Planning

Growth & Development

Delegated officer report for planning application

Application no.	139156/LO/2024
Date registered valid:	2 February 2024
Proposal:	Listed Building Consent for proposed internal alterations and introducing a mezzanine floor.
Address:	Flat 64, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Ward(s):	Deansgate Ward
Applicant:	Mr Kevin Kamon Tang
Agent (if any):	
Case officer:	Emily Booth Tel: 0161 234 4193 Email: emily.booth@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	25 March 2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 25 March 2024

Standard consultations:
Printed: 20 February 2024 Expired: 12 March 2024

Neighbour notifications
Printed: 8 February 2024 Expired: 29 February 2024

Site notice
Posted: 20 February 2024 Expired: 12 March 2024

Press advert
Published: 13 February 2024 Expired: 27 February 2024

Departure from Development Plan: No

Environmental Statement: Not required.

Description of site/building

Listed building: Grade II*

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

The building subject of this application is located on Whitworth Street in Manchester City Centre and is Grade II* Listed. The building is a 7-storey former packing and shipping warehouse that was built between 1905 and 1910 for Lloyd's Packing Warehouses Limited. It is built of steel frame with terracotta dressing, with a series of ornate and varied window openings. The building was converted to residential use in the late 1990s.

The building was designed by Harry S. Fairhurst, who also designed the Grade II Listed Bridgewater House, which is located on opposite side of Whitworth Street.

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

The building is within the Village area of the City Centre, which is a unique and vibrant area of the city centre where gay culture has helped develop the area into a village like community, with a combination of residential, commercial and leisure destinations. The Village makes an essential contribution to the local economy, attracting between 15,000 and 20,000 visitors each weekend.

The area surrounding the building contains a variety of uses including the Palace Theatre, shops, restaurants, hotels, residential accommodation, offices, takeaways, cafés and a multi storey carpark.

Application referenced 127482/LO/2020 included the removal of the suspended ceiling and replacement with a mezzanine within flat 34 of the building and was approved in October 2020.

This application relates to Flat 64 of the building.

Description of development

Listed building consent is sought for the following works:

- The removal of the non-original suspended ceiling.
- The installation of a mezzanine floor with associated staircase.
- Repositioning and replacement of non-original walls.
- Amendments to mechanical and electrical equipment.

Consultations & Notification Responses

Historic England (Northwest) - Advised that in this case they are not offering advice, but that this should not be interpreted as comment on the merits of the application. They suggest that the LPA seek the views of their own specialist conservation and archaeological advisers.

Publicity - The application was advertised in the local press as an application for listed building consent, letters were sent to surrounding occupiers and a site notice was displayed on site - No replies have been received.

Issues

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

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

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

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

The Unitary Development Plan for the City of Manchester

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

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

Places for Everyone -

The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'.

You can view the Inspectors' Report on the GMCA's website at Places For Everyone - Greater Manchester Combined Authority (greatermanchester-ca.gov.uk). In addition, a hard copy is available in Manchester Central Library, St Peters Square, Manchester M2 5PD between 9am - 8pm Monday to Thursday and 9am - 5pm Friday and Saturday.

The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone, with the plan going to the Full Council meeting in Manchester on 20 March 2024. The first Council meetings to approve the plan will be Salford and Wigan (28 February).

There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

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

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

National Policy

Sections 16, 66 and 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.

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

The proposals to remove the suspended ceiling and open up the full height space, in principle are positive and will be an improvement to the character of the space. They include the creation of a mezzanine, which would improve the appearance of this part of the building due to the related removal of the suspended ceiling. The currently suspended ceiling cuts across windows and prevent appreciation of the original floor to ceiling heights. These features are important to understanding the significance of the building particularly as it has been subdivided heavily to provide residential accommodation.

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

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

The works are similar to those approved within application referenced 127482/LO/2020.

It is therefore considered that the proposal would be beneficial to the significance of the affected heritage asset and is consistent with paragraph 203 and 208 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement and all other above local and national policies.

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 polices 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

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 have been carried out in accordance with the following drawings and documents:

The location plan referenced KT001 Rev A received by the City Council as local planning authority on 2 February 2024

The drawings referenced:

KT002 Rev B (Proposed only)
KT003 Rev B (Proposed only)
KT004 Rev A
KT005 Rev A

received by the City Council as local planning authority on 8 March 2024

01 Rev R0

received by the City Council as local planning authority on 2 February 2024

The Structural Design Calculation Report received by the City Council as local planning authority on 2 February 2024

The Fixing Details document received by the City Council as local planning authority on 8 March 2024

The Preservation Works and Method Statement received by the City Council as local planning authority on 8 March 2024

The email dated 25 March 2023 in relation to windows.

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

3) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, following completion of the strip out works and prior to any new fabric being installed at the property and prior to any works to original fabric, full and final details of the measures to maintain or improve the sound and fireproofing of the unit and the means of escape shall be submitted to and approved in writing by the City Council as local planning authority. The works to the M&E services shall then be carried out fully and only in accordance with the above approved details and shall be completed prior to the installation of the mezzanine hereby approved.

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

4) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, following completion of the strip out works and prior to any new fabric being installed at the property and prior to any works to original fabric, full and final details of all/any services currently within the ceiling void and details of their retention and incorporation into the scheme or removal and replacement or removal and disposal shall be submitted to and approved in writing by the City Council as local planning authority. The works to the M&E services shall then be carried out fully and only in accordance with the approved details and shall be completed prior to the installation of the mezzanine hereby approved. The removal of the ceiling shall be undertaken carefully without causing any harm to existing original fabric.

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

5) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, following completion of the strip out works and prior to any new fabric being installed at the property and prior to any works to original fabric, full and final details of the proposed final treatment and repairs of the underside of the ceiling shall be submitted to and approved in writing by the City Council as local planning authority. The works to the M&E services shall then be carried out fully and only in accordance with the approved details and shall be completed prior to the installation of the mezzanine hereby approved.

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

6) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, prior to any works to windows, full and final details of the works to windows as described in the email dated 25 March 2024 shall be submitted to and approved in writing by

the City Council as local planning authority. These details shall include photographs of the windows once the ceiling is removed. The works to the windows shall then be carried out fully and only in accordance with the above details and approved details and completed prior the installation of the mezzanine hereby approved.

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

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

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

Appendix 1 – List of consultees & neighbours notified

Historic England (North West)
Heritage & Urban Design

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
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
Lower Ground Floor, 48 - 50 Whitworth Street, Manchester, M1 6HR
Apartment 303, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 414, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 501, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 8, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 401, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 105, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 211, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 505, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 413, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 412, Asia House, 82 Princess Street, Manchester, M1 6BE
Flat 12, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 314, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 206, 115 Princess Street, Manchester, M1 6JB
Flat 302, 115 Princess Street, Manchester, M1 6JB
Flat 105, 115 Princess Street, Manchester, M1 6JB
Flat 306, 115 Princess Street, Manchester, M1 6JB
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
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
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 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 21, Lancaster House, 80 Princess Street, Manchester, M1 6NF
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
EE Pico Cell 1587312, Communication Station At The Junction Of Whitworth Street And Princess Street, Whitworth Street, Manchester, M1 3NY
Apartment 514, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 209, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 309, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 213, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 613, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 107, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 306, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 515, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 104, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 9, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 205, 115 Princess Street, Manchester, M1 6JB
Flat 304, 115 Princess Street, Manchester, M1 6JB
Flat 124, 75 Whitworth Street, Manchester, M1 6HB
Flat 60, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 29, 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
Flat 66, 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
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
Flat 101, 115 Princess Street, Manchester, M1 6JB
Apartment 2, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 203, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 103, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 205, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 408, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 302, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 415, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 109, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 606, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 605, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 312, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 101, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 6, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 609, Asia House, 82 Princess Street, Manchester, M1 6BE
Flat 405, 115 Princess Street, Manchester, M1 6JB
Flat 303, 115 Princess Street, Manchester, M1 6JB
Flat 204, 115 Princess Street, Manchester, M1 6JB
Flat 202, 115 Princess Street, Manchester, M1 6JB
Flat 24, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 55, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 17, 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 130, 75 Whitworth Street, Manchester, M1 6HB
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 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
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
Apartment 509, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 504, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 602, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 511, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 402, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 510, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 301, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 308, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 512, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 611, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 304, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 202, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 208, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 102, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 612, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 4, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 403, 115 Princess Street, Manchester, M1 6JB
Flat 103, 115 Princess Street, Manchester, M1 6JB
Flat 201, 115 Princess Street, Manchester, M1 6JB
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

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
Flat 106, 115 Princess Street, Manchester, M1 6JB
Apartment 212, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 506, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 112, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 313, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 113, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 210, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 513, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 403, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 411, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 507, Asia House, 82 Princess Street, Manchester, M1 6BE
Flat 406, 115 Princess Street, Manchester, M1 6JB
Flat 305, 115 Princess Street, Manchester, M1 6JB
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
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
Flat 12, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 19, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 12A, 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 2, 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
Apartment 307, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 106, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 315, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 10, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 214, Asia House, 82 Princess Street, Manchester, M1 6BD

Apartment 601, Asia House, 82 Princess Street, Manchester, M1 6BE
Flat 11, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 108, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 311, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 603, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 502, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 215, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 7, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 207, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 301, 115 Princess Street, Manchester, M1 6JB
Flat 104, 115 Princess Street, Manchester, M1 6JB
Flat 401, 115 Princess Street, Manchester, M1 6JB
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
Flat 8, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 34, 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 7, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 15, Lancaster House, 80 Princess Street, Manchester, M1 6NF
48 - 50 Whitworth Street, Manchester, M1 6LS
Flat 102, 115 Princess Street, Manchester, M1 6JB
Apartment 610, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 407, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 604, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 404, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 5, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 608, Asia House, 82 Princess Street, Manchester, M1 6BE
Flat 402, 115 Princess Street, Manchester, M1 6JB
Flat 22, Lancaster House, 80 Princess Street, Manchester, M1 6NF

Flat 87, 75 Whitworth Street, Manchester, M1 6HB
Flat 79, 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
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
Apartment 3, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 53, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 404, 115 Princess Street, Manchester, M1 6JB
Apartment 110, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 405, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 1, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 508, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 406, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 206, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 305, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 310, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 503, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 607, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 111, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 410, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 201, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 409, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 204, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 203, 115 Princess Street, Manchester, M1 6JB

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
Conservation Area - Whitworth Street Conservation Area 1985
Area Team Boundary - Name: CENTRAL