

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140560/LO/2024		
Date registered valid:	5 August 2024		
Proposal:	LISTED BUILDING CONSENT for restoration of existing timber frame sash windows and internal works to create additional space above existing bathroom at mezzanine level, including relocation of staircase.		
Address:	Flat 14, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW		
Ward(s):	Piccadilly		Ward
Applicant:	Ms Laura Gretton & Mr Joe Fitzpatrick		
Agent (if any):	Ms Jo Sharples Editional Studio		
Case officer:	Emily		Booth
	Tel: 0161	234	4193
	Email: emily.booth@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	26 September 2024		

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 11 September 2024

Standard consultations:

Printed: 8 August 2024 Expired: 30 August 2024

Neighbour notifications

Printed: 8 August 2024 Expired: 30 August 2024

Site notice

Posted: 23 August 2024 Expired: 14 September 2024

Press advert

Published: 13 August 2024 Expired: 3 September 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 building subject of this application is located on Chorlton Street in Manchester City Centre and is Grade II Listed. The building was constructed as a school in 1897-1901 in the French Renaissance style in red brick with terracotta dressing. It was designated due to its historic, architectural and evidence interest, forming a landmark within the conservation area, particularly due to its position fronting onto Sackville Gardens.

This application relates to Flat 14 of the building.

It remains very well-preserved externally, with key features preserved internally, mainly to circulation and shared areas. Little original detailing, features and fabric remains exposed within the individual apartments, with modern partitions, dropped ceilings and raised floors. The windows are a mix of historic and modern, single and double glazed units, with the unit under consideration having single-glazed modern timber windows, considered a good replica of the original and making a positive contribution to the Grade II listed asset.

It is located in an area of Manchester City Centre that accommodates a large number of Grade II and Grade II* former warehouses that are now used as hotels, offices and residential accommodation. The site is within the Whitworth Street Conservation Area.

The building 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 high numbers of 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 car park.

The building was converted into residential accommodation in the late 1990's (application referenced: 054121/FO/CITY3/98).

Description of development

Listed building consent is sought for the following works:

- Construction of a Mezzanine.
- Installation of a staircase.
- Extension of the window cills to provide window seats and kitchen surfaces.
- Installation of a raised floor.
- Replacement of existing plasterboard of original external wall with natural insulation and lime plaster.
- Demolition of non-original section of wall.
- Installation of partitions.
- Replacement of glazing within non-original windows.

Consultations & Notification Responses

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 - No replies have been received.

Issues

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 DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character.

Places for Everyone -

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

The following policies are considered relevant to this application:

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

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

National Policy

Sections 16, 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 196 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 200 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 203 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 207 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 208 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.

Under these criteria the effect of the proposal on the affected heritage assets has been considered.

The mezzanine would allow the original floor to ceiling height to be appreciated and would be located away from the windows to remove the impact on these features so on balance the proposals are acceptable.

M&E services for the new kitchen would be accommodated beneath the raised floor.

All furniture, stairs and cabinetry would be self-supporting and not fixed to the original fabric of the building and no penetrations would be made into the original fabric.

Further information is required to support the proposed works to windows. Whilst these are 20th century replacements, these are a positive contribution to the Grade II listed asset. Full joinery details would need to be required by a condition.

The external wall is plaster boarded internally, considered a poor modern intervention, with no original fabric/features appreciated at present. Opportunities to expose/enhance any key features of the original structure (i.e. curved plaster) would be required to be considered. Further details on the proposed insulation would be required by condition.

Full and final details of the proposed works to beams and piers, including any repairs and finishes, would be required by condition as they would need to be informed by the opening works.

Full and final details of the proposed raised floors, including depth and affixing details, would be required by condition as they would need to be informed by the opening works.

In addition conditions would require any original/significant items found during the strip to be retained in situ and brought to our attention and to require that the ceiling is removed carefully without causing any harm to existing original fabric.

The proposed alterations are acceptable in the most part and would have a neutral impact on the Grade II listed asset. They would not cause harm to its special significance. This includes the extension of the mezzanine and the new raised floor. These alterations would impact on modern fabric only. Other alterations including the raised floor would cause less than substantial harm due to the effects on the original floor to ceiling heights.

In view of the above, it is considered that due to the proposals would cause less than substantial harm to the Grade II listed building affected by the works. The works would comply with Sections 16 (2) and 66 of (Listed Buildings and Conservation Areas) Act 1990 and Sections 16 of the National Planning Policy Framework as the public benefit of the proposals is that they would allow the reoccupation of this part of the listed building and contribute to the continued success of the use of the building ensuring long term use.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan,

the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals that have allowed that application to be approved.

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

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

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

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

The drawings referenced:

087_L12_01_B Rev B
087_L12_RC_B Rev B
087_L12_02_B Rev B
087_L12_RC_B Rev B
087_L15_01_B Rev B
087_L14_01_B Rev B
087_L16_01_B Rev B

received by the City Council as local planning authority on 23 September 2024

The Heritage Statement prepared by Editional Studio received by the City Council as local planning authority on 8 March 2024

The email dated 23 September 2024.

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

3) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, prior to any works to windows, full and final details of the works to windows shall be submitted to and approved in writing by the City Council as local planning authority. The works to the windows shall then be carried out fully and only in accordance with the above details and approved details and completed prior the completion of the development hereby approved.

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.

4) Full and final details of the insulation and finishes of the original external wall including the treatment of features such as curved bricks shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of any redecoration within the site. The approved details shall be implemented fully in accordance with the approved information and shall be completed prior to the completion of the development.

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.

5) Full and final M&E drawings, including details of installations, and internal manifestation comprising floor plans, cross-sections and specifications shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of any such equipment.

The M&E shall then be installed fully and only in accordance with the approved details.

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.

6) Full and final details of the works to beams and piers including any repairs and finishes shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of any redecoration within the site. The approved details shall be implemented fully in accordance with the approved information and shall be completed prior to the completion of the development.

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.

7) Full and final details of the raised floors including depth, fixing details and finishes, including any associated skirting boards shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of any redecoration within the site. The approved details shall be implemented fully in accordance with the approved information and shall be completed prior to the completion of the development.

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.

8) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, if any original/significant items are found during the strip out then these shall be retained in situ and brought to our attention and details of their treatment shall be approved in writing by the City Council as local planning authority prior to any works to these items being carried out. The works to the above elements shall then be carried out fully and only in accordance with the above details and approved details.

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.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 43, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 22, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 23, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 32, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 8, 10 Canal Street, Manchester, M1 3EZ
Flat 206, 4 Little David Street, Manchester, M1 3GA
Flat 307, 4 Little David Street, Manchester, M1 3GA
Flat 207, 4 Little David Street, Manchester, M1 3GA
Flat 24, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 5, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 7, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 22, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 15, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 2, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 7, 42 - 44 Sackville Street, Manchester, M1 3NF
Richmond Tea Rooms, 46 Sackville Street, Manchester, M1 3WF
25 Richmond Street, Manchester, M1 3NB
Flat 5, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 42, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 201, 59 Chorlton Street, Manchester, M1 3FY
Flat 211, 59 Chorlton Street, Manchester, M1 3FY
Flat 611, 59 Chorlton Street, Manchester, M1 3FY
Flat 1207, 59 Chorlton Street, Manchester, M1 3GJ
Flat 709, 59 Chorlton Street, Manchester, M1 3GD
Flat 1405, 59 Chorlton Street, Manchester, M1 3GJ
Flat 813, 59 Chorlton Street, Manchester, M1 3GD
Flat 911, 59 Chorlton Street, Manchester, M1 3GD
Flat 1109, 59 Chorlton Street, Manchester, M1 3GD
Flat 1312, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1107, 59 Chorlton Street, Manchester, M1 3GD
Flat 805, 59 Chorlton Street, Manchester, M1 3GD
Flat 1210, 59 Chorlton Street, Manchester, M1 3GJ
Flat 501, 59 Chorlton Street, Manchester, M1 3FY
Flat 405, 59 Chorlton Street, Manchester, M1 3FY
Flat 305, 59 Chorlton Street, Manchester, M1 3FY
Flat 1305, 59 Chorlton Street, Manchester, M1 3GJ
Flat 416, 59 Chorlton Street, Manchester, M1 3FY
Flat 1208, 59 Chorlton Street, Manchester, M1 3GJ
Flat 406, 59 Chorlton Street, Manchester, M1 3FY
Flat 411, 59 Chorlton Street, Manchester, M1 3FY
Flat 61, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 26, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 51, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 109, 4 Little David Street, Manchester, M1 3GA
Flat 101, 4 Little David Street, Manchester, M1 3GA
Flat 306, 4 Little David Street, Manchester, M1 3GA
Flat 313, 4 Little David Street, Manchester, M1 3GA
Flat 203, 4 Little David Street, Manchester, M1 3GA
Flat 213, 4 Little David Street, Manchester, M1 3GA
10 Canal Street, Manchester, M1 3EZ

Flat 3, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 5, 10 Canal Street, Manchester, M1 3EZ
Flat 2, 10 Canal Street, Manchester, M1 3EZ
Flat 302, 4 Little David Street, Manchester, M1 3GA
Flat 303, 4 Little David Street, Manchester, M1 3GA
Flat 614, 59 Chorlton Street, Manchester, M1 3FY
Flat 612, 59 Chorlton Street, Manchester, M1 3FY
Flat 7, 10 Canal Street, Manchester, M1 3EZ
Flat 4, 10 Canal Street, Manchester, M1 3EZ
Flat 3, 10 Canal Street, Manchester, M1 3EZ
Flat 1313, 59 Chorlton Street, Manchester, M1 3GJ
Flat 315, 4 Little David Street, Manchester, M1 3GA
Flat 312, 4 Little David Street, Manchester, M1 3GA
Flat 309, 4 Little David Street, Manchester, M1 3GA
Flat 305, 4 Little David Street, Manchester, M1 3GA
Flat 314, 4 Little David Street, Manchester, M1 3GA
Flat 308, 4 Little David Street, Manchester, M1 3GA
50 Sackville Street, Manchester, M1 3WF
Flat 2, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 9, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 26, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 19, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 10, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 14, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 3, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 9, Brazil House, 2 Brazil Street, Manchester, M1 3PW
First Floor, 29 - 31 Sackville Street, Manchester, M1 3LZ
Flat 7, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 4, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 1, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 6, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 4, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 8, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 28, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 16, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 21, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 28, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 9, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 6, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 24, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 27, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 23, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 12, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 19, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 7, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 17, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 16, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 10, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
40 Sackville Street, Manchester, M1 3WA
Flat 12, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 17, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 29, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 2, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 44, 42 - 44 Sackville Street, Manchester, M1 3NF

Flat 31, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 25, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 27, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 20, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 3, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 14, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 1, 42 - 44 Sackville Street, Manchester, M1 3NF
40 Chorlton Street, Manchester, M1 3HW
Regency House, 36 Whitworth Street, Manchester, M1 3NR
41 Chorlton Street, Manchester, M1 3FY
The Rembrandt, 33 Sackville Street, Manchester, M1 3LZ
Flat 18, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 908, 59 Chorlton Street, Manchester, M1 3GD
Serviced Apartment 33, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 29, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
45 Chorlton Street, Manchester, M1 3FY
Flat 25, 42 - 44 Sackville Street, Manchester, M1 3NF
57 Chorlton Street, Manchester, M1 3FY
55 Chorlton Street, Manchester, M1 3FY
47 Chorlton Street, Manchester, M1 3FY
49 Chorlton Street, Manchester, M1 3FY
Flat 30, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 32, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 1, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 23, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 17, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 15, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 22, 42 - 44 Sackville Street, Manchester, M1 3NF
Second Floor And Third Floor, 29 - 31 Sackville Street, Manchester, M1 3LZ
34 Whitworth Street, Manchester, M1 3HB
28 - 30 Canal Street, Manchester, M1 3EZ
Flat 11, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 15, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 21, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 22, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 20, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 43, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 62, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 64, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 55, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Icon Bar, Richmond Street, Manchester, M1 3LZ
29 - 31 Sackville Street, Manchester, M1 3LZ
Bannatyne, 38 Whitworth Street, Manchester, M1 3NR
Basement And Ground Floor, 29 - 31 Sackville Street, Manchester, M1 3LZ
Flat 10, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 5, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 6, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 2, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 1, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 5, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 26, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 13, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 4, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 26, 42 - 44 Sackville Street, Manchester, M1 3NF

Flat 216, 59 Chorlton Street, Manchester, M1 3FY
Flat 407, 59 Chorlton Street, Manchester, M1 3FY
Flat 711, 59 Chorlton Street, Manchester, M1 3GD
Flat 212, 59 Chorlton Street, Manchester, M1 3FY
Flat 511, 59 Chorlton Street, Manchester, M1 3FY
Flat 301, 59 Chorlton Street, Manchester, M1 3FY
Flat 1014, 59 Chorlton Street, Manchester, M1 3GD
Flat 615, 59 Chorlton Street, Manchester, M1 3FY
Flat 1309, 59 Chorlton Street, Manchester, M1 3GJ
Flat 404, 59 Chorlton Street, Manchester, M1 3FY
Flat 402, 59 Chorlton Street, Manchester, M1 3FY
Flat 1402, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1016, 59 Chorlton Street, Manchester, M1 3GD
Flat 1116, 59 Chorlton Street, Manchester, M1 3GD
Flat 803, 59 Chorlton Street, Manchester, M1 3GD
Flat 313, 59 Chorlton Street, Manchester, M1 3FY
Flat 807, 59 Chorlton Street, Manchester, M1 3GD
Flat 208, 59 Chorlton Street, Manchester, M1 3FY
Flat 1102, 59 Chorlton Street, Manchester, M1 3GD
Flat 701, 59 Chorlton Street, Manchester, M1 3GD
Flat 604, 59 Chorlton Street, Manchester, M1 3FY
Flat 1005, 59 Chorlton Street, Manchester, M1 3GD
Flat 1112, 59 Chorlton Street, Manchester, M1 3GD
Flat 41, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 63, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 31, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 65, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 33, Canal Court, 28 Canal Street, Manchester, M1 3EZ
2 Little David Street, Manchester, M1 3GA
Flat 210, 4 Little David Street, Manchester, M1 3GA
Flat 311, 4 Little David Street, Manchester, M1 3GA
Flat 103, 4 Little David Street, Manchester, M1 3GA
Flat 8, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 12, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 11, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 25, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 11, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 32, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 12, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 3, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 21, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 36, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 31, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 35, 42 - 44 Sackville Street, Manchester, M1 3NF
61 Chorlton Street, Manchester, M1 3FY
Flat 717, 59 Chorlton Street, Manchester, M1 3GD
Flat 1105, 59 Chorlton Street, Manchester, M1 3GD
Flat 603, 59 Chorlton Street, Manchester, M1 3FY
Flat 916, 59 Chorlton Street, Manchester, M1 3GD
Flat 809, 59 Chorlton Street, Manchester, M1 3GD
Flat 1302, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1114, 59 Chorlton Street, Manchester, M1 3GD
Flat 801, 59 Chorlton Street, Manchester, M1 3GD
Flat 811, 59 Chorlton Street, Manchester, M1 3GD

Flat 815, 59 Chorlton Street, Manchester, M1 3GD
Flat 1008, 59 Chorlton Street, Manchester, M1 3GD
Flat 913, 59 Chorlton Street, Manchester, M1 3GD
Flat 1205, 59 Chorlton Street, Manchester, M1 3GJ
Flat 413, 59 Chorlton Street, Manchester, M1 3FY
Flat 311, 59 Chorlton Street, Manchester, M1 3FY
Flat 510, 59 Chorlton Street, Manchester, M1 3FY
Flat 601, 59 Chorlton Street, Manchester, M1 3FY
Flat 408, 59 Chorlton Street, Manchester, M1 3FY
Flat 1106, 59 Chorlton Street, Manchester, M1 3GD
Flat 517, 59 Chorlton Street, Manchester, M1 3FY
Flat 901, 59 Chorlton Street, Manchester, M1 3GD
Flat 206, 59 Chorlton Street, Manchester, M1 3FY
Flat 1212, 59 Chorlton Street, Manchester, M1 3GJ
Flat 414, 59 Chorlton Street, Manchester, M1 3FY
Flat 707, 59 Chorlton Street, Manchester, M1 3GD
Flat 710, 59 Chorlton Street, Manchester, M1 3GD
Flat 307, 59 Chorlton Street, Manchester, M1 3FY
Flat 25, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 1, 10 Canal Street, Manchester, M1 3EZ
Flat 6, 10 Canal Street, Manchester, M1 3EZ
Flat 310, 4 Little David Street, Manchester, M1 3GA
Flat 107, 4 Little David Street, Manchester, M1 3GA
Flat 204, 4 Little David Street, Manchester, M1 3GA
Flat 201, 4 Little David Street, Manchester, M1 3GA
Flat 304, 4 Little David Street, Manchester, M1 3GA
Flat 102, 4 Little David Street, Manchester, M1 3GA
Flat 105, 4 Little David Street, Manchester, M1 3GA
Flat 13, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 8, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 18, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 36, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 21, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 33, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 1013, 59 Chorlton Street, Manchester, M1 3GD
Flat 202, 59 Chorlton Street, Manchester, M1 3FY
Flat 1201, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1505, 59 Chorlton Street, Manchester, M1 3GJ
Flat 312, 59 Chorlton Street, Manchester, M1 3FY
Flat 606, 59 Chorlton Street, Manchester, M1 3FY
Flat 504, 59 Chorlton Street, Manchester, M1 3FY
Flat 902, 59 Chorlton Street, Manchester, M1 3GD
Flat 508, 59 Chorlton Street, Manchester, M1 3FY
Flat 1310, 59 Chorlton Street, Manchester, M1 3GJ
Flat 905, 59 Chorlton Street, Manchester, M1 3GD
Flat 613, 59 Chorlton Street, Manchester, M1 3FY
Flat 712, 59 Chorlton Street, Manchester, M1 3GD
Flat 617, 59 Chorlton Street, Manchester, M1 3FY
Flat 1001, 59 Chorlton Street, Manchester, M1 3GD
Flat 1103, 59 Chorlton Street, Manchester, M1 3GD
Flat 715, 59 Chorlton Street, Manchester, M1 3GD
Flat 907, 59 Chorlton Street, Manchester, M1 3GD
Flat 317, 59 Chorlton Street, Manchester, M1 3FY
Flat 316, 59 Chorlton Street, Manchester, M1 3FY

Flat 705, 59 Chorlton Street, Manchester, M1 3GD
Flat 214, 59 Chorlton Street, Manchester, M1 3FY
Flat 505, 59 Chorlton Street, Manchester, M1 3FY
Flat 1506, 59 Chorlton Street, Manchester, M1 3GJ
Flat 910, 59 Chorlton Street, Manchester, M1 3GD
Flat 309, 59 Chorlton Street, Manchester, M1 3FY
Flat 14, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 34, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 41, 42 - 44 Sackville Street, Manchester, M1 3NF
Advertising Right Site 121847.0, 33 Sackville Street, Manchester, M1 3LZ
Flat 403, 59 Chorlton Street, Manchester, M1 3FY
Flat 315, 59 Chorlton Street, Manchester, M1 3FY
Flat 401, 59 Chorlton Street, Manchester, M1 3FY
Flat 23, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 6, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 415, 59 Chorlton Street, Manchester, M1 3FY
Flat 914, 59 Chorlton Street, Manchester, M1 3GD
Flat 217, 59 Chorlton Street, Manchester, M1 3FY
Flat 1401, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1307, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1206, 59 Chorlton Street, Manchester, M1 3GJ
Flat 304, 59 Chorlton Street, Manchester, M1 3FY
Flat 808, 59 Chorlton Street, Manchester, M1 3GD
Flat 412, 59 Chorlton Street, Manchester, M1 3FY
Flat 1111, 59 Chorlton Street, Manchester, M1 3GD
Flat 1009, 59 Chorlton Street, Manchester, M1 3GD
Flat 516, 59 Chorlton Street, Manchester, M1 3FY
Flat 209, 59 Chorlton Street, Manchester, M1 3FY
Flat 702, 59 Chorlton Street, Manchester, M1 3GD
Flat 513, 59 Chorlton Street, Manchester, M1 3FY
Flat 302, 59 Chorlton Street, Manchester, M1 3FY
Flat 213, 59 Chorlton Street, Manchester, M1 3FY
Flat 1502, 59 Chorlton Street, Manchester, M1 3GJ
Flat 708, 59 Chorlton Street, Manchester, M1 3GD
Flat 704, 59 Chorlton Street, Manchester, M1 3GD
Flat 812, 59 Chorlton Street, Manchester, M1 3GD
Flat 1004, 59 Chorlton Street, Manchester, M1 3GD
Flat 42, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 111, 4 Little David Street, Manchester, M1 3GA
Flat 212, 4 Little David Street, Manchester, M1 3GA
Flat 211, 4 Little David Street, Manchester, M1 3GA
Flat 301, 4 Little David Street, Manchester, M1 3GA
Flat 602, 59 Chorlton Street, Manchester, M1 3FY
Flat 1308, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1501, 59 Chorlton Street, Manchester, M1 3GJ
Flat 207, 59 Chorlton Street, Manchester, M1 3FY
Flat 1011, 59 Chorlton Street, Manchester, M1 3GD
Flat 802, 59 Chorlton Street, Manchester, M1 3GD
Flat 1301, 59 Chorlton Street, Manchester, M1 3GJ
Flat 810, 59 Chorlton Street, Manchester, M1 3GD
Flat 1017, 59 Chorlton Street, Manchester, M1 3GD
Flat 609, 59 Chorlton Street, Manchester, M1 3FY
Flat 514, 59 Chorlton Street, Manchester, M1 3FY
Flat 906, 59 Chorlton Street, Manchester, M1 3GD

Flat 1113, 59 Chorlton Street, Manchester, M1 3GD
Flat 816, 59 Chorlton Street, Manchester, M1 3GD
Flat 1203, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1204, 59 Chorlton Street, Manchester, M1 3GJ
Flat 912, 59 Chorlton Street, Manchester, M1 3GD
Flat 915, 59 Chorlton Street, Manchester, M1 3GD
Flat 1108, 59 Chorlton Street, Manchester, M1 3GD
Flat 308, 59 Chorlton Street, Manchester, M1 3FY
Flat 1504, 59 Chorlton Street, Manchester, M1 3GJ
Flat 608, 59 Chorlton Street, Manchester, M1 3FY
Flat 409, 59 Chorlton Street, Manchester, M1 3FY
Flat 1006, 59 Chorlton Street, Manchester, M1 3GD
Flat 215, 59 Chorlton Street, Manchester, M1 3FY
Flat 817, 59 Chorlton Street, Manchester, M1 3GD
Flat 52, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 34, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 46, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 53, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 54, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 209, 4 Little David Street, Manchester, M1 3GA
Flat 202, 4 Little David Street, Manchester, M1 3GA
Flat 104, 4 Little David Street, Manchester, M1 3GA
Flat 16, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 4, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 903, 59 Chorlton Street, Manchester, M1 3GD
Flat 1015, 59 Chorlton Street, Manchester, M1 3GD
Flat 713, 59 Chorlton Street, Manchester, M1 3GD
Flat 303, 59 Chorlton Street, Manchester, M1 3FY
Flat 1117, 59 Chorlton Street, Manchester, M1 3GD
Flat 506, 59 Chorlton Street, Manchester, M1 3FY
Flat 904, 59 Chorlton Street, Manchester, M1 3GD
Flat 814, 59 Chorlton Street, Manchester, M1 3GD
Flat 714, 59 Chorlton Street, Manchester, M1 3GD
Flat 806, 59 Chorlton Street, Manchester, M1 3GD
Flat 804, 59 Chorlton Street, Manchester, M1 3GD
Flat 716, 59 Chorlton Street, Manchester, M1 3GD
Flat 1503, 59 Chorlton Street, Manchester, M1 3GJ
Flat 208, 4 Little David Street, Manchester, M1 3GA
Flat 11, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 1110, 59 Chorlton Street, Manchester, M1 3GD
Flat 1311, 59 Chorlton Street, Manchester, M1 3GJ
Flat 507, 59 Chorlton Street, Manchester, M1 3FY
Flat 512, 59 Chorlton Street, Manchester, M1 3FY
Flat 509, 59 Chorlton Street, Manchester, M1 3FY
Flat 1403, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1404, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1406, 59 Chorlton Street, Manchester, M1 3GJ
Flat 616, 59 Chorlton Street, Manchester, M1 3FY
Flat 703, 59 Chorlton Street, Manchester, M1 3GD
Flat 706, 59 Chorlton Street, Manchester, M1 3GD
Flat 1211, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1303, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1209, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1304, 59 Chorlton Street, Manchester, M1 3GJ

Flat 1306, 59 Chorlton Street, Manchester, M1 3GJ
Flat 610, 59 Chorlton Street, Manchester, M1 3FY
Flat 515, 59 Chorlton Street, Manchester, M1 3FY
Flat 605, 59 Chorlton Street, Manchester, M1 3FY
Flat 607, 59 Chorlton Street, Manchester, M1 3FY
Flat 306, 59 Chorlton Street, Manchester, M1 3FY
Flat 310, 59 Chorlton Street, Manchester, M1 3FY
Flat 314, 59 Chorlton Street, Manchester, M1 3FY
Flat 204, 59 Chorlton Street, Manchester, M1 3FY
Flat 210, 59 Chorlton Street, Manchester, M1 3FY
Flat 203, 59 Chorlton Street, Manchester, M1 3FY
Flat 205, 59 Chorlton Street, Manchester, M1 3FY
Flat 503, 59 Chorlton Street, Manchester, M1 3FY
Flat 410, 59 Chorlton Street, Manchester, M1 3FY
Flat 502, 59 Chorlton Street, Manchester, M1 3FY
Flat 417, 59 Chorlton Street, Manchester, M1 3FY
Flat 1002, 59 Chorlton Street, Manchester, M1 3GD
Flat 1003, 59 Chorlton Street, Manchester, M1 3GD
Flat 1115, 59 Chorlton Street, Manchester, M1 3GD
Flat 1101, 59 Chorlton Street, Manchester, M1 3GD
Flat 1202, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1104, 59 Chorlton Street, Manchester, M1 3GD
Flat 1007, 59 Chorlton Street, Manchester, M1 3GD
Flat 1010, 59 Chorlton Street, Manchester, M1 3GD
Flat 1012, 59 Chorlton Street, Manchester, M1 3GD
Flat 24, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 35, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 24, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 44, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 56, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 45, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 909, 59 Chorlton Street, Manchester, M1 3GD
Flat 917, 59 Chorlton Street, Manchester, M1 3GD
Flat 106, 4 Little David Street, Manchester, M1 3GA
Flat 205, 4 Little David Street, Manchester, M1 3GA
Flat 214, 4 Little David Street, Manchester, M1 3GA
Flat 110, 4 Little David Street, Manchester, M1 3GA
Maya, 40 Chorlton Street, Manchester, M1 3HW
Flat 108, 4 Little David Street, Manchester, M1 3GA
Flat 215, 4 Little David Street, Manchester, M1 3GA

Appendix 2 – Planning constraints

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

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