

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140557/FO/2024

Date registered valid: 12 September 2024

Proposal: External facade works on the west elevation to the second and sixth floors, including the removal of existing louvres and reinstating of new windows within current louvre positions, alongside alterations to the current plant deck area and replacement of air-conditioning units located on the roof at second floor.

Address: Linley House, Dickinson Street, Manchester, M1 4LF

Ward(s): Piccadilly Ward

Applicant: CastleForge Partners

Agent (if any): Mr Moiz Khan MoreySmith

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 4 November 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 25 September 2024

Standard consultations:

Printed: 17 September 2024 Expired: 8 October 2024

Neighbour notifications

Printed: 17 September 2024 Expired: 8 October 2024

Site notice

Posted: 25 September 2024 Expired: 16 October 2024

Press advert

Published: 24 September 2024 Expired: 15 October 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

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

The application site is within the Whitworth Street Conservation Area and is almost entirely surrounded by several Grade II listed buildings including St James Buildings on Oxford Street, 131 Portland Street, 113 Portland Street, 111 Portland Street, 109 Portland Street, 105-107 Portland Street, 103 Portland Street, 40-42 Princess Street, 44-46 Princess Street, 2 Harter Street, 14 Harter Street, the former Electricity Power Station on Winsor Street, and Bridgewater House on Whitworth Street. The only surrounding building that isn't listed is a fairly modern building at 125 Portland Street, which occupies quite a small plot.

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

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

Description of development

Planning Permission is sought for the following:

- The removal of louvres from the second and sixth floors and installation of new louvres.
- The replacement of existing plant with new plant on the lower plant deck.
- The reinstatement of windows within existing louvre position.

Consultations & Notification Responses

Environmental Health - Recommended conditions to require the submission of an amended noise report and a verification report, restrict construction hours and require the submission of a Construction Management Plan.

Publicity -The application was advertised in the local press as affecting the setting of a listed building and affecting the setting of a conservation area, a site notice was displayed on site and letters were sent to surrounding occupiers to inform them of the proposals - No responses were 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.

Policy SP1 (Spatial Principles) advises that:

Development in all parts of the City should:

- protect and enhance the built environment.
- create well designed places that enhance or create character.
- make a positive contribution to the health, safety, and wellbeing of residents
- consider the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity, or income.

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. Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation should be fully considered. Buildings and neighbourhoods should be made fully accessible to disabled people and new development should be sited so that it can be accessed by sustainable transport modes. Community safety and crime prevention should be considered. Refuse storage and collection should be managed.

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.

The proposals show no sign of being carefully considered at any point since submission. The louvres would not provide the required enhancement of the conservation area.

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.

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

Section 12 (Achieving well-designed places)

Paragraph 130 states that planning decisions should ensure that developments will function well and add to the overall quality of the area, are sympathetic to local character and history, including surrounding built environment.

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

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 205 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 206 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 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.

Paragraph 209 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The above national policy and legislation set requirements cannot be set to one side and it is particularly noted that this means decision-making regarding the historic environment is a case of balancing harm against public benefit as is the approach set out in the National Planning Policy Framework (NPPF).

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

Impact on Visual Amenity and Setting of Heritage Assets

Attempts have been made to improve the impact of ventilation on buildings within Central Manchester for the last few years with great results. The louvres proposed are new standard louvres. Standard louvres are an incongruous feature that would have a poor relation to the design quality of the host building. This type of louvre is no longer approved unless a compelling reason has been given why something with a more high quality appearance cannot be installed and is expected to be covered by a decorative screen.

Decorative screens are required in this case due to the installation of the same standard louvres and in order to enhance the appearance of the building, the conservation area and the setting of

the many surrounding listed buildings. Particularly as the host building is a high quality 1960s building that is located in such a high-quality area. Full details of these screens would be required by condition.

Notwithstanding the above the reduction of the number of louvres, reinstatement of windows, the move towards a more consistent configuration is also of some benefit in terms of improving the current appearance of the building. However, the changes are only to two of the floors leaving other louvres out of the alignment and a half window containing louvres that would be retained on the same elevation. Confirmation has however been submitted that louvres will be removed or relocated on the other floors when tenancies end to work towards a more consistent configuration.

The openings in which the louvres are installed currently and are proposed to be installed in were originally glazed windows, however the proposals would not cause unacceptable harm to the affected heritage assets due to the overall reduction in the number of louvres and the screening of the new standard louvres as detailed above.

The new air-conditioning units would replace existing air-conditioning units and would be located on a plant deck. The impact of these works is considered to be neutral.

The proposals if completed in the correct way as would be required by the conditions would be beneficial. It is therefore considered that works are beneficial and are consistent with paragraphs 203 and 208 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement.

Residential Amenity and the amenity of surrounding occupiers -

This is a critical issue, as amongst other things, it examines the impact that the scheme would have on nearby and adjoining occupiers. It includes the consideration of issues such as impact on noise and disturbance. The closest residential accommodation is adjacent to the car park of the property on Portland Street.

The conditions specified by the Head of Regulatory and Enforcement Services (Environmental Health) will be applied to the application with the exception of the construction related conditions, which will instead be applied as informative. This is because construction hours and noise are controlled by the City Council's Environmental Health Service.

Given the above the proposals are considered to be in accordance with Policies SP1 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies JP-P1 of Places for Everyone.

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 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 CF577-MSL-XX-XXX-DR-A-00000 Rev P01 received by the City Council as local planning authority on 11 September 2024

The drawings referenced:

CF577-MSL-XX-ZZ-DR-A-1001 Rev P01

received by the City Council as local planning authority on 18 July 2024

CF577-MS-XX-L02-DR-I-20004 Rev PL1, CF577-MS-XX-L06-DR-I-20008 Rev PL1, CF577-MS-XX-R02-DR-I-20010 Rev PL1

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

CF577-MSL-XX-ZZ-DR-A-10020 Rev PL1, CF577-MSL-XX-ZZ-DR-A-10021 Rev PL1 and CF577-MSL-XX-ZZ-DR-A-15001 Rev PL1

received by the City Council as local planning authority on 12 September 2024

The email from Castle Forge dated 1 November 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) Notwithstanding the details submitted with the application, prior to the installation of any louvres the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Samples and specifications of all materials to be used on all external elevations of the development.

(b) jointing and fixing details between all component materials.

(c) a strategy for quality control management.

The approved materials shall be used in the construction of the development hereby approved.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN3, CC9, SP1 and DM1 of the Core Strategy.

4) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to the installation of the equipment hereby approved the scheme included the above and the locations on the roof shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

b) Within 1 month of the equipment hereby approved becoming operational, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the works conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

5) Notwithstanding the information hereby approved, full and final details of the screens to be installed in front of the louvres that would be installed on the second and sixth floors of the building and full and final details of the louvres including details of the design, materials and finishes and junction details shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of any of the external louvres hereby approved. The approved screen shall be installed only in accordance with the approved information and shall be installed within the window opening prior to the installation of the louvre.

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.

Informatives

1) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council's Environmental Health Service:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

2) Construction management should be discussed with the City Council's Environmental Health Service and the following documents should be read:

Information for Developers guidance documents can be downloaded using the following link:
http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

The applicant should refer to our noise from building sites webpage for further information/guidance and also IAQM/EPUK Construction Guidance on controlling emissions.
[Currently January 2024, Version 2.2]

(For city centre major developments) In addition to the IAQM guidance, MCC recommends that Non-Road Mobile Machinery (NRMM) used on the site of any major development within Manchester city centre for the purpose of construction or demolition works should meet Stage IV of EU directive 97/68/EC, and Stage IIIA as a minimum.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Flat 507, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 306, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 602, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 506, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 17, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 7, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 9, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 16, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 2, Portland House, 103A Portland Street, Manchester, M1 6DF
91 - 93 Oxford Street, Manchester, M1 6ET
Seventh Floor Royscot Retailer Serv Ltd, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Fourth Floor, St. James Building, 79 Oxford Street, Manchester, M1 6HT
Fourth Floor, 56 Princess Street, Manchester, M1 6JX
Part Ground Floor, Brunel House, 54 Princess Street, Manchester, M1 6HS
Basement Office, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
81 Oxford Street, Manchester, M1 6EG
75 Oxford Street, Manchester, M1 6EQ
Bundobust, 61 - 73 Oxford Street, Manchester, M1 6EQ
Basement, St James Building, 61 - 65 Oxford Street, Manchester, M1 6EQ
Flat 26, China House, 14 Harter Street, Manchester, M1 6HP
Flat 28, China House, 14 Harter Street, Manchester, M1 6HP
Flat 35, China House, 14 Harter Street, Manchester, M1 6HP
Flat 7, China House, 14 Harter Street, Manchester, M1 6HP
Flat 1, China House, 14 Harter Street, Manchester, M1 6HP
Flat 4, 2 Harter Street, Manchester, M1 6HY
Flat 8, 2 Harter Street, Manchester, M1 6HY
Buildings Suite 3F, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 3E, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Ground Floor Rear, Beaver House, 125 Portland Street, Manchester, M1 4QA
Ground Floor To Third Floor, 52 Princess Street, Manchester, M1 6JX
Second Floor, 52 Princess Street, Manchester, M1 6JX
Flat 2, M1 Building, 50 Princess Street, Manchester, M1 6HR
Ground Floor, 52 Princess Street, Manchester, M1 6JX
Second Floor, 113 - 115 Portland Street, Manchester, M1 6DW
Flat 44, 48 Princess Street, Manchester, M1 6HR
Second Floor 212, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
KUDOS WEB DESIGN LTD, First Floor 103, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 401, Basil House, 105 Portland Street, Manchester, M1 6AA
Second Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor 208, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 106, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 501, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 203, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 502, Basil House, 105 Portland Street, Manchester, M1 6AA
First Floor, 103 Portland Street, Manchester, M1 6DF
103 Portland Street, Manchester, M1 6DF

Flat 5, Portland House, 103A Portland Street, Manchester, M1 6DF
M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 3, Portland House, 103A Portland Street, Manchester, M1 6DF
The Stage Door, 97 Oxford Street, Manchester, M1 6ET
Palace Theatre, Oxford Street, Manchester, M1 6FT
Fourth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
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
Ground Floor And Basement Elemental, 47 Oxford Street, Manchester, M1 6EQ
Basement, 56 Princess Street, Manchester, M1 6JX
First Floor, 56 Princess Street, Manchester, M1 6JX
First Floor Suite 2, St James Court, Oxford Street, Manchester, M1 6FQ
Sixth Floor, St. James Building, 79 Oxford Street, Manchester, M1 6HT
133 Portland Street, Manchester, M1 4PY
Ground Floor, 61 - 73 Oxford Street, Manchester, M1 6EQ
Flat 11, China House, 14 Harter Street, Manchester, M1 6HP
Flat 2, China House, 14 Harter Street, Manchester, M1 6HP
Flat 25, China House, 14 Harter Street, Manchester, M1 6HP
Flat 10, China House, 14 Harter Street, Manchester, M1 6HP
Flat 19, 2 Harter Street, Manchester, M1 6HY
Flat 7, 2 Harter Street, Manchester, M1 6HY
Second And Third Floor, Linley House, Dickinson Street, Manchester, M1 4LF
Ground Floor And First Floor, Linley House, Dickinson Street, Manchester, M1 4LF
Buildings Suites 2C And 2D And 2E, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suites 2A 2B And 3B2, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Beaver House, 125 Portland Street, Manchester, M1 4QD
Flat 101, 11 Harter Street, Manchester, M1 6HY
Flat 12, China House, 14 Harter Street, Manchester, M1 6HP
Flat 31, China House, 14 Harter Street, Manchester, M1 6HP
Flat 34, China House, 14 Harter Street, Manchester, M1 6HP
Flat 6, 2 Harter Street, Manchester, M1 6HY
Flat 21, 48 Princess Street, Manchester, M1 6HR
Flat 102, 2 Waterloo Street, Manchester, M1 6HX
Flat 501, 11 Harter Street, Manchester, M1 6HY
Flat 303, 11 Harter Street, Manchester, M1 6HY
Flat 14, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 15, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 8, M1 Building, 50 Princess Street, Manchester, M1 6HR
109 - 111 Portland Street, Manchester, M1 6DN
Suite 4B Fourth Floor, 113 - 115 Portland Street, Manchester, M1 6DW
Fourth Floor Suite 4C, 113 - 115 Portland Street, Manchester, M1 6DW
Flat 43, 48 Princess Street, Manchester, M1 6HR
Flat 35, 48 Princess Street, Manchester, M1 6HR
Flat 34, 48 Princess Street, Manchester, M1 6HR
Flat 16, 48 Princess Street, Manchester, M1 6HR
Second Floor 214, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 1B, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
THE LOANS SUPERMARKET LIMITED, First Floor 107, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 105, Gainsborough House, 109 Portland Street, Manchester, M1 6DN

Flat 402, Basil House, 105 Portland Street, Manchester, M1 6AA
Second Floor 206, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor 205, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 207, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 503, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 302, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 10, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 20, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 14, Portland House, 103A Portland Street, Manchester, M1 6DF
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
48 - 50 Whitworth Street, Manchester, M1 6LS
St. James Safe Deposit Company Ltd, 77 Oxford Street, Manchester, M1 6EG
48 Whitworth Street, Manchester, M1 6JD
Whitworth Locke Hotel, 74 Princess Street, Manchester, M1 6JD
Second Floor, Brunel House, 54 Princess Street, Manchester, M1 6HS
First Floor Suite 8-9, St James Court, Oxford Street, Manchester, M1 6FQ
First Floor, St James Building, 79 Oxford Street, Manchester, M1 6PP
Ground Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
Second Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
Fourth Floor, 61 - 73 Oxford Street, Manchester, M1 6EQ
Flat 5, China House, 14 Harter Street, Manchester, M1 6HP
Flat 3, China House, 14 Harter Street, Manchester, M1 6HP
Flat 4, China House, 14 Harter Street, Manchester, M1 6HP
Flat 15, China House, 14 Harter Street, Manchester, M1 6HP
Flat 11, 2 Harter Street, Manchester, M1 6HY
Flat 16, 2 Harter Street, Manchester, M1 6HY
Flat 21, 2 Harter Street, Manchester, M1 6HY
Buildings Suite 3b1, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
First Floor, Beaver House, 125 Portland Street, Manchester, M1 4QA
Ground Floor Front, Beaver House, 125 Portland Street, Manchester, M1 4QA
Fourth Floor And Fifth Floor, Beaver House, 125 Portland Street, Manchester, M1 4QA
Flat G01, 11 Harter Street, Manchester, M1 6HY
Flat 39, China House, 14 Harter Street, Manchester, M1 6HP
Flat 46, 48 Princess Street, Manchester, M1 6HR
Flat 201, 2 Waterloo Street, Manchester, M1 6HX
Third Floor, 52 Oxford Street, Manchester, M1 6JX
Fifth Floor, 52 Princess Street, Manchester, M1 6JX
Flat 11, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 3, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 7, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 19, M1 Building, 50 Princess Street, Manchester, M1 6HR
Third Floor 302, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Ground Floor Left, 113 - 115 Portland Street, Manchester, M1 6DW
Flat 41, 48 Princess Street, Manchester, M1 6HR
Flat 2, 48 Princess Street, Manchester, M1 6HR
Flat 25, 48 Princess Street, Manchester, M1 6HR
First Floor Office 102, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
OAK TREE THERAPY, Third Floor 306, Gainsborough House, 109 Portland Street,
Manchester, M1 6DN
First Floor 112, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
CLAIMEX LIMITED, First Floor 114, Gainsborough House, 109 Portland Street, Manchester,
M1 6DN

Second Floor 207, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor 305, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Ground Floor, 46 Princess Street, Manchester, M1 6HR
44 Princess Street, Manchester, M1 6DE
Flat 201, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 305, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 304, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 12, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 18, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 15, Portland House, 103A Portland Street, Manchester, M1 6DF
Basement, M1 Building, 50 Princess Street, Manchester, M1 6HR
Basement, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
85 Oxford Street, Manchester, M1 6ET
Basement, Brunel House, 54 Princess Street, Manchester, M1 6HS
Ninth Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
61 - 65 Oxford Street, Manchester, M1 6EQ
TESCO Express, Unit A, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Flat 38, China House, 14 Harter Street, Manchester, M1 6HP
Flat 19, China House, 14 Harter Street, Manchester, M1 6HP
Flat 22, China House, 14 Harter Street, Manchester, M1 6HP
Fourth Floor, Linley House, Dickinson Street, Manchester, M1 4LF
Flat 503, 11 Harter Street, Manchester, M1 6HY
Flat 502, 11 Harter Street, Manchester, M1 6HY
Manchester Central College, Harter Street, Manchester, M1 6HY
Flat 20, China House, 14 Harter Street, Manchester, M1 6HP
Flat 10, 2 Harter Street, Manchester, M1 6HY
Flat 32, 48 Princess Street, Manchester, M1 6HR
Flat G02, 11 Harter Street, Manchester, M1 6HY
Flat 401, 11 Harter Street, Manchester, M1 6HY
First Floor, 52 Princess Street, Manchester, M1 6JX
Basement And Sub Basement, 111 Portland Street, Manchester, M1 6DN
Flat 4, 48 Princess Street, Manchester, M1 6HR
Flat 23, 48 Princess Street, Manchester, M1 6HR
Flat 15, 48 Princess Street, Manchester, M1 6HR
Flat 10, 48 Princess Street, Manchester, M1 6HR
First Floor 101, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor 304, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 404, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 601, Basil House, 105 Portland Street, Manchester, M1 6AA
First Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Fourth Floor 4A, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor, 40 Princess Street, Manchester, M1 6DE
First Floor, 40 Princess Street, Manchester, M1 6NG
Flat 406, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 505, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 105, Basil House, 105 Portland Street, Manchester, M1 6AA
Basement, 103 Portland Street, Manchester, M1 6DF
Flat 6, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 1, Portland House, 103A Portland Street, Manchester, M1 6DF
95 Oxford Street, Manchester, M1 6ET
Tenth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Seventh Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Lower Ground Floor, 48 - 50 Whitworth Street, Manchester, M1 6HR
Suite 3A, Brunel House, 54 Princess Street, Manchester, M1 6HS

Eighth Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
PIZZAEXPRESS, Unit B, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
67 - 73 Oxford Street, Manchester, M1 6EQ
Flat 23, China House, 14 Harter Street, Manchester, M1 6HP
Flat 13, China House, 14 Harter Street, Manchester, M1 6HP
Flat 29, China House, 14 Harter Street, Manchester, M1 6HP
Flat 30, China House, 14 Harter Street, Manchester, M1 6HP
Flat 12, 2 Harter Street, Manchester, M1 6HY
Flat 9, 2 Harter Street, Manchester, M1 6HY
Flat 22, 2 Harter Street, Manchester, M1 6HY
Basement Suite Ba And Ground Suite Ga, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 1da, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 3A, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Second Floor, Beaver House, 125 Portland Street, Manchester, M1 4QD
Flat 27, China House, 14 Harter Street, Manchester, M1 6HP
Flat 40, China House, 14 Harter Street, Manchester, M1 6HP
Flat 37, China House, 14 Harter Street, Manchester, M1 6HP
Charlies Night Club, 1 Harter Street, Manchester, M1 6HY
Flat 31, 48 Princess Street, Manchester, M1 6HR
Flat 10, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 6, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 18, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 12, M1 Building, 50 Princess Street, Manchester, M1 6HR
Third Floor, 113 - 115 Portland Street, Manchester, M1 6DW
Flat 2, 2 Harter Street, Manchester, M1 6HY
Flat 42, 48 Princess Street, Manchester, M1 6HR
Flat 45, 48 Princess Street, Manchester, M1 6HR
Flat 24, 48 Princess Street, Manchester, M1 6HR
Flat 22, 48 Princess Street, Manchester, M1 6HR
Fourth Floor 4C, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
OPERATIONS ABROAD WORLDWIDE, Third Floor 301, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor 212A, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor Office 211, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Fourth Floor 4B, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 102, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 504, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 405, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 202, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 307, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 101, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 8, Portland House, 103A Portland Street, Manchester, M1 6DF
Ground Floor, 103 Portland Street, Manchester, M1 6DF
Flat 4, Portland House, 103A Portland Street, Manchester, M1 6DF
Sixth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
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
47 Oxford Street, Manchester, M1 6EQ

83 Oxford Street, Manchester, M1 6EG
St James Court, Oxford Street, Manchester, M1 6FQ
First Floor Suite 7, St James Court, Oxford Street, Manchester, M1 6FQ
Ground Floor, 56 Princess Street, Manchester, M1 6JX
First Floor, Brunel House, 54 Princess Street, Manchester, M1 6HS
Suite 1, St James Court, Oxford Street, Manchester, M1 6FQ
131 Portland Street, Manchester, M1 4PY
Basement And Ground Floor, 131 Portland Street, Manchester, M1 4PY
Third Floor, 61 - 73 Oxford Street, Manchester, M1 6EQ
Eighth Floor, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6FQ
Sixth Floor, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Fifth Floor, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Flat 8, China House, 14 Harter Street, Manchester, M1 6HP
Flat 33, China House, 14 Harter Street, Manchester, M1 6HP
Flat 18, 2 Harter Street, Manchester, M1 6HY
Buildings Suite 1A To 1E And 2F04, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 3D, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Flat 9, China House, 14 Harter Street, Manchester, M1 6HP
Flat 36, China House, 14 Harter Street, Manchester, M1 6HP
Flat 14, China House, 14 Harter Street, Manchester, M1 6HP
Flat 1, 2 Harter Street, Manchester, M1 6HY
Flat 3, 2 Harter Street, Manchester, M1 6HY
Flat 5, 48 Princess Street, Manchester, M1 6HR
Flat 1, 48 Princess Street, Manchester, M1 6HR
Flat 301, 11 Harter Street, Manchester, M1 6HY
Ground Floor Right, 52 Princess Street, Manchester, M1 6JX
Flat 5, M1 Building, 50 Princess Street, Manchester, M1 6HR
52 Princess Street, Manchester, M1 6JX
Flat 17, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 13, M1 Building, 50 Princess Street, Manchester, M1 6HR
Basement And Ground Floor, 113 - 115 Portland Street, Manchester, M1 6DW
Flat 5, 2 Harter Street, Manchester, M1 6HY
Flat 19, 48 Princess Street, Manchester, M1 6HR
Fifth Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 1C, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 103, Basil House, 105 Portland Street, Manchester, M1 6AA
Third Floor 308, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Ground Floor, 44 Princess Street, Manchester, M1 6HR
Basement, 40 Princess Street, Manchester, M1 6DE
Flat 604, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 301, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 403, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 303, Basil House, 105 Portland Street, Manchester, M1 6AA
Sub Basement, 103 Portland Street, Manchester, M1 6DF
Second Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
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
Third Floor, 56 Princess Street, Manchester, M1 6HS
Suite 3B, Brunel House, 54 Princess Street, Manchester, M1 6HS
Fourth Floor, Brunel House, 54 Princess Street, Manchester, M1 6HS

Brunel House, 54 Princess Street, Manchester, M1 6HS
Third Floor, St. James Building, 79 Oxford Street, Manchester, M1 6FQ
Fifth Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6EQ
61 Oxford Street, Manchester, M1 6EQ
St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Suite 9, 67 - 73 Oxford Street, Manchester, M1 6EQ
China House, 14 Harter Street, Manchester, M1 6HP
Flat 21, China House, 14 Harter Street, Manchester, M1 6HP
Flat 32, China House, 14 Harter Street, Manchester, M1 6HP
Flat 24, China House, 14 Harter Street, Manchester, M1 6HP
Flat 6, China House, 14 Harter Street, Manchester, M1 6HP
Flat 14, 2 Harter Street, Manchester, M1 6HY
Flat 17, 2 Harter Street, Manchester, M1 6HY
MY HOME MOVE LTD, Fifth And Sixth Floor, Linley House, Dickinson Street, Manchester, M1 4LF
Buildings Suite 3C, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Third Floor, Beaver House, 125 Portland Street, Manchester, M1 4QA
Flat 302, 11 Harter Street, Manchester, M1 6HY
Flat 20, 2 Harter Street, Manchester, M1 6HY
Flat 14, 48 Princess Street, Manchester, M1 6HR
Flat 202, 2 Waterloo Street, Manchester, M1 6HX
Basement, 48 Princess Street, Manchester, M1 6HR
Flat 402, 11 Harter Street, Manchester, M1 6HY
Fourth Floor, 52 Princess Street, Manchester, M1 6JX
Flat 9, M1 Building, 50 Princess Street, Manchester, M1 6HR
Third Floor, 52 Princess Street, Manchester, M1 6JX
111 Portland Street, Manchester, M1 6DN
First Floor, 113 - 115 Portland Street, Manchester, M1 6DW
117 - 119 Portland Street, Manchester, M1 6ED
Flat 20, 48 Princess Street, Manchester, M1 6HR
Flat 12, 48 Princess Street, Manchester, M1 6HR
Flat 3, 48 Princess Street, Manchester, M1 6HR
Flat 204, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 106, Basil House, 105 Portland Street, Manchester, M1 6AA
Third Floor 307, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
46 Princess Street, Manchester, M1 6DE
40 Princess Street, Manchester, M1 6DE
Flat 206, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 407, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 205, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 11, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 19, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 13, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 1, M1 Building, 50 Princess Street, Manchester, M1 6HR
Ground Floor Suite G02, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
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
87 Oxford Street, Manchester, M1 6EG
Second Floor, 56 Princess Street, Manchester, M1 6HS
Cafe Nero, Unit C, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Seventh Floor, St. James Building, 79 Oxford Street, Manchester, M1 6HT

Basement Store, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
Seventh Floor, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Basement, 67 - 73 Oxford Street, Manchester, M1 6EQ
Flat 16, China House, 14 Harter Street, Manchester, M1 6HP
Eighth Floor, Linley House, Dickinson Street, Manchester, M1 4LF
Flat 403, 11 Harter Street, Manchester, M1 6HY
Flat 17, China House, 14 Harter Street, Manchester, M1 6HP
Flat 18, China House, 14 Harter Street, Manchester, M1 6HP
Flat 15, 2 Harter Street, Manchester, M1 6HY
Flat 33, 48 Princess Street, Manchester, M1 6HR
Flat 16, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 4, M1 Building, 50 Princess Street, Manchester, M1 6HR
Fourth Floor Right, 113 - 115 Portland Street, Manchester, M1 6DW
Flat 13, 2 Harter Street, Manchester, M1 6HY
Flat 17, 48 Princess Street, Manchester, M1 6HR
Flat 6, 48 Princess Street, Manchester, M1 6HR
Flat 11, 48 Princess Street, Manchester, M1 6HR
Third Floor 303, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 108, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 603, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 104, Basil House, 105 Portland Street, Manchester, M1 6AA
First Floor 111, Gainsborough House, 109 Portland Street, Manchester, M1 6DN

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) -
Area Team Boundary - Name: CENTRAL