

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136958/LO/2023 & 136957/FO/2024

Date registered valid: 12 May 2023

Proposal: Listed Building Consent for internal and external alterations including installation of louvres to sixth floor, installation of suspended ceilings, raised floors and partitions together with installation of rooftop plant in association with office refurbishment.

Full planning permission Elevational alterations including installation of louvres to sixth floor together with installation of rooftop plant in association with office refurbishment.

Address: Bridgewater House , 58-60 Whitworth Street, Manchester, M1 6BB

Ward(s): Piccadilly Ward

Applicant: British Council

Agent (if any): Miss Laura Pennington CBRE

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

Recommendation: 136958/LO/2023 Approve & 136957/FO/2024 Approve

Date of recommendation: 18/04/2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 22 May 2023 Expired: 12 June 2023

Neighbour notifications

Printed: 22 May 2023 Expired: 12 June 2023

Site notice

Posted: Expired:

Press advert

Published: 30 May 2023 Expired: 13 June 2023

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: Not applicable

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order: n/a

Description of area

The area relates to Whitworth Street West, 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 the refurbishment of the sixth floor of Bridgewater House to be used as offices, together with the installation of new louvres and plant associated with the refurbishment.

Consultations & Notification Responses

Publicity - notices were displayed on site informing passers-by of the development. An notice was placed in the local press advertising the works as those affecting a listed building and conservation area. Letter 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, conditions requested for CMP and noise assessment of plant. Appropriate conditions are attached to this approval.

Issues

The main policies that relate to this application are SP1 (Spatial Principles), EC2 (Existing Employment Space), Policy CC1 (Primary Economic Development Focus : City Centre and Fringe), CC9 (Design and Heritage), EN3 (Heritage), T1 (Sustainable Transport) and DM1 (Development Management) of the Manchester Core Strategy (2012), DC18 (Conservation Areas), DC19 (Listed Buildings) and DC26 (Development and Noise) of the Unitary Development Plan for Manchester (1995) and Section 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework.

Issues

Principle

The works relate to the refurbishment of the sixth-floor office space, with associated fit out and plant. Bridgewater House was originally built as an office in 1912 and has continued in the use as such until today. Therefore, there is no conflict between the intended use and the building's heritage. The principle of using this listed building as an office is therefore established.

However, the existing office fit-out is no longer fit for purpose and requires refurbishment. This includes the installation of new plant and six new louvres to windows on the rear elevation to ensure adherence to post-covid building regulations, allowing the operator to maximise office capacity. The floorplan would be reconfigured to remove several solid partitions, particularly to the front of the building, and the introduction of new subdivision across the floorplate, albeit of a more lightweight, highly glazed nature. Suspended ceilings would be largely removed to reveal the original soffit, whilst the raised floor would be retained a made good.

The works would, therefore, allow this section of the listed building to continue to operate as an office as well as to best suit the operators' requirements. The re-use of designated heritage assets, particularly in this manner is supported pursuant to saved policy DC19 of the Unitary Development Plan for Manchester (1995), which requires the council to have regard to the restoration and reuse of listed buildings and paragraph 196 of the National Planning Policy Framework, which supports works to listed buildings which allow them to be used for their optimal viable use.

External works

The application would see the installation of a number of louvres to rear windows overlooking the internal courtyard. These would provide termination points for new M&E services necessary to ensure compliance with building regulations.

The scheme follows the principles of other interventions into windows in these locations on the other floors of Bridgewater House. It avoids routing the ventilation through the building, which would require new opening to provide service routes.

The windows themselves are non-original, made of aluminium from c.1980s, and hence to historic fabric would be impacted by this element of the works. The windows face onto a rear courtyard, with limited views from public vantage points at ground level.

Hence, whilst this aspect of the works would cause a small degree of less than substantial harm due to altering the appearance of the listed building, it is considered to be outweighed by the public benefit of ensuring that the new educational space is sufficiently ventilated to be occupied.

Internal works

Partitions

As part of the works, the removal of a number of solid subdivisions is proposed, primarily to the front of the building. This aspect of the works is supported, as it would appreciation of the overall space and proportions would be more readily possible.

The proposed partitions, necessary to create required meeting rooms, call rooms, well-being space etc, would be lightweight and glazed, with framed doorways. Whilst this would lessen the visibility of the original proportions of the floor, the greater visual permeability would mostly allow for the continued appreciation of the space.

The partitions would be slab to slab, with fixings into the raised floor, thereby avoiding interventions into historic fabric.

On balance, this aspect of the works is considered acceptable, as it would largely ensure visibility across the floorplate, whilst creating the spaces necessary to make the office a viable and usable space for the operator.

Ceilings

The proposal would see the removal of the existing suspend ceiling across the majority of this portion of the floor, with the original soffits exposed. This is considered a heritage benefit, which would better reveal the original proportions of the building. Some limited suspended ceilings are required to the IT room, showers and pantry.

Walls

There would be a moderate degree of less than substantial harm created by the proposed wall finishes. The existing areas of exposed brick are to be left exposed and the majority of the existing plastered walls would be repainted to freshen their appearance. However, in many portions towards the front of the floor plate wall coverings and acoustic panels are to be introduced. On balance, these elements are supported as they would help improve the acoustic qualities of the space, which is necessary for the tenant as they often work with the hearing impaired. The works are therefore acceptable pursuant to paragraph 203 of the NPPF as they would help make the building economically viable and policy CC10 of the Manchester Core Strategy that promotes development that would make buildings accessible for all. A condition attached to this approval would require full and final details of the wall coverings, including methods of affixing to minimise harm to historic fabric.

Other considerations

Impact on the conservation area

The works would have negligible impact on the conservation area. The majority of the works relate to internal fit out which would not have any material impact on the external appearance of the building and hence the conservation area. The rooftop plant would replace existing chiller units which are not visible from within public vantage points at street level. Whilst there would

be some views from nearby taller structures, it is considered that the installation of this rooftop plant would have a negligible impact on the conservation area.

Noise

The works would see the installation of new rooftop plant, together with elevational louvres associated with new ventilation equipment. Noise associated with the operation of newly installed plant can increase levels of background noise, which in turn can lead to noise creep that would cause disamenity to surrounding occupiers. In order to mitigate this, a condition was requested by Environmental Health, which requires a noise assessment with recommendations for ensuring noise stays below 5db together with post-installation testing to confirm adherence to the findings of the initial assessment. An appropriate condition is attached to this approval.

The development may also lead to disamenity during the construction phase, related to noise, waste and vehicular movement. For this reason, a construction management plan was requested by Environmental Health. An appropriate condition is attached to this approval and the development is thereby considered acceptable pursuant to saved policy DC26 of the Unitary Development Plan for Manchester (1995).

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

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.

Condition(s) to be attached to decision for approval 136958/LO/2023

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 be carried out in accordance with the following drawings and documents:

-Drawing - Proposed RF001 ROOF PLAN received by the City Council, as Local Planning Authority, on 12/05/2023

-Drawing - Proposed 483386-CBR-XX-06-DR-M-5701 6F VENTILATION LAYOUT

-Drawing - Proposed 483386-CBR-XX-06-DR-ME-7000 REV T2 ROOF FLOOR MECHANICAL AND ELECTRICAL LAYOUT

-Drawing - Proposed BCM -HLM -01 -06 -DR - I -0001 REV P11 SIXTH FLOOR PLAN

-Drawing - Proposed BCM -HLM -01 -06 -DR - I -0002 REV P04 DEMOLITION PLAN

-Drawing - Proposed BCM -HLM -01 -06 -DR - I -2500 REV P04 INTERNAL WALL TYPES PLAN

-Drawing - Proposed BCM -HLM -01 -06 -DR - I -2510 REV P04 DOOR SCHEDULE AND PATTERNS

-Drawing - Proposed BCM -HLM -01 -06 -DR - I -2512 REV T01 DOOR SCHEDULE AND PATTERN SHEET 2

-Drawing - Proposed BCM -HLM -01 -06 -DR - I -3001 REV P06 REFLECTED CEILING PLAN

-Drawing - Proposed BCM -HLM -01 -06 -DR - I -4011 REV P05 WALL FINISHES PLAN

-Drawing - Proposed BCM -HLM -01 -06 -DR - I -7502 REV T01 FIRE STOPPING DETAILS SHEET 2

-Drawing - Proposed BCM-HLM-01-06-DR-I-2501 REV P03 INTERNAL PARTITION DETAILS

-Drawing - Proposed BCM-HLM-01-06-DR-I-2502 REV P03 FOLDING PARTITION DETAILS

-Drawing - Proposed BCM-HLM-01-06-DR-I-2511 REV P04 INTERNAL SCREEN SCHEDULE AND PATTERNS

-Drawing - Proposed BCM-HLM-01-06-DR-I-3002 REV P03 CEILING DETILS

-Drawing - Proposed BCM-HLM-01-06-DR-I-3501 REV T01 RAMP DETAILS

-Drawing - Proposed BCM-HLM-01-06-DR-I-4010 REV P04 FLOOR FINISHES PLAN

-Drawing - Proposed BCM-HLM-01-06-DR-I-4012 REV T01 FLOOR AND WALL FINISH DETAILS

-Drawing - Proposed BCM-HLM-01-06-DR-I-7500 REV P02 SIXTH FLOOR FIRE STRATEGY

-Drawing - Proposed BCM-HLM-01-06-DR-I-7501 REV T01 FIRE STOPPING DETAILS SHEET 1

-Drawing - Proposed BCM-HLM-01-XX-DR-I-0022 REV P03 SECTIONS -SHEET 01

-Drawing - Proposed BCM-HLM-01-XX-DR-I-0023 REV P03 SECTIONS -SHEET 02

-Drawing - Proposed BCM-HLM-01-XX-DR-I-0032 REV P02 ELEVATIONS

All received by the City Council, as Local Planning Authority, on 27/02/2023.

-Correspondence COVERING LETTER

-Design & Access Statement DESIGN AND ACCESS STATEMENT

-Supporting Information APPENDIX 1 - SCHEDULE OF PLANNING APPLICATION DRAWINGS

All received by the City Council, as Local Planning Authority, on 27/02/2023.

-Supporting Information ENGINEERING SERVICES INFORMATION

-Supporting Information PLANNING STATEMENT

-Noise assessment or information BHM-BWB-ZZ-ZZ-RP-YA-0001_NIA_S2_P02

All received by the City Council, as Local Planning Authority, on 12/05/2023

-Supporting Information REV C CONSTRUCTION MANAGEMENT PLAN received by the City Council, as Local Planning Authority, on 07/03/2024

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) Notwithstanding the details approved under condition 2, prior to the installation of any M&E services to the listed building, full and final specifications and details (including scaled cross sections, floor plans, ceiling plans and elevations of the location, appearance and method of installation) shall be submitted for approval in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to first occupation of the development.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

4) Prior to the commencement of the development hereby approved, excluding investigation works, full and final details of all works to the ceiling shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include a method statement including equipment to be used, method of repair and detailed specification of any materials and finishes. The approved details shall be implemented in full as part of the development.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

5) Prior to the removal of the architraves as identified in the approved drawing (Drawing - Proposed BCM -HLM -01 -06 -DR - I -2512 DOOR SCHEDULE AND PATTERNS SHEET 2 received by the City Council, as Local Planning Authority, on 27/02/2024) full details of their removal, storage and reinstatement shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include a method statement including equipment to be used, product specifications and methods to repair any damage caused by their removal. The approved details shall be implemented in full as part of the development.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

6) Prior to the commencement of the development hereby approved full and final details of louvre installation shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include a method statement that shall include method of installation, product specifications, cross sections and finishes. The approved details shall be implemented in full as part of the development.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

7) Prior to the commencement of any wholesale repair works to brickwork, excluding investigation works, full and final details of all repair works to the brickwork shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include a method statement including equipment, materials and finishes. The approved details shall be implemented in full as part of the development.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

8) Prior to the commencement of the development hereby approved, excluding investigation works, full and final details of all works to the floors shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include a method statement including equipment to be used, method of repair and detailed specification of any materials and finishes. The approved details shall be implemented in full as part of the development.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

9) Notwithstanding the details in the approved drawings (Drawing - Proposed BCM-HLM-01-06-DR-I-4010 FLOOR FINISHES PLAN; Drawing - Proposed BCM -HLM -01 -06 -DR - I -3001 REFLECTED CEILING PLAN; Drawing - Proposed BCM -HLM -01 -06 -DR - I -4011 WALL FINISHES PLAN; Drawing - Proposed BCM-HLM-01-06-DR-I-4012 FLOOR AND WALL FINISH DETAILS received by the City Council, as Local Planning Authority, on 27/02/2024), prior to the commencement of the development hereby approved, full and final details of any and all finishes to the walls, ceilings and floors including product specifications and method of installation, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be implemented in full as part of the development.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3, CC9 and DM1 of the Core Strategy.

Condition(s) to be attached to decision for approval 136957/FO/2023

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:

-Drawing - Proposed RF001 ROOF PLAN received by the City Council, as Local Planning Authority, on 12/05/2023

-Drawing - Proposed 483386-CBR-XX-06-DR-M-5701 6F VENTILATION LAYOUT
-Drawing - Proposed 483386-CBR-XX-06-DR-ME-7000 ROOF FLOOR MECHANICAL AND ELECTRICAL LAY...

-Drawing - Proposed BCM -HLM -01 -06 -DR - I -0001 SIXTH FLOOR PLAN

-Drawing - Proposed BCM -HLM -01 -06 -DR - I -0002 DEMOLITION PLAN

-Drawing - Proposed BCM -HLM -01 -06 -DR - I -2500 INTERNAL WALL TYPES PLAN

-Drawing - Proposed BCM -HLM -01 -06 -DR - I -2510 DOOR SCHEDULE AND PATTERNS

-Drawing - Proposed BCM -HLM -01 -06 -DR - I -2512 DOOR SCHEDULE AND PATTERNS SHEET 2

-Drawing - Proposed BCM -HLM -01 -06 -DR - I -3001 REFLECTED CEILING PLAN

-Drawing - Proposed BCM -HLM -01 -06 -DR - I -4011 WALL FINISHES PLAN

-Drawing - Proposed BCM -HLM -01 -06 -DR - I -7502 FIRE STOPPING DETAILS SHEET 2

-Drawing - Proposed BCM-HLM-01-06-DR-I-2501 INTERNAL PARTITION DETAILS

-Drawing - Proposed BCM-HLM-01-06-DR-I-2502 FOLDING PARTITION DETAILS

-Drawing - Proposed BCM-HLM-01-06-DR-I-2511 INTERNAL SCREEN SCHEDULE AND PATTERNS

-Drawing - Proposed BCM-HLM-01-06-DR-I-3002 CEILING DETILS

-Drawing - Proposed BCM-HLM-01-06-DR-I-3501 RAMP DETAILS

-Drawing - Proposed BCM-HLM-01-06-DR-I-4010 FLOOR FINISHES PLAN

-Drawing - Proposed BCM-HLM-01-06-DR-I-4012 FLOOR AND WALL FINISH DETAILS

-Drawing - Proposed BCM-HLM-01-06-DR-I-7500 SIXTH FLOOR FIRE STRATEGY

-Drawing - Proposed BCM-HLM-01-06-DR-I-7501 FIRE STOPPING DETAILS SHEET 1

-Drawing - Proposed BCM-HLM-01-XX-DR-I-0022 SECTIONS -SHEET 01

-Drawing - Proposed BCM-HLM-01-XX-DR-I-0023 SECTIONS -SHEET 02

-Drawing - Proposed BCM-HLM-01-XX-DR-I-0032 ELEVATIONS

All received by the City Council, as Local Planning Authority, on 27/02/2023.

-Correspondence COVERING LETTER

-Design & Access Statement DESIGN AND ACCESS STATEMENT

-Supporting Information APPENDIX 1 - SCHEDULE OF PLANNING APPLICATION DRAWINGS

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All received by the City Council, as Local Planning Authority, on 12/05/2023

-Supporting Information REV C CONSTRUCTION MANAGEMENT PLAN received by the City Council, as Local Planning Authority, on 07/03/2024

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) a) Externally mounted ancillary plant, equipment and servicing shall be installed and acoustically treated in accordance with the following:

-Noise assessment or information BHM-BWB-ZZ-ZZ-RP-YA-0001_NIA_S2_P02 received by the City Council, as Local Planning Authority, on 12/05/2023

b) Prior to the operation of the scheme 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 development 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 minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policies DM1 and SP1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for Manchester (1995).

4) The development hereby approved shall be carried out in accordance with the approved construction management plan (Supporting Information REV C CONSTRUCTION MANAGEMENT PLAN received by the City Council, as Local Planning Authority, on 07/03/2024). The approved details shall be implemented in full as part of the development.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Eighth Floor, Linley House, Dickinson Street, Manchester, M1 4LF
First Floor, Linley House, Dickinson Street, Manchester, M1 4LF
Ground Floor, Linley House, Dickinson Street, Manchester, M1 4LF
Second And Third Floor, Linley House, Dickinson Street, Manchester, M1 4LF
Second Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
First Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
THE GUINNESS PARTNERSHIP, 1 To 3 McGinty Place, Whitworth Street, Manchester, M1 6BA
Fifth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
64 Whitworth Street, Manchester, M1 6LT
62 Whitworth Street, Manchester, M1 6LT
Sixth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
MY HOME MOVE LTD, Fifth And Sixth Floor, Linley House, Dickinson Street, Manchester, M1 4LF
Fourth Floor, Linley House, Dickinson Street, Manchester, M1 4LF
Fourth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Tenth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Grd Floor Suite G01, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
Ninth Floor Suite 903, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ninth Floor Suite 904, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ninth Floor Suites 902 And 902A, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Seventh Floor Royscot Retailer Serv Ltd, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Second Floor Suite 201, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Seventh Floor Suites 701-705, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ground Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Third Floor Front Right, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Third Floor Suite 306, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ninth Floor Suite 905, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Third Floor Suite 301, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Sub Basement, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
58 - 60 Whitworth Street, Manchester, M1 6JQ
Suites 101 To 103, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Basement, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Excalibur Building, 77 Whitworth Street, Manchester, M1 6EZ
Eighth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Third Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
Ninth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Seventh Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Palace Theatre, Oxford Street, Manchester, M1 6FT

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
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 (Middle) -
Area Team Boundary - Name: CENTRAL