

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138330/LO/2023
Date registered valid: 16 October 2023
Proposal: Refurbishment of existing office space at ground floor level.
Address: Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Ward(s): Deansgate Ward

Applicant: XLB Property
Agent (if any): Mr Matthew Sobic Savills (UK) Limited
Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 19 July 2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 17 November 2023

Standard consultations:

Printed: 24 October 2023 Expired: 14 November 2023

Neighbour notifications

Printed: 24 October 2023 Expired: 14 November 2023

Site notice

Posted: 3 November 2023 Expired: 24 November 2023

Press advert

Published: 31 October 2023 Expired: 14 November 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II*

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This application relates to a Grade II* listed building located at 56 Oxford Street in the City Centre. The building isn't located within a Conservation Area.

It is a former textile warehouse that dates from 1896-1968 and was built by and originally occupied by Tootal, Broadhurst and Lee Co. Ltd. In the early 1990's the building was stripped out to create offices to rent. It is a large red brick building with orange terracotta stripes that was built in the Edwardian Baroque style. It has been amended over the years but retains a number of original features and is in good condition. The building has its main frontage on Oxford Street, but also has frontages onto Great Bridgewater Street and the Rochdale Canal.

The Grade II Listed St James Buildings are located opposite the building and the Grade II listed Portland Buildings, Palace Theatre, Ritz Dancehall, Oxford Road Station and Canada House and the Grade II* Listed Palace Hotel are nearby. The building shares a courtyard with the adjoining Grade II listed Lee House, which was constructed in 1931.

The area of the building subject of this application is the part ground floor. Previous works to this part of the building have concealed the ceilings with suspended ceilings and removed, replaced or concealed some other features. It does however retain some remaining original glazed tiles, original internal column, original sections of cornice, sections of original woodblock floor and some original timber secondary glazing units/ironmongery.

Surrounding uses include a theatre, hotels, offices, shops, restaurants, cafes, bars and residential properties.

Consent is sought for internal and external works to the part ground floor of the building comprising:

- Replacement of the existing fixed modern single glazed window with a doubled glazed window to match the adjacent window reinstating an original design.
- Removal of the non-original suspended ceilings, partitions floor coverings, raised floor and wall coverings.
- Installation of ceiling mounted M&E equipment on tracks.
- Installation of wall lights.
- Removal of 60% of the Edwardian sprinkler network.
- Installation of secondary glazing to match existing.
- Refurbishment of windows.
- Removal of carpet and installation of woodblock flooring and tiles where existing historic flooring can't be reused.
- Opening up of blocked and lowered archway openings.
- Replacement of non-original doors.
- Retention, repair and decoration of cornicing.
- Redecoration.
- Installation of new skirtings.
- Repair of original floor and levelling.
- Installation of glazed partitions to form meeting rooms.
- Installation of access controls into the suites.
- Installation of acoustic panelling.
- Installation of new WC facilities.
- Installation of bi-fold doors within conference area.
- Creation of new openings.
- Replacement of opaque glazing with clear glazing.

External works are limited to the replacement of the non-original window and due to the design would not require planning permission.

Consultations & Notification Responses

Historic England - We suggested that the LPA seek the views of their specialist conservation and archaeological advisers and may also find it helpful to refer to Historic England's published advice at <https://historicengland.org.uk/advice/find/>.

Publicity - The application was advertised in the local press as an application for listed building consent; a site notice was displayed on site and letters were sent to surrounding residents. 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.

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

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

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

The Unitary Development Plan for the City of Manchester

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

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

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

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.

Policy JP-P3 (Cultural Facilities) states that cultural businesses and attractions in our cities and towns will be proactively developed and supported through a range of measures including protecting existing heritage, cultural and community facilities, supporting the development of new cultural venues in town centres and places with good public transport connectivity, promoting new, or enhanced existing, locally-distinct clusters of cultural facilities, identifying protecting and enhancing strategic clusters of cultural attractions, considering the use of vacant properties and land for pop-ups or meanwhile uses for cultural and creative activities; maximising opportunities for redundant heritage assets; considering the designation of 'Creative Improvement Districts' and supporting a mix of uses which derive mutual benefits. If development would potentially result in conflict between a cultural activity and another use, especially in terms of noise, then the development responsible for the change must secure the implementation of appropriate mitigation before it is completed.

National Policy

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 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.

The Impact on the Character of the Listed Building -

Under these criteria the effect of the proposal has been considered.

The part ground floor has previously in the 1990s and prior to that suffered damage due to inappropriate previous works and a number of features had been concealed. The previous fit out was outdated and harmful.

The proposals would restore the fabric and expose features previously hidden such as windows, arched openings, cornices and original flooring. They would remove inappropriate modern additions.

The original floor to ceiling heights would be restored within a majority of the suite with M&E equipment supported on tracks that avoid the beams and cornices. The only area not restored to full height is a concrete ceiling that contains asbestos.

The corner window is an inappropriate fixed single glazed window that is in a highly prominent location on Oxford Street. This would be replaced by a window that matches the appearance of the adjacent original window.

It is considered that works are beneficial as they would greatly improve the significance of the part ground floor and contribute to the significance of the building 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. They would allow the repair of an original entrance that has been damaged by fire.

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 advice about the information required to be submitted to support the application and to address issues. This has led to an acceptable proposal.

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

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

Reason - Required to be imposed pursuant to Section 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 location plan referenced AXI-L01 3 Rev 00 received by the City Council as local planning authority on 14 May 2024

The drawings referenced:

AXI-100 Rev 01
AXI-550 Rev 00
AXI-556 Rev 00
AXI-558 Rev 00
AXI-561 Rev 00

AXI-562 Rev 00
AXI-557 Rev 00
AXI-570 Rev 00
AXI-572 Rev 01
AXI-573 Rev 00
AXI-600 Rev 02
AXI-603 Rev 02
AXI-650 Rev 02
AXI-900 Rev 01

Received by the City Council as local planning authority on 22 November 2023

AXI - SK1 Rev 00
AXI-120 Rev 01
AXI-300 Rev 01
AXI-500 Rev 01
AXI-501 Rev 01
AXI-502 Rev 01
AXI-503 Rev 01
AXI-505 Rev 01
AXI-506 Rev 01
AXI-507 Rev 01
AXI-508 Rev 01
AXI-509 Rev 01
AXI-510 Rev 01
AXI-511 Rev 01
AXI-512 Rev 01
AXI-513 Rev 01
AXI-516 Rev 01
AXI-517 Rev 00
AXI-545 Rev 01
AXI-551 Rev 01
AXI-552 Rev 01
AXI-554 Rev 01
AXI-555 Rev 01
AXI-560 Rev 01
AXI-565 Rev 02
AXI-569 Rev 01
AXI-571 Rev 02
B-M-57-701 Rev P1
B-M-57-702 Rev P1
EL-M-57-701 Rev P1
EL-M-57-702 Rev P1
GF-E-63-301 Rev P1
GF-E-63-701 Rev P1
GF-E-63-702 Rev P1

Received by the City Council as local planning authority on 25 March 2024

AXI-141 Rev 00
AXI-520 Rev 00
GF-E-63-302 Rev P1
GF-M-57-703 Rev T3
GF-M-57-704 Rev T3

GF-M-59-901 Rev T1
GF-E-62-202 Rev T6
GF-E-63-302 Rev T2
GF-E-64-402 Rev T4
GF-E-68-802 Rev T2

Received by the City Council as local planning authority on 3 May 2024

The Design & Access Statement prepared by Savills received by the City Council as local planning authority on 25 March 2024

The Heritage Statement prepared by Stephen Levrant Heritage Architecture Limited received by the City Council as local planning authority on 22 November 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) a) Notwithstanding the details submitted with the application, prior to the commencement of any the following works, samples and specifications including detailed drawings of:

- i) The proposed glass.
- ii) All repairs to original fabric.
- iii) The proposed decoration of all surfaces.

shall be submitted for approval in writing by the City Council, as Local Planning Authority.

b) The following information shall also be for approval in writing by the City Council, as Local Planning Authority.

(i) jointing and fixing details between all component materials

(ii) a strategy for quality control management.

(iii) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle.

The approved materials shall be used in the works hereby approved and all approved materials shall be implemented prior to the reoccupation of the development.

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

4) Notwithstanding the details submitted with the application, prior to the completion of the development hereby approved and prior to the works to columns and cornicing, a repair strategy and detailed method statement for the columns and cornicing shall be submitted to and agreed by the City Council as local planning authority. The works to columns and cornicing shall

then be carried out fully and only in accordance with the approved information and shall be completed prior to the completion of the development hereby approved.

Reason - 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) Notwithstanding the details submitted with the application, prior to the commencement of any repainting of painted surfaces a paint analysis, method statement for any removal of paint and final paint specifications and colours shall be submitted to and agreed by the City Council as local planning authority. The repainting works shall then be carried out fully and only in accordance with the approved information and shall be completed prior to the completion of the development hereby approved.

Reason - 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) Notwithstanding the details submitted with the application, prior to the installation of any M&E equipment full and final details of the finishes of this equipment shall be submitted to and agreed by the City Council as local planning authority. The finishes of the equipment shall then be implemented fully and only in accordance with the approved information and shall be completed prior to the completion of the development hereby approved.

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

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)

Window Display 1, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Suite 9, 67 - 73 Oxford Street, Manchester, M1 6EQ
Flat 802, 51 Whitworth Street West, Manchester, M1 5ED
Flat 222, 51 Whitworth Street West, Manchester, M1 5EA
Flat 608, 51 Whitworth Street West, Manchester, M1 5ED
Flat 523, 51 Whitworth Street West, Manchester, M1 5EB
Flat 717, 51 Whitworth Street West, Manchester, M1 5ED
Flat 812, 51 Whitworth Street West, Manchester, M1 5ED
Flat 615, 51 Whitworth Street West, Manchester, M1 5ED
Flat 419, 51 Whitworth Street West, Manchester, M1 5EB
Flat 109, 51 Whitworth Street West, Manchester, M1 5EA
Flat 115, 51 Whitworth Street West, Manchester, M1 5EA
Flat 710, 51 Whitworth Street West, Manchester, M1 5ED
Flat 311, 51 Whitworth Street West, Manchester, M1 5EB
Flat 607, 51 Whitworth Street West, Manchester, M1 5ED
Flat 224, 51 Whitworth Street West, Manchester, M1 5EA
Flat 611, 51 Whitworth Street West, Manchester, M1 5ED
Flat 806, 51 Whitworth Street West, Manchester, M1 5ED
Flat 829, 51 Whitworth Street West, Manchester, M1 5ED
Flat 212, 51 Whitworth Street West, Manchester, M1 5EA
Flat 202, 51 Whitworth Street West, Manchester, M1 5EA
Flat 401, 51 Whitworth Street West, Manchester, M1 5EB
Flat 609, 51 Whitworth Street West, Manchester, M1 5ED
Fifth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Ground Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
87 Oxford Street, Manchester, M1 6EG
Second Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Cafe Nero, Unit C, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Basement, 67 - 73 Oxford Street, Manchester, M1 6EQ
Flat 721, 51 Whitworth Street West, Manchester, M1 5ED
Flat 408, 51 Whitworth Street West, Manchester, M1 5EB
Flat 831, 51 Whitworth Street West, Manchester, M1 5ED
Flat 301, 51 Whitworth Street West, Manchester, M1 5EB
Flat 625, 51 Whitworth Street West, Manchester, M1 5ED
Flat 623, 51 Whitworth Street West, Manchester, M1 5ED
Flat 321, 51 Whitworth Street West, Manchester, M1 5EB
Flat 622, 51 Whitworth Street West, Manchester, M1 5ED
Flat 809, 51 Whitworth Street West, Manchester, M1 5ED
Flat 509, 51 Whitworth Street West, Manchester, M1 5EB
Flat 416, 51 Whitworth Street West, Manchester, M1 5EB
91 - 93 Oxford Street, Manchester, M1 6ET
Flat 124, 51 Whitworth Street West, Manchester, M1 5EA
Flat 409, 51 Whitworth Street West, Manchester, M1 5EB
Flat 709, 51 Whitworth Street West, Manchester, M1 5ED
Flat 603, 51 Whitworth Street West, Manchester, M1 5ED
Flat 723, 51 Whitworth Street West, Manchester, M1 5ED
Flat 422, 51 Whitworth Street West, Manchester, M1 5EB
Flat 119, 51 Whitworth Street West, Manchester, M1 5EA
Flat 508, 51 Whitworth Street West, Manchester, M1 5EB

Flat 702, 51 Whitworth Street West, Manchester, M1 5ED
Flat 129, 51 Whitworth Street West, Manchester, M1 5EA
Flat 123, 51 Whitworth Street West, Manchester, M1 5EA
Flat 526, 51 Whitworth Street West, Manchester, M1 5EB
Flat 226, 51 Whitworth Street West, Manchester, M1 5EA
Flat 221, 51 Whitworth Street West, Manchester, M1 5EA
Flat 803, 51 Whitworth Street West, Manchester, M1 5ED
Flat 110, 51 Whitworth Street West, Manchester, M1 5EA
Flat 317, 51 Whitworth Street West, Manchester, M1 5EB
Flat 823, 51 Whitworth Street West, Manchester, M1 5ED
Flat 704, 51 Whitworth Street West, Manchester, M1 5ED
Flat 805, 51 Whitworth Street West, Manchester, M1 5ED
Upper Ground Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 5, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 4, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Flat 503, 51 Whitworth Street West, Manchester, M1 5EB
Puma United Kingdom Ltd, Sixth Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Henry Kaye Family Settlement, Fourth Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Temple Of Convenience, Great Bridgewater Street, Manchester, M1 5JW
BANNATYNES HEALTH CLUB, Basement Health Club G.3, Canada House, 3 Chepstow Street, Manchester, M1 5FW
75 Oxford Street, Manchester, M1 6EQ
Flat 505, 51 Whitworth Street West, Manchester, M1 5EB
Flat 322, 51 Whitworth Street West, Manchester, M1 5EB
Flat 304, 51 Whitworth Street West, Manchester, M1 5EB
Flat 719, 51 Whitworth Street West, Manchester, M1 5ED
Flat 828, 51 Whitworth Street West, Manchester, M1 5ED
Flat 206, 51 Whitworth Street West, Manchester, M1 5EA
Flat 312, 51 Whitworth Street West, Manchester, M1 5EB
The Stage Door, 97 Oxford Street, Manchester, M1 6ET
J Sainsbury Plc, 51 Whitworth Street West, Manchester, M1 5EA
Flat 207, 51 Whitworth Street West, Manchester, M1 5EA
Flat 310, 51 Whitworth Street West, Manchester, M1 5EB
Flat 424, 51 Whitworth Street West, Manchester, M1 5EB
Flat 525, 51 Whitworth Street West, Manchester, M1 5EB
Flat 204, 51 Whitworth Street West, Manchester, M1 5EA
Flat 405, 51 Whitworth Street West, Manchester, M1 5EB
Flat 319, 51 Whitworth Street West, Manchester, M1 5EB
Flat 703, 51 Whitworth Street West, Manchester, M1 5ED
Flat 807, 51 Whitworth Street West, Manchester, M1 5ED
Flat 524, 51 Whitworth Street West, Manchester, M1 5EB
Flat 113, 51 Whitworth Street West, Manchester, M1 5EA
Flat 604, 51 Whitworth Street West, Manchester, M1 5ED
Flat 515, 51 Whitworth Street West, Manchester, M1 5EB
Serviced Apartment 217, 51 Whitworth Street West, Manchester, M1 5EA
Flat 324, 51 Whitworth Street West, Manchester, M1 5EB
Flat 518, 51 Whitworth Street West, Manchester, M1 5EB
Flat 418, 51 Whitworth Street West, Manchester, M1 5EB
Flat 708, 51 Whitworth Street West, Manchester, M1 5ED
Flat 111, 51 Whitworth Street West, Manchester, M1 5EA
Flat 128, 51 Whitworth Street West, Manchester, M1 5EA
Flat 314, 51 Whitworth Street West, Manchester, M1 5EB

Ground Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU

Sixth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU

Flat 218, 51 Whitworth Street West, Manchester, M1 5EA

Flat 613, 51 Whitworth Street West, Manchester, M1 5ED

Flat 716, 51 Whitworth Street West, Manchester, M1 5ED

Fifth Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW

810 , 51 Whitworth Street West, Manchester, M1 5ED

Flat 220, 51 Whitworth Street West, Manchester, M1 5EA

Flat 516, 51 Whitworth Street West, Manchester, M1 5EB

Flat 102, 51 Whitworth Street West, Manchester, M1 5EA

Flat 504, 51 Whitworth Street West, Manchester, M1 5EB

Flat 229, 51 Whitworth Street West, Manchester, M1 5EA

Flat 420, 51 Whitworth Street West, Manchester, M1 5EB

Flat 725, 51 Whitworth Street West, Manchester, M1 5ED

Flat 316, 51 Whitworth Street West, Manchester, M1 5EB

Flat 201, 51 Whitworth Street West, Manchester, M1 5EA

Flat 713, 51 Whitworth Street West, Manchester, M1 5ED

Flat 323, 51 Whitworth Street West, Manchester, M1 5EB

Flat 724, 51 Whitworth Street West, Manchester, M1 5ED

Flat 512, 51 Whitworth Street West, Manchester, M1 5EB

Flat 711, 51 Whitworth Street West, Manchester, M1 5ED

Flat 209, 51 Whitworth Street West, Manchester, M1 5EA

Flat 402, 51 Whitworth Street West, Manchester, M1 5EB

Flat 213, 51 Whitworth Street West, Manchester, M1 5EA

Flat 307, 51 Whitworth Street West, Manchester, M1 5EB

Flat 701, 51 Whitworth Street West, Manchester, M1 5ED

Flat 116, 51 Whitworth Street West, Manchester, M1 5EA

Flat 228, 51 Whitworth Street West, Manchester, M1 5EA

Flat 326, 51 Whitworth Street West, Manchester, M1 5EB

Flat 706, 51 Whitworth Street West, Manchester, M1 5ED

Flat 425, 51 Whitworth Street West, Manchester, M1 5EB

Flat 714, 51 Whitworth Street West, Manchester, M1 5ED

Flat 231, 51 Whitworth Street West, Manchester, M1 5EA

Flat 214, 51 Whitworth Street West, Manchester, M1 5EA

Flat 122, 51 Whitworth Street West, Manchester, M1 5EA

First Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU

Flat 832, 51 Whitworth Street West, Manchester, M1 5ED

Flat 826, 51 Whitworth Street West, Manchester, M1 5ED

Second Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW

First Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW

48 Oxford Street, Manchester, M1 5EJ

St. James Safe Deposit Company Ltd, 77 Oxford Street, Manchester, M1 6EG

Flat 130, 51 Whitworth Street West, Manchester, M1 5EA

Flat 605, 51 Whitworth Street West, Manchester, M1 5ED

Flat 132, 51 Whitworth Street West, Manchester, M1 5EA

Flat 502, 51 Whitworth Street West, Manchester, M1 5EB

Flat 210, 51 Whitworth Street West, Manchester, M1 5EA

Flat 308, 51 Whitworth Street West, Manchester, M1 5EB

Flat 817, 51 Whitworth Street West, Manchester, M1 5ED

Flat 816, 51 Whitworth Street West, Manchester, M1 5ED

Flat 726, 51 Whitworth Street West, Manchester, M1 5ED

Flat 303, 51 Whitworth Street West, Manchester, M1 5EB

Flat 411, 51 Whitworth Street West, Manchester, M1 5EB

Flat 818, 51 Whitworth Street West, Manchester, M1 5ED

Flat 822, 51 Whitworth Street West, Manchester, M1 5ED
Flat 712, 51 Whitworth Street West, Manchester, M1 5ED
Flat 827, 51 Whitworth Street West, Manchester, M1 5ED
Flat 507, 51 Whitworth Street West, Manchester, M1 5EB
Flat 107, 51 Whitworth Street West, Manchester, M1 5EA
Flat 413, 51 Whitworth Street West, Manchester, M1 5EB
Flat 616, 51 Whitworth Street West, Manchester, M1 5ED
Flat 108, 51 Whitworth Street West, Manchester, M1 5EA
Flat 215, 51 Whitworth Street West, Manchester, M1 5EA
Flat 101, 51 Whitworth Street West, Manchester, M1 5EA
Flat 520, 51 Whitworth Street West, Manchester, M1 5EB
Flat 309, 51 Whitworth Street West, Manchester, M1 5EB
Flat 612, 51 Whitworth Street West, Manchester, M1 5ED
Flat 722, 51 Whitworth Street West, Manchester, M1 5ED
Flat 407, 51 Whitworth Street West, Manchester, M1 5EB
Flat 514, 51 Whitworth Street West, Manchester, M1 5EB
Basement, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Flat 421, 51 Whitworth Street West, Manchester, M1 5EB
Cafe Ground Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
First Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Ground Floor And First Floor, 1 Chepstow Street, Manchester, M1 5FW
Sixth Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
50 Oxford Street, Manchester, M1 5EJ
85 Oxford Street, Manchester, M1 6ET
TESCO Express, Unit A, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Flat 618, 51 Whitworth Street West, Manchester, M1 5ED
Flat 118, 51 Whitworth Street West, Manchester, M1 5EA
Flat 320, 51 Whitworth Street West, Manchester, M1 5EB
Flat 522, 51 Whitworth Street West, Manchester, M1 5EB
Flat 412, 51 Whitworth Street West, Manchester, M1 5EB
95 Oxford Street, Manchester, M1 6ET
Flat 305, 51 Whitworth Street West, Manchester, M1 5EB
Flat 617, 51 Whitworth Street West, Manchester, M1 5ED
Flat 511, 51 Whitworth Street West, Manchester, M1 5EB
Flat 814, 51 Whitworth Street West, Manchester, M1 5ED
Flat 620, 51 Whitworth Street West, Manchester, M1 5ED
Flat 825, 51 Whitworth Street West, Manchester, M1 5ED
Flat 626, 51 Whitworth Street West, Manchester, M1 5ED
Flat 707, 51 Whitworth Street West, Manchester, M1 5ED
Flat 601, 51 Whitworth Street West, Manchester, M1 5ED
Flat 223, 51 Whitworth Street West, Manchester, M1 5EA
Flat 225, 51 Whitworth Street West, Manchester, M1 5EA
Flat 521, 51 Whitworth Street West, Manchester, M1 5EB
Flat 227, 51 Whitworth Street West, Manchester, M1 5EA
Flat 112, 51 Whitworth Street West, Manchester, M1 5EA
Flat 232, 51 Whitworth Street West, Manchester, M1 5EA
Flat 414, 51 Whitworth Street West, Manchester, M1 5EB
Flat 606, 51 Whitworth Street West, Manchester, M1 5ED
Window Display 3, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Third Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 2, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Flat 619, 51 Whitworth Street West, Manchester, M1 5ED
Flat 318, 51 Whitworth Street West, Manchester, M1 5EB
Third Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW

PIZZAEXPRESS, Unit B, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
67 - 73 Oxford Street, Manchester, M1 6EQ
Flat 205, 51 Whitworth Street West, Manchester, M1 5EA
Flat 621, 51 Whitworth Street West, Manchester, M1 5ED
Flat 410, 51 Whitworth Street West, Manchester, M1 5EB
Flat 106, 51 Whitworth Street West, Manchester, M1 5EA
Flat 614, 51 Whitworth Street West, Manchester, M1 5ED
Flat 715, 51 Whitworth Street West, Manchester, M1 5ED
Flat 624, 51 Whitworth Street West, Manchester, M1 5ED
Flat 120, 51 Whitworth Street West, Manchester, M1 5EA
60 Oxford Street, Manchester, M1 5EE
Flat 602, 51 Whitworth Street West, Manchester, M1 5ED
Flat 302, 51 Whitworth Street West, Manchester, M1 5EB
Flat 517, 51 Whitworth Street West, Manchester, M1 5EB
Flat 705, 51 Whitworth Street West, Manchester, M1 5ED
Flat 824, 51 Whitworth Street West, Manchester, M1 5ED
Flat 833, 51 Whitworth Street West, Manchester, M1 5ED
Flat 720, 51 Whitworth Street West, Manchester, M1 5ED
Flat 808, 51 Whitworth Street West, Manchester, M1 5ED
Flat 126, 51 Whitworth Street West, Manchester, M1 5EA
Flat 821, 51 Whitworth Street West, Manchester, M1 5ED
Flat 406, 51 Whitworth Street West, Manchester, M1 5EB
Flat 306, 51 Whitworth Street West, Manchester, M1 5EB
Flat 315, 51 Whitworth Street West, Manchester, M1 5EB
Flat 216, 51 Whitworth Street West, Manchester, M1 5EA
Fourth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Flat 117, 51 Whitworth Street West, Manchester, M1 5EA
Flat 114, 51 Whitworth Street West, Manchester, M1 5EA
Ground Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Canada House, 3 Chepstow Street, Manchester, M1 5FW
83 Oxford Street, Manchester, M1 6EG
Flat 131, 51 Whitworth Street West, Manchester, M1 5EA
Flat 423, 51 Whitworth Street West, Manchester, M1 5EB
Flat 208, 51 Whitworth Street West, Manchester, M1 5EA
Flat 313, 51 Whitworth Street West, Manchester, M1 5EB
Flat 121, 51 Whitworth Street West, Manchester, M1 5EA
Flat 403, 51 Whitworth Street West, Manchester, M1 5EB
Flat 230, 51 Whitworth Street West, Manchester, M1 5EA
Flat 103, 51 Whitworth Street West, Manchester, M1 5EA
Flat 219, 51 Whitworth Street West, Manchester, M1 5EA
Flat 801, 51 Whitworth Street West, Manchester, M1 5ED
Flat 211, 51 Whitworth Street West, Manchester, M1 5EA
Flat 804, 51 Whitworth Street West, Manchester, M1 5ED
Flat 415, 51 Whitworth Street West, Manchester, M1 5EB
Flat 610, 51 Whitworth Street West, Manchester, M1 5ED
Flat 811, 51 Whitworth Street West, Manchester, M1 5ED
Flat 519, 51 Whitworth Street West, Manchester, M1 5EB
Flat 501, 51 Whitworth Street West, Manchester, M1 5EB
Flat 510, 51 Whitworth Street West, Manchester, M1 5EB
Flat 404, 51 Whitworth Street West, Manchester, M1 5EB
Flat 105, 51 Whitworth Street West, Manchester, M1 5EA
Flat 127, 51 Whitworth Street West, Manchester, M1 5EA
Flat 426, 51 Whitworth Street West, Manchester, M1 5EB
Flat 104, 51 Whitworth Street West, Manchester, M1 5EA

Flat 417, 51 Whitworth Street West, Manchester, M1 5EB
Flat 718, 51 Whitworth Street West, Manchester, M1 5ED
Flat 513, 51 Whitworth Street West, Manchester, M1 5EB
Flat 815, 51 Whitworth Street West, Manchester, M1 5ED
Flat 819, 51 Whitworth Street West, Manchester, M1 5ED
Flat 325, 51 Whitworth Street West, Manchester, M1 5EB
Flat 203, 51 Whitworth Street West, Manchester, M1 5EA
Flat 506, 51 Whitworth Street West, Manchester, M1 5EB
Flat 125, 51 Whitworth Street West, Manchester, M1 5EA
Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Third Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5RR

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 - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL