

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138217/FU/2023

Date registered valid: 25 October 2023

Proposal: Change of use of Part of 5th Floor from Office Space (Use Class E) to Flexible Office Space (Use Class E) / Educational College (Use Class F1a) for 10-year period

Address: St James Buildings, 79 Oxford Street, Manchester, M1 6FQ

Ward(s): Piccadilly Ward

Applicant: Mr Toby Sproll Bruntwood

Agent (if any): Mr Ralph Taylor Paul Butler Associates

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

Recommendation: Approve

Date of recommendation: 19 December 2023

Application details

Type of application: Change of use Consent

Development type: Change of use

Date of site visit: 6 November 2023

Standard consultations:

Printed: 31 October 2023 Expired: 21 November 2023

Neighbour notifications

Printed: 31 October 2023 Expired: 21 November 2023

Site notice

Posted: 6 November 2023 Expired: 27 November 2023

Press advert

Published: 7 November 2023 Expired: 21 November 2023

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 application relates to the Grade II Listed St James Buildings, which is a substantial eight storey building that was built in 1912 in the Edwardian Baroque style and designed by Charles Clegg and Son of Manchester and Fryer and Penman of Glasgow. It was designed as the headquarters of the Calico Printers Association Ltd. which was formed in 1899 and was a textile printing and merchant company.

St James Buildings is bounded by Oxford Street, The Rochdale Canal, the Grade II Listed Portland Buildings and the grounds of Linley House. Oxford Street is a highly trafficked route from South Manchester into the City Centre and is a particularly busy bus route and experiences extremely high footfall.

The surrounding area contains a large number of listed buildings include the Grade II* Listed Churchgate House, the Grade II Listed Palace Theatre and the Grade II Listed Portland Buildings. The site is also within the Whitworth Street Conservation Area.

The building is currently used as a mixed-use building that predominantly houses offices, but also houses educational uses and has shops, bars, restaurants and cafes at the ground floor.

Surrounding uses include The Place Theatre, Oxford Road Train Station, residential accommodation, multi-storey car parking, offices, restaurants, hotels, cafes and shops.

Description of development

Planning permission is sought for the use of circa. 840sqm of office floor space as flexible office space (Use Class E)/Educational space (Use Class F1a) for a 10-year period. This would allow occupation by an existing tenant of the building who is expanding their operations.

The hours of operation of the use are as follows:

Monday to Friday 08:00 to 21:00

Saturday 08:30 to 18:00

Sundays/Bank Holidays 08:30 to 18:00

Waste would be stored within the managed central waste store of the building.

There are no fit out works proposed and would be no internal or external works. Given this listed building consent is not required.

Consultations & Notification Responses

Highway Services - Commented as follows:

The applicant should be advised that any requirements for licensing, hoarding /scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk highwaynetworkmanagement@manchester.gov.uk

Environmental Health - Advised that they have no comments.

Greater Manchester Police - No comments received.

Publicity - The application was advised in the local press as affecting a listed building, a site notice was displayed on site and letters were sent to surrounding occupiers - No replies were received.

Issues

The Adopted Core Strategy for the City of Manchester

Policy EN19 (Waste) requires all developers, including those of new waste management facilities within the District, to demonstrate the proposal's consistency with the principles of the waste 209 Objective 6 Environment 12 Manchester City Council | Manchester Core Strategy 2012 to 2027 hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal).

Policy SP1 (Spatial Principles) advises that:

- Development in all parts of the City should:
- protect and enhance the built environment.
- create well designed places that enhance or create character.
- make a positive contribution to the health, safety, and wellbeing of residents.
- consider the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity, or income.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

- Maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and use of the public transport.

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. Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation should be fully considered. Buildings and neighbourhoods should be made fully accessible to disabled people and new development should be sited so that it can be accessed by sustainable transport modes. Community safety and crime prevention should be considered. Refuse storage and collection should be managed.

Policy T2 (Accessible Areas of Opportunity and Need) states that the Council will actively manage the pattern of development to ensure that new development: - Is located to ensure good access to the City's main economic drivers, including the Regional Centre, the Oxford Road Universities and Hospitals and the Airport and to ensure good national and international connections Is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities. Particular priority will be given to providing all residents access to strategic employment sites.

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 EC1 (Employment and Economic Growth in Manchester) states that the Council will support other significant contributors to economic growth and productivity including health, education, retailing, cultural and tourism facilities.

Policy CC7 (Mixed Use Development) states that the City Centre presents the most viable opportunities for mixed-use development, and in general these will be promoted as a means of using land as efficiently as possible.

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

The Unitary Development Plan for the City of Manchester

Saved Policy DC26 (Development and Noise) states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City.

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.

Greater Manchester's Places for Everyone Plan

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-S 1 (Sustainable Development) aims to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. Preference will be given to using previously developed (brownfield) land and vacant buildings to meet development needs. In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.

Policy JP-S 4 (Resilience) states that development will be managed so as to increase considerably the capacity of its citizens, communities, businesses and infrastructure to survive, adapt and grow in the face of physical, social, economic and environmental challenges, including climate change. One key measure is supporting healthier lifestyles and minimising potential negative impacts on health including air pollution.

Policy JP-P5 states that significant enhancements in education, skills and knowledge to benefit existing and new residents will be promoted, including by:

- Enabling the delivery of new and improved accessible facilities for all ages, such as early years, schools, further and higher education, and adult training to ensure our workforce is ready to benefit from new employment opportunities.
- Enhancing the existing campuses and developing new ones.
- Strengthening the world-leading research capabilities and promoting opportunities for business spin-offs.
- Continuing to help develop Greater Manchester as the UK's best destination for students.

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 197 states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 194 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 200 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 201 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.

Principle of the Use -

There is a high demand for office space in the City Centre and there is a need to keep as much office space as possible in addition to providing additional office space.

Office use currently occupies the majority of the accommodation at 49.16%. Other uses include education, dual office/education and retail and leisure uses.

Following of this approval of flexible use of the part 5th floor Office use would be reduced to 46.02%, which would still be the most dominant use with the next biggest percentage being education use at 27.59%.

The use proposed is also a flexible use which would allow the use to revert back to office use within 10 years of the decision.

Given that the office use of the building would still be the biggest percentage the proposals are considered to comply with Policies EC1, SP1, CC7 and DM1 of the Adopted Core Strategy for the City of Manchester.

Visual Amenity -

The works do not include any physical works to the listed building but would affect the listed building in a positive way by allowing continued use of the part 5th floor of the building.

Given the above the proposals are considered to be in accordance with Policies SP1, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester in relation to the impact on residential amenity.

Residential Amenity

This is a critical issue, as amongst other things, it examines the impact that the scheme would have on nearby and adjoining occupiers. It includes the consideration of issues such as impact

on noise and disturbance. The closest residential accommodation is on the opposite site of Oxford Street, at the corner of Whitworth Street West and Oxford Street.

An acoustic report was submitted with the application and our Environmental Health Service has no objection to the use.

Whilst it is not possible to control such disturbance through the imposition of conditions, it is considered to be reasonable to limit the potential for people congregating near to that accommodation at an unreasonable hour by limiting the hours of operation. However, in doing so, there is a balance to be made which weighs up carefully the reasonable expectations of residents, the City Centre context, and the aspirations for the area to develop as a mixed-use destination. It is within this context that the operating hours would be limited to:

Monday to Friday 08:00 to 21:00

Saturday 08:30 to 18:00

Sundays/Bank Holidays 08:30 to 18:00

The site is close to Deansgate and Oxford Road train stations and St Peters Square Metrolink Station and regular bus services are routed along Oxford Street and Princess Street.

Given the above the proposals are considered to be in accordance with Policies SP1, T2, CC7 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester in relation to the impact on residential amenity.

Highway Safety and Impacts

The site is located within a prominent city centre location and benefits from excellent connectivity to regular Metrolink, rail and bus connections as described above. It is likely, given the travel opportunities available, that many staff and students will travel to and from the site via sustainable modes or walk from their City Centre workplace or home.

Highways Services have confirmed that they have no objections to the proposals.

An informative has been applied to the application to inform applicants of the information relating to licensing, skips etc.

Given the above the proposals are considered to be in accordance with Section 9 of the National Planning Policy Framework and Policies SP1, CC10, T2 and DM1 of the Core Strategy for the City of Manchester in relation to highway safety and impacts.

Disabled Access

Level access exists into the building and there is existing lift access to the 5th Floor. There is also level access provided throughout the part of the building proposed to be used.

Given the above the proposals are considered to be in accordance with the Core Strategy for the City of Manchester, in particular Policies SP1 and DM1.

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 a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All such issues have been resolved due to the discussions within the applicant and the conditions.

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

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

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

The location plan referenced 149970 02 Rev B received by the City Council as local planning authority on 29 September 2023

The drawings referenced:

3 02

received by the City Council as local planning authority on 29 September 2023

LP01

received by the City Council as local planning authority on 4 October 2023

The Additional Information Note prepared by Paul Butler Associates received by the City Council as local planning authority on 25 October 2023

The letter from Paul Butler Associates dated 29 September 2023.

The Noise Impact Assessment prepared by Sandy Brown received by the City Council as local planning authority on 29 September 2023

The completed waste management proforma received by the City Council as local planning authority on 4 October 2023

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, EC1, CC7, CC10, EN3, T1 and DM1 of the Core Strategy, saved policies DC19.1 and DC26.7 of the Unitary Development Plan.

3) The scheme shall be submitted to acoustically insulate and limit the breakout of noise from the uses hereby approved as described within the Noise Impact Assessment prepared by Sandy Brown received by the City Council as local planning authority on 29 September 2023 shall be implemented in full before the use hereby approved commences and shall be maintained for the duration of the use.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

4) Prior to the use of the ground floor retail unit a scheme for the storage (including segregated waste recycling) and disposal of refuse from this use has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation (This shall apply to any subsequent change of use within Class E).

New developments shall have refuse storage space for segregated waste collection and recycling. Internal storage areas are required.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

5) The development hereby approved shall include for full disabled access to be provided for the occupiers of the use hereby approved to all areas of the development via existing ramps and lifts.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the building hereby approved shall only be used for education (Use Class F1) or offices (Use Class Egi).

Reason - In the interest of retaining the provision of office space within the development pursuant to policies EC1, EC4 of the Manchester Core Strategy (2012)

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

Monday to Friday - 08:00 to 21:00

Saturday - 08:30 to 18:00

Sundays/Bank Holidays - 08:30 to 18:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Informatives

1) The applicant should be advised that any requirements for licensing, hoarding /scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email -- highwaylicences@manchester.gov.uk highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

95 Oxford Street, Manchester, M1 6ET
Tenth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Seventh Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Window Display 3, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Third Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 2, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
William Hill, 40 - 42 Oxford Street, Manchester, M1 5EJ
44 Oxford Street, Manchester, M1 5EJ
Eighth Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
PIZZAEXPRESS, Unit B, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
67 - 73 Oxford Street, Manchester, M1 6EQ
Basement Suite Ba And Ground Suite Ga, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 1da, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 3A, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Second Floor, Beaver House, 125 Portland Street, Manchester, M1 4QD
60 Oxford Street, Manchester, M1 5EE
Fifth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
Second Floor Suite 201, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ground Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Sub Basement, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Eighth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Seventh Floor Suites 701-705, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Fourth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
46 Oxford Street, Manchester, M1 5EJ
47 Oxford Street, Manchester, M1 6EQ
83 Oxford Street, Manchester, M1 6EG
St James Court, Oxford Street, Manchester, M1 6FQ
First Floor Suite 7, St James Court, Oxford Street, Manchester, M1 6FQ
Suite 1, St James Court, Oxford Street, Manchester, M1 6FQ
131 Portland Street, Manchester, M1 4PY
Basement And Ground Floor, 131 Portland Street, Manchester, M1 4PY
Third Floor, 61 - 73 Oxford Street, Manchester, M1 6EQ
Eighth Floor, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6FQ
Sixth Floor, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Fifth Floor, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Buildings Suite 1A To 1E And 2F04, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 3D, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Third Floor Suite 306, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ninth Floor Suites 902 And 902A, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Suites 101 To 103, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Third Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
Window Display 1, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Third Floor, St. James Building, 79 Oxford Street, Manchester, M1 6FQ
Fifth Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6EQ

61 Oxford Street, Manchester, M1 6EQ
St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Suite 9, 67 - 73 Oxford Street, Manchester, M1 6EQ
First Floor, Linley House, Dickinson Street, Manchester, M1 4LF
MY HOME MOVE LTD, Fifth And Sixth Floor, Linley House, Dickinson Street, Manchester, M1 4LF
Buildings Suite 3C, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Third Floor, Beaver House, 125 Portland Street, Manchester, M1 4QA
Ninth Floor Suite 904, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ninth Floor Suite 903, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Third Floor Front Right, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
62 Whitworth Street, Manchester, M1 6LT
58 - 60 Whitworth Street, Manchester, M1 6JQ
Fifth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
87 Oxford Street, Manchester, M1 6EG
Second Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Cafe Nero, Unit C, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Seventh Floor, St. James Building, 79 Oxford Street, Manchester, M1 6HT
Basement Store, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
Seventh Floor, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Basement, 67 - 73 Oxford Street, Manchester, M1 6EQ
Eighth Floor, Linley House, Dickinson Street, Manchester, M1 4LF
91 - 93 Oxford Street, Manchester, M1 6ET
Seventh Floor Royscot Retailer Serv Ltd, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Upper Ground Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 5, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 4, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Temple Of Convenience, Great Bridgewater Street, Manchester, M1 5JW
Fourth Floor, St. James Building, 79 Oxford Street, Manchester, M1 6HT
Basement Office, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
81 Oxford Street, Manchester, M1 6EG
75 Oxford Street, Manchester, M1 6EQ
Bundobust, 61 - 73 Oxford Street, Manchester, M1 6EQ
Basement, St James Building, 61 - 65 Oxford Street, Manchester, M1 6EQ
Buildings Suite 3F, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 3E, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Ground Floor Rear, Beaver House, 125 Portland Street, Manchester, M1 4QA
The Stage Door, 97 Oxford Street, Manchester, M1 6ET
Palace Theatre, Oxford Street, Manchester, M1 6FT
J Sainsbury Plc, 51 Whitworth Street West, Manchester, M1 5EA
First Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Third Floor Suite 301, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Grd Floor Suite G01, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
Ground Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Sixth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Ground Floor And Basement Elemental, 47 Oxford Street, Manchester, M1 6EQ
First Floor Suite 2, St James Court, Oxford Street, Manchester, M1 6FQ
Sixth Floor, St. James Building, 79 Oxford Street, Manchester, M1 6HT
133 Portland Street, Manchester, M1 4PY
Ground Floor, 61 - 73 Oxford Street, Manchester, M1 6EQ
Second And Third Floor, Linley House, Dickinson Street, Manchester, M1 4LF

Ground Floor, Linley House, Dickinson Street, Manchester, M1 4LF
Buildings Suites 2C And 2D And 2E, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suites 2A 2B And 3B2, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Beaver House, 125 Portland Street, Manchester, M1 4QD
Ninth Floor Suite 905, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
64 Whitworth Street, Manchester, M1 6LT
Ninth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
First Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
48 Oxford Street, Manchester, M1 5EJ
Column 11 Opposite Portland Hotel, Portland Street, Manchester, M1 3ZZ
St. James Safe Deposit Company Ltd, 77 Oxford Street, Manchester, M1 6EG
First Floor Suite 8-9, St James Court, Oxford Street, Manchester, M1 6FQ
First Floor, St James Building, 79 Oxford Street, Manchester, M1 6PP
Ground Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
Second Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
Fourth Floor, 61 - 73 Oxford Street, Manchester, M1 6EQ
Buildings Suite 3b1, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
First Floor, Beaver House, 125 Portland Street, Manchester, M1 4QA
Ground Floor Front, Beaver House, 125 Portland Street, Manchester, M1 4QA
Fourth Floor And Fifth Floor, Beaver House, 125 Portland Street, Manchester, M1 4QA
Basement, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Basement, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
50 Oxford Street, Manchester, M1 5EJ
85 Oxford Street, Manchester, M1 6ET
Ninth Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
61 - 65 Oxford Street, Manchester, M1 6EQ
TESCO Express, Unit A, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Fourth Floor, Linley House, Dickinson Street, Manchester, M1 4LF

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