

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138904/LO/2023

Date registered valid: 12 January 2024

Proposal: Listed Building Consent for the internal alteration of Suite 2.0 and Suite 10.2 including the erection of partitions, realignment of planned ceiling mounted M&E ducting, installation of wall mounted air con unit, installation of kitchens and boxing in exposed drainage pipes.

Address: 40 Princess Street, Manchester, M1 6DE

Ward(s): Piccadilly Ward

Applicant: Mrs Rachel Wood PRP

Agent (if any):

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

Recommendation: Approve

Date of recommendation: 4 March 2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 17 January 2023

Standard consultations:

Printed: 17 January 2024 Expired: 7 February 2024

Neighbour notifications

Printed: 17 January 2024 Expired: 7 February 2024

Site notice

Posted: 26 January 2023 Expired: 16 February 2023

Press advert

Published: 23 January 2024 Expired: 6 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 buildings within the site are Grade II Listed and are located at 40-42 (Eastern House) and 44-46 (Langley Buildings). The buildings are joined together and form one building that was previously occupied by a company that provided commercial accommodation of varying sizes for short term leasing. The basement of the buildings were last used as a used as a night club and there were two restaurants and a bar on the ground floor.

A comprehensive refurbishment of the buildings in accordance with applications referenced 135200/JO/2022, 135132/JO/2022 and 130044/LO/2021 has recently been completed. This development has been highly beneficial as it restored the office space, revealed and reinstated a number of features, greatly improved the elevations and the courtyard and provided full disabled access.

The original parts of the buildings are five storeys plus ground and basement floors and have frontages to Princess Street, Harter Street, and the courtyard. The building was extended a part of the above applications and now has 10 levels.

The site is within the Whitworth Street Conservation Area and Grade II Listed buildings at 103 Portland Street, 105 to 107 Portland Street, 109 to 111 Portland Street, 2 Harter Street, 48 Princess Street, 50 Princess Street, 99 Princess Street and 101 Princess Street surround the site. The Grade II* Listed 103 Princess Street is also nearby.

Other uses in the immediate area include hotels, office buildings, residential buildings, shops, bars and restaurants. The nearest residential properties are at 48 Princess Street, adjacent the building on the opposite side of Harter Street.

Description of development

Listed Building Consent is sought for the following works to fit out the part 2nd floor and part 10th floor:

2nd floor works:

- Installation of partitions to form a store, server room, meeting room, well-being, print room and lobby.
- The realignment of M&E ducting and lighting to suit the amended layout.
- Installation of a wall mounted air-conditioning unit within the store/server room.
- Installation of a kitchenette.
- Installation of acoustic panels and several slatted acoustic rafts to areas of the ceiling.

10th floor works:

- Installation of a kitchenette.
- Installation of a condenser unit within the roof top plant enclosure.

Consultations & Notification Responses

The application was advertised in the local press as an application for Listed Building Consent and as affecting a conservation area, a site notice was displayed on site and letters were sent to surrounding occupiers. 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 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. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8-week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, 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.

Visual Amenity and the impact on the Character and Appearance of the Heritage Assets affected -

An acceptable amount of glazing has been included in the partitions that has minimised the impact on the original open plan character of the second floor. The aim should be to keep the floorplate as open plan as possible and minimise the number of partitions in order to minimise the impact of these. The solid partitions installed have been justified for privacy for some of the rooms and to have walls to fix items. An openness to the original floorplate has been maintained while allowing the reoccupation of the space.

The use of acoustic panels, which would be applied to ceilings should be as limited as possible and a condition will require the submission and agreement of their specification, finishes and extent. As much of the restored ceilings should be exposed as possible.

Conditions will also be required to require the agreement of the extent of glazing within the proposed lobby and to agree a treatment for the charred area of timber floor.

The remainder of the proposed works to the second floor are considered to be acceptable.

The works to the ninth and tenth floor are limited to the installation of a kitchenette and the location of a condenser within the plant enclosure.

All partitions would also have a shadow gap where they would be attached to original fabric and the existing features have been considered in the location of partitions resulting in a sympathetic scheme subject to the agreement of final details by condition.

It is considered that the benefits of the proposal would outweigh the less than substantial harm caused to the affected heritage asset by the above-described works 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. The public benefits of the proposals are that the premises would be re-occupied, better maintained and reused assisting in the success of this recently completed refurbishment of two listed buildings.

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 PP-12695258v1 received by the City Council as local planning authority on 22 December 2023

The drawings referenced:

0247-al(04)013 Rev P1
0247-al(04)017 Rev P1
1108

received by the City Council as local planning authority on 22 December 2023

1203

received by the City Council as local planning authority on 10 January 2024

0247-al(45)02 Rev P02

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

1103 Rev B

received by the City Council as local planning authority on 14 February 2024

0247-al(45)023 Rev C02

received by the City Council as local planning authority on 21 February 2024

05000 Rev T03

received by the City Council as local planning authority on 29 February 2024

0247 al(04)600 Rev P1

received by the City Council as local planning authority on 4 March 2024

The Transmittals from PRP dated 14 February 2024, 29 February 2024

The email from PRP dated 21 February 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) Notwithstanding the approved drawings and documents within Condition 2 of this decision prior to any works commencing to the existing ceilings full and final details of the extent, locations and appearance of the acoustic panels and slatted acoustic rafts, which shall include product specifications and fixing locations and materials shall be submitted to and approved in writing by the City Council as local planning authority. The works to install these items on the ceilings shall then be carried out only in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building that is within the curtilage of 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 approved drawings and documents within Condition 2 of this decision prior to any works commencing to the charred ceiling full details of a method of treatment of this and product specifications and finishes of the treatment shall be submitted to and approved in writing by the City Council as local planning authority. These works to the ceiling shall then be carried out only in accordance with the approved details and shall be limited to the area of charred ceiling.

Reason - In the interests of visual amenity and because the proposed works affect a building that is within the curtilage of 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 approved drawings and documents within Condition 2 of this decision prior to any works commencing to install the lobby at the entrance to the suite on the second floor, full and final details of the amount of glazing that it can accommodate shall be submitted to and approved in writing by the City Council as local planning authority. The works to install these items on the ceilings shall then be carried out only in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building that is within the curtilage of 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

Heritage & Urban Design

Flat 12, 2 Harter Street, Manchester, M1 6HY
Flat 9, 2 Harter Street, Manchester, M1 6HY
Flat 22, 2 Harter Street, Manchester, M1 6HY
Charlies Night Club, 1 Harter Street, Manchester, M1 6HY
Third Floor, 113 - 115 Portland Street, Manchester, M1 6DW
Flat 2, 2 Harter Street, Manchester, M1 6HY
Fourth Floor 4C, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
OPERATIONS ABROAD WORLDWIDE, Third Floor 301, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor 212A, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor Office 211, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Fourth Floor 4B, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 102, Basil House, 105 Portland Street, Manchester, M1 6AA
Fourth Floor, 101 Princess Street, Manchester, M1 6DD
Flat 504, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 405, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 202, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 307, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 101, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 8, Portland House, 103A Portland Street, Manchester, M1 6DF
Ground Floor, 103 Portland Street, Manchester, M1 6DF
Flat 4, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 18, 2 Harter Street, Manchester, M1 6HY
Flat 1, 2 Harter Street, Manchester, M1 6HY
Flat 3, 2 Harter Street, Manchester, M1 6HY
Basement And Ground Floor, 113 - 115 Portland Street, Manchester, M1 6DW
Flat 5, 2 Harter Street, Manchester, M1 6HY
Fifth Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 1C, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor Room 210, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 103, Basil House, 105 Portland Street, Manchester, M1 6AA
Third Floor 308, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Ground Floor, 44 Princess Street, Manchester, M1 6HR
Basement, 40 Princess Street, Manchester, M1 6DE
Flat 604, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 301, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 403, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 303, Basil House, 105 Portland Street, Manchester, M1 6AA
Sub Basement, 103 Portland Street, Manchester, M1 6DF
Flat 14, 2 Harter Street, Manchester, M1 6HY
Flat 17, 2 Harter Street, Manchester, M1 6HY
Flat 20, 2 Harter Street, Manchester, M1 6HY
111 Portland Street, Manchester, M1 6DN
First Floor, 113 - 115 Portland Street, Manchester, M1 6DW
117 - 119 Portland Street, Manchester, M1 6ED
Flat 204, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 106, Basil House, 105 Portland Street, Manchester, M1 6AA
Third Floor 307, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor, 101 Princess Street, Manchester, M1 6DD
46 Princess Street, Manchester, M1 6DE

Flat 206, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 407, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 205, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 11, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 19, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 13, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 1, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 15, 2 Harter Street, Manchester, M1 6HY
Fourth Floor Right, 113 - 115 Portland Street, Manchester, M1 6DW
Flat 13, 2 Harter Street, Manchester, M1 6HY
Third Floor 303, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 108, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 603, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 104, Basil House, 105 Portland Street, Manchester, M1 6AA
First Floor 111, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Basement, 101 Princess Street, Manchester, M1 6DD
101 Princess Street, Manchester, M1 6DD
Fourth Floor Front, 101 Princess Street, Manchester, M1 6DD
Flat 507, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 306, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 602, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 506, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 17, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 7, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 9, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 16, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 2, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 4, 2 Harter Street, Manchester, M1 6HY
Flat 8, 2 Harter Street, Manchester, M1 6HY
Second Floor, 113 - 115 Portland Street, Manchester, M1 6DW
Second Floor 212, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
KUDOS WEB DESIGN LTD, First Floor 103, Gainsborough House, 109 Portland Street,
Manchester, M1 6DN
Flat 401, Basil House, 105 Portland Street, Manchester, M1 6AA
Second Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor 208, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 106, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 501, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 203, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 502, Basil House, 105 Portland Street, Manchester, M1 6AA
First Floor, 103 Portland Street, Manchester, M1 6DF
103 Portland Street, Manchester, M1 6DF
Flat 5, Portland House, 103A Portland Street, Manchester, M1 6DF
M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 3, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 19, 2 Harter Street, Manchester, M1 6HY
Flat 7, 2 Harter Street, Manchester, M1 6HY
Flat 6, 2 Harter Street, Manchester, M1 6HY
109 - 111 Portland Street, Manchester, M1 6DN
Suite 4B Fourth Floor, 113 - 115 Portland Street, Manchester, M1 6DW
Fourth Floor Suite 4C, 113 - 115 Portland Street, Manchester, M1 6DW
Second Floor 214, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 402, Basil House, 105 Portland Street, Manchester, M1 6AA

First Floor 1B, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
THE LOANS SUPERMARKET LIMITED, First Floor 107, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 105, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor 206, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor 205, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor, 101 Princess Street, Manchester, M1 6DD
Upper Ground Floor, 101 Princess Street, Manchester, M1 6DD
First Floor, 101 Princess Street, Manchester, M1 6DD
101 Portland Street, Manchester, M1 6DF
Flat 207, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 503, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 302, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 10, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 20, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 14, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 11, 2 Harter Street, Manchester, M1 6HY
Flat 16, 2 Harter Street, Manchester, M1 6HY
Flat 21, 2 Harter Street, Manchester, M1 6HY
Third Floor 302, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Ground Floor Left, 113 - 115 Portland Street, Manchester, M1 6DW
First Floor Office 102, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
OAK TREE THERAPY, Third Floor 306, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 112, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
CLAIMEX LIMITED, First Floor 114, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor 207, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor 305, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor Front, 101 Princess Street, Manchester, M1 6DD
Fifth Floor, 101 Princess Street, Manchester, M1 6DD
Ground Floor, 46 Princess Street, Manchester, M1 6HR
Third Floor Room 320, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 423, 40 Princess Street, Manchester, M1 6DE
44 Princess Street, Manchester, M1 6DE
Flat 201, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 305, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 304, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 12, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 18, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 15, Portland House, 103A Portland Street, Manchester, M1 6DF
Basement, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 10, 2 Harter Street, Manchester, M1 6HY
Basement And Sub Basement, 111 Portland Street, Manchester, M1 6DN
First Floor 101, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor Room 209, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor 304, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 404, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 601, Basil House, 105 Portland Street, Manchester, M1 6AA
First Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Fifth Floor Room L5a, 40 Princess Street, Manchester, M1 6DE
Fourth Floor 4A, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Fourth Floor Room 417, 40 Princess Street, Manchester, M1 6DE
First Floor Room 198B, 40 Princess Street, Manchester, M1 6DE

Second Floor Rooms 211 To 212, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 318, 40 Princess Street, Manchester, M1 6DE
First Floor Room 108, 40 Princess Street, Manchester, M1 6DE
Fifth Floor Room L5c, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 203, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Rooms 410 To 411, 40 Princess Street, Manchester, M1 6DE
First Floor Room 122, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 206, 40 Princess Street, Manchester, M1 6DE
Third Floor, 40 Princess Street, Manchester, M1 6DE
First Floor, 40 Princess Street, Manchester, M1 6NG
Fifth Floor Room U5a, 40 Princess Street, Manchester, M1 6DE
Flat 406, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 505, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 105, Basil House, 105 Portland Street, Manchester, M1 6AA
Basement, 103 Portland Street, Manchester, M1 6DF
Flat 6, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 1, Portland House, 103A Portland Street, Manchester, M1 6DF

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL