25, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 53, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 19, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 4, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 16, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 92, 75 Whitworth Street, Manchester, M1 6HB

Flat 11, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 91, 75 Whitworth Street, Manchester, M1 6HB
Flat 106, 75 Whitworth Street, Manchester, M1 6HB
Flat 42, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 104, 75 Whitworth Street, Manchester, M1 6HB
Flat 13, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 109, 75 Whitworth Street, Manchester, M1 6HB
Seventh Floor Royscot Retailer Serv Ltd, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Flat 27, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 38, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 24, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 42, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 3, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 31, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 41, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 33, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 67, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Apartment 212, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 506, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 112, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 313, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 113, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 210, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 513, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 403, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 411, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 507, Asia House, 82 Princess Street, Manchester, M1 6BE
Flat 25, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 8, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 18, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 4, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
The Lancaster Tavern, 80 Princess Street, Manchester, M1 6NF
Flat 10, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 22, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 38, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 64, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 100, 75 Whitworth Street, Manchester, M1 6HB
Flat 43, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 111, 75 Whitworth Street, Manchester, M1 6HB
Fourth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 84, 75 Whitworth Street, Manchester, M1 6HB
Flat 107, 75 Whitworth Street, Manchester, M1 6HB
Flat 118, 75 Whitworth Street, Manchester, M1 6HB
Flat 20, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 9, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 41, India House, 73 Whitworth Street, Manchester, M1 6LG
Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Third Floor Suite 301, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Grd Floor Suite G01, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
First Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 12, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 12A, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 49, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ

Flat 65, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 19, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 2, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 29, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 43, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 46, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Apartment 307, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 106, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 315, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 10, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 214, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 601, Asia House, 82 Princess Street, Manchester, M1 6BE
Flat 11, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 108, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 311, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 603, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 502, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 215, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 7, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 207, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 16, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 3, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 14, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 38, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 48, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 50, India House, 73 Whitworth Street, Manchester, M1 6LG
73 - 75 Whitworth Street, Manchester, M1 6LG
Flat 83, 75 Whitworth Street, Manchester, M1 6HB
Flat 140, 75 Whitworth Street, Manchester, M1 6HB
Flat 113, 75 Whitworth Street, Manchester, M1 6HB
Flat 98, 75 Whitworth Street, Manchester, M1 6HB
Flat 67, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 21, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 122, 75 Whitworth Street, Manchester, M1 6HB
Flat 99, 75 Whitworth Street, Manchester, M1 6HB
Flat 89, 75 Whitworth Street, Manchester, M1 6HB
Flat 63, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 126, 75 Whitworth Street, Manchester, M1 6HB
Flat 34, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 108, 75 Whitworth Street, Manchester, M1 6HB
Flat 61, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 31, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 116, 75 Whitworth Street, Manchester, M1 6HB
Flat 112, 75 Whitworth Street, Manchester, M1 6HB
Ninth Floor Suite 905, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
64 Whitworth Street, Manchester, M1 6LT
Ninth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 8, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 18, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 57, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Serviced Apartment 5, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 34, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 7, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 15, Lancaster House, 80 Princess Street, Manchester, M1 6NF

Apartment 610, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 407, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 604, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 404, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 5, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 608, Asia House, 82 Princess Street, Manchester, M1 6BE
THE GUINNESS PARTNERSHIP, 1 To 3 McGinty Place, Whitworth Street, Manchester, M1 6BA
Excalibur Building, 77 Whitworth Street, Manchester, M1 6EZ
Flat 22, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 87, 75 Whitworth Street, Manchester, M1 6HB
Flat 79, 75 Whitworth Street, Manchester, M1 6HB
Flat 33, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 3, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 70, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 59, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 39, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 131, 75 Whitworth Street, Manchester, M1 6HB
Flat 101, 75 Whitworth Street, Manchester, M1 6HB
Flat 94, 75 Whitworth Street, Manchester, M1 6HB
Flat 68, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 82, 75 Whitworth Street, Manchester, M1 6HB
Flat 32, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 135, 75 Whitworth Street, Manchester, M1 6HB
Flat 97, 75 Whitworth Street, Manchester, M1 6HB
Flat 47, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 12, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 86, 75 Whitworth Street, Manchester, M1 6HB
Flat 96, 75 Whitworth Street, Manchester, M1 6HB
Flat 30, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 45, India House, 73 Whitworth Street, Manchester, M1 6LG
Basement, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Flat 14, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 34, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 23, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 54, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 52, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 37, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 5, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 33, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 71, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 56, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 45, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 68, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 42, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 53, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Apartment 110, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 3, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 405, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 1, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 508, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 406, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 206, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 305, Asia House, 82 Princess Street, Manchester, M1 6BD

Apartment 310, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 503, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 607, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 111, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 410, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 201, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 409, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 204, Asia House, 82 Princess Street, Manchester, M1 6BD

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL