

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140049/FU/2024

Date registered valid: 11 June 2024

Proposal: Change of Use of fifth floor from offices (Use Class Eg-i) to an education facility (Use Class F1-a).

Address: 5th Floor Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT

Ward(s): Piccadilly Ward

Applicant: Victoria College of Arts and Design

Agent (if any): Miss Meghan Gleeson Zerum

Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 02/08/2024

Application details

Type of application: Change of use Consent

Development type: Change of use

Date of site visit:

Standard consultations:

Printed: 19 June 2024 Expired: 10 July 2024

Neighbour notifications

Printed: 19 June 2024 Expired: 10 July 2024

Site notice

No site notice has been produced

Press advert

Published: 25 June 2024 Expired: 9 July 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site relates to the Grade II Listed Bridgewater House, which is an office building.

The building is bounded by the Palace Theatre, Whitworth Street, a multi storey car park and the Rochdale Canal. 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 also within the Whitworth Street Conservation Area.

The building was built in 1912 as a shipping warehouse by Harry S. Fairhurst. It is ten storeys in height including a ground floor. It has a steel frame and is clad with Sandstone Ashlar and White Glazed Terracotta with a concealed roof and is in keeping with the typical construction techniques of the Georgian Period.

Listed building: Grade II

Conservation area: Multiple

Tree Preservation Order:

Description of area

The area relates to Whitworth Street, in an area historically known as Gaythorn, in the South-West of the City Centre. The character of the area comprises many different uses, including the Palace Theatre, shops, restaurants, hotels, residential accommodation, offices, takeaways and cafés.

Description of development

The development relates to a change of use for the 5th Floor from offices (Use Class Eg-i) to an education facility (Use Class F1-a).

Consultations & Notification Responses

Publicity - a notice was displayed on site informing passers-by of the development. An advert was placed in the local press, advertising the works as those affecting a conservation area and listed building. Letters were sent to surrounding occupiers notifying them of the development. No representations have been received as a result of this publicity.

Environmental Health - no objections. Waste management strategy was assessed and considered satisfactory. Requested this was conditioned. An appropriate condition is attached to this approval. Hours of operation satisfactory as applied for by applicant. Requested this was conditioned. An appropriate condition is attached to this approval. Requested noise assessment condition for external plant, no new plant would be granted permission as part of this approval. Hence the condition has not been attached.

Highways Services - no objections. Travel plan requested. An appropriate condition is attached to this approval.

Issues

Principle

The application site is located within a large City Centre office building which houses a number of different uses, including Use Class E (g-i) offices and Use Class F1 (a) educational uses. The Class F1 (a) uses relate to the applicants business. Therefore, the proposed use to the fifth floor would complement that already currently offered at Bridgewater House. The expansion of Use Class F floorspace would be at the expense of Use Class E provision, resulting in a loss of this form of employment space in the City Centre.

The 5th floor of Bridgewater House has been vacant for 18 months, despite a refurbishment c12months ago. The majority of the floor space across the ten floors of Bridgewater House would remain as Class E, with only part of the ground floor and the fourth floor also given over to Class F uses.

The applicant is an established business, with branches of their educational organisation in a number of cities. It would create c50 new jobs in the City Centre. The influx of c280 students would help contribute to the economic vitality of the City Centre through the spending in local businesses.

Access

There is level access into the building and up to the 5th floor via existing lifts. The building is in a highly sustainable location, accessible by numerous nearby tram and bus services. Access to the building would be through the existing building reception, which is serviced 24 hours a day. The hours would be Monday to Friday 08:00 to 21:00; Saturday 09:00 to 21:00; Sunday/Bank Holiday 10:00 to 17:00. The building is accessible 24 hours a day with a presence at the front desk at all times, with reception hours are between 7 to 6:30 and a night guard outside of this. Therefore, the access by students, particularly at arrival and departure times should be manageable and can be satisfactorily managed.

Highways impact

The site is well accessed by sustainable modes given the city centre location. The site is located within walking distance of bus and tram services. No vehicle parking spaces will be proposed as part application. Given the city centre location, this is deemed acceptable. There

are 44no bike racks in the internal courtyard, which is considered sufficient provision by MCC Highways. To encourage sustainable travel with the aim to minimise the number of private trips generated by the proposed development, MCC Highways Services have requested a Travel Plan, which has been conditioned.

Visual amenity

No external alterations are considered as part of this application as confirmed in the applicant's covering letter.

Waste management

A waste storage area is provided within the internal courtyard/undercroft and would utilise existing collection arrangements.

The proposed use is unlikely to generate any significant uplift in waste in comparison to the existing office use and therefore the arrangement is considered satisfactory. The proposed approach is agreed by Environmental Health and Highway Services.

A condition is included to ensure compliance with the submitted strategy.

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:

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, the variation is considered acceptable and hence appropriate conditions have been attached to the end of this report.

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:

-Correspondence COVERING LETTER received by the City Council, as Local Planning Authority, on 24 May 2024

-Waste Management received by the City Council, as Local Planning Authority, on 11 Jun 2024

-Drawing - Existing CYCLE STORAGE received by the City Council, as Local Planning Authority, on 30 Jul 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 of the National Planning Policy Framework.

3) The cycle parking indicated on the approved plan (Drawing - Existing CYCLE STORAGE received by the City Council, as Local Planning Authority, on 30 Jul 2024) shall be made available for use prior to the building hereby approved being occupied.

The cycle parking shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with policy DM1 of the Manchester Core Strategy.

4) The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday to Friday 08:00 to 21:00

Saturday 09:00 to 21:00

Sunday/Bank Holiday 10:00 to 17:00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

5) The storage and disposal of refuse shall be carried out in accordance with the approved scheme (Waste Management received by the City Council, as Local Planning Authority, on 11/06/2024. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

6) Prior to the first use of the development hereby approved, a Travel Plan Framework shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce staff and student dependency of the private car by those working at the development
- ii) a commitment to surveying the travel patterns of staff and students during the first three months of the first use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified Travel Plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a Travel Plan for the development which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for staff, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development at 5th Floor 58-60 Whitworth Street shall be used for any purpose other than the purpose of an education facility (Use Class F1-a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1.

Informatives

1) The change of use hereby approved does not give nor imply consent for any elevational alterations.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

95 Oxford Street, Manchester, M1 6ET
Flat 37, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 4, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 28, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 22, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 133, 75 Whitworth Street, Manchester, M1 6HB
Flat 55, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 80, 75 Whitworth Street, Manchester, M1 6HB
Flat 120, 75 Whitworth Street, Manchester, M1 6HB
Flat 115, 75 Whitworth Street, Manchester, M1 6HB
Flat 128, 75 Whitworth Street, Manchester, M1 6HB
Flat 24, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 5, India House, 73 Whitworth Street, Manchester, M1 6LG
75 Whitworth Street, Manchester, M1 6HB
Flat 44, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 139, 75 Whitworth Street, Manchester, M1 6HB
Flat 138, 75 Whitworth Street, Manchester, M1 6HB
Flat 95, 75 Whitworth Street, Manchester, M1 6HB
Flat 132, 75 Whitworth Street, Manchester, M1 6HB
Tenth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Seventh Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 27, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 44, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 15, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 10, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 39, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 29, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 1, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 20, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Eighth Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
Flat 30, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 16, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 7, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 2, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 117, 75 Whitworth Street, Manchester, M1 6HB
Flat 105, 75 Whitworth Street, Manchester, M1 6HB
Flat 1, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 36, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 125, 75 Whitworth Street, Manchester, M1 6HB
Flat 121, 75 Whitworth Street, Manchester, M1 6HB
Flat 136, 75 Whitworth Street, Manchester, M1 6HB
Sixth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 17, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 127, 75 Whitworth Street, Manchester, M1 6HB
Flat 119, 75 Whitworth Street, Manchester, M1 6HB
Flat 14, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 58, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 30, India House, 73 Whitworth Street, Manchester, M1 6LG

Flat 28, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 114, 75 Whitworth Street, Manchester, M1 6HB
Flat 134, 75 Whitworth Street, Manchester, M1 6HB
Flat 51, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 93, 75 Whitworth Street, Manchester, M1 6HB
Flat 123, 75 Whitworth Street, Manchester, M1 6HB
Flat 57, India House, 73 Whitworth Street, Manchester, M1 6LG
Fifth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
Second Floor Suite 201, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ground Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Sub Basement, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Eighth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Seventh Floor Suites 701-705, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Flat 13, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 21, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 63, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 48, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 70, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 6, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 21, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 1, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 62, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 60, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 69, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 12, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 35, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 11, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 40, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 47, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 25, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 40, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 26, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
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
Suite 1, St James Court, Oxford Street, Manchester, M1 6FQ
Flat 64, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 124, 75 Whitworth Street, Manchester, M1 6HB
Flat 60, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 40, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 110, 75 Whitworth Street, Manchester, M1 6HB
Second Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 66, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 29, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 18, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 15, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 69, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 46, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 35, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 103, 75 Whitworth Street, Manchester, M1 6HB
Third Floor Suite 306, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ninth Floor Suites 902 And 902A, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ

Suites 101 To 103, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Third Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
Flat 39, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 61, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 41, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 26, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 20, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 36, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 23, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 17, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 50, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 58, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 11, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 36, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 9, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Third Floor, St. James Building, 79 Oxford Street, Manchester, M1 6FQ
Flat 17, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Fifth Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6EQ
Flat 24, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 55, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 31, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 32, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 54, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 65, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 26, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 49, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 27, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 88, 75 Whitworth Street, Manchester, M1 6HB
Flat 130, 75 Whitworth Street, Manchester, M1 6HB
Ground Floor Suite G02, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Flat 81, 75 Whitworth Street, Manchester, M1 6HB
Flat 37, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 85, 75 Whitworth Street, Manchester, M1 6HB
Flat 102, 75 Whitworth Street, Manchester, M1 6HB
Flat 56, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 23, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 52, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 6, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 90, 75 Whitworth Street, Manchester, M1 6HB
Flat 129, 75 Whitworth Street, Manchester, M1 6HB
Flat 137, 75 Whitworth Street, Manchester, M1 6HB
Flat 62, India House, 73 Whitworth Street, Manchester, M1 6LG
Ninth Floor Suite 904, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ninth Floor Suite 903, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Third Floor Front Right, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
62 Whitworth Street, Manchester, M1 6LT
Flat 66, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 28, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 2, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 9, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 59, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 32, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 19, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 51, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ

Flat 35, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 6, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
87 Oxford Street, Manchester, M1 6EG
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
91 - 93 Oxford Street, Manchester, M1 6ET
Flat 10, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 25, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 53, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 19, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 4, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 91, 75 Whitworth Street, Manchester, M1 6HB
Flat 16, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 92, 75 Whitworth Street, Manchester, M1 6HB
Flat 11, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 106, 75 Whitworth Street, Manchester, M1 6HB
Flat 42, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 104, 75 Whitworth Street, Manchester, M1 6HB
Flat 13, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 109, 75 Whitworth Street, Manchester, M1 6HB
Seventh Floor Royscot Retailer Serv Ltd, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Flat 27, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 38, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 24, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 42, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 3, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 31, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 41, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 33, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 67, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Fourth Floor, St. James Building, 79 Oxford Street, Manchester, M1 6HT
Basement Office, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
81 Oxford Street, Manchester, M1 6EG
75 Oxford Street, Manchester, M1 6EQ
The Stage Door, 97 Oxford Street, Manchester, M1 6ET
Palace Theatre, Oxford Street, Manchester, M1 6FT
Flat 25, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 8, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 18, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 4, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
The Lancaster Tavern, 80 Princess Street, Manchester, M1 6NF
Flat 10, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 22, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 64, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 100, 75 Whitworth Street, Manchester, M1 6HB
Flat 43, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 38, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 111, 75 Whitworth Street, Manchester, M1 6HB
Fourth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 84, 75 Whitworth Street, Manchester, M1 6HB
Flat 107, 75 Whitworth Street, Manchester, M1 6HB
Flat 118, 75 Whitworth Street, Manchester, M1 6HB

Flat 20, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 9, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 41, India House, 73 Whitworth Street, Manchester, M1 6LG
Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Third Floor Suite 301, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Grd Floor Suite G01, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
First Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 12, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 12A, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 2, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 49, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 65, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 19, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 29, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 43, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 46, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
First Floor Suite 2, St James Court, Oxford Street, Manchester, M1 6FQ
Sixth Floor, St. James Building, 79 Oxford Street, Manchester, M1 6HT
Flat 16, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 3, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 14, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 38, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 48, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 50, India House, 73 Whitworth Street, Manchester, M1 6LG
73 - 75 Whitworth Street, Manchester, M1 6LG
Flat 83, 75 Whitworth Street, Manchester, M1 6HB
Flat 140, 75 Whitworth Street, Manchester, M1 6HB
Flat 113, 75 Whitworth Street, Manchester, M1 6HB
Flat 98, 75 Whitworth Street, Manchester, M1 6HB
Flat 21, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 122, 75 Whitworth Street, Manchester, M1 6HB
Flat 99, 75 Whitworth Street, Manchester, M1 6HB
Flat 67, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 89, 75 Whitworth Street, Manchester, M1 6HB
Flat 63, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 126, 75 Whitworth Street, Manchester, M1 6HB
Flat 34, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 108, 75 Whitworth Street, Manchester, M1 6HB
Flat 61, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 31, India House, 73 Whitworth Street, Manchester, M1 6LG
India House, 73 - 75 Whitworth Street, Manchester, M1 6LG
Flat 116, 75 Whitworth Street, Manchester, M1 6HB
Flat 112, 75 Whitworth Street, Manchester, M1 6HB
Ninth Floor Suite 905, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
64 Whitworth Street, Manchester, M1 6LT
Ninth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 8, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 18, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 57, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Serviced Apartment 5, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 34, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 7, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 15, Lancaster House, 80 Princess Street, Manchester, M1 6NF
St. James Safe Deposit Company Ltd, 77 Oxford Street, Manchester, M1 6EG

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
THE GUINNESS PARTNERSHIP, 1 To 3 McGinty Place, Whitworth Street, Manchester, M1 6BA
Flat 79, 75 Whitworth Street, Manchester, M1 6HB
Excalibur Building, 77 Whitworth Street, Manchester, M1 6EZ
Flat 22, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 87, 75 Whitworth Street, Manchester, M1 6HB
Flat 33, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 3, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 70, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 59, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 39, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 131, 75 Whitworth Street, Manchester, M1 6HB
Flat 101, 75 Whitworth Street, Manchester, M1 6HB
Flat 94, 75 Whitworth Street, Manchester, M1 6HB
Flat 68, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 82, 75 Whitworth Street, Manchester, M1 6HB
Flat 32, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 135, 75 Whitworth Street, Manchester, M1 6HB
Flat 97, 75 Whitworth Street, Manchester, M1 6HB
Flat 47, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 12, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 86, 75 Whitworth Street, Manchester, M1 6HB
Flat 96, 75 Whitworth Street, Manchester, M1 6HB
Flat 45, India House, 73 Whitworth Street, Manchester, M1 6LG
Basement, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Flat 14, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 30, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 34, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 23, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 54, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 52, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 37, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 5, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 33, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 71, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 56, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 45, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 68, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 42, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 53, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
85 Oxford Street, Manchester, M1 6ET
Ninth Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ

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
Aircraft Safeguarding Zone - Multiple

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Multiple
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL