

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138246/AO/2023		
Date registered valid:	14 December 2023		
Proposal:	Retention of stainless steel internally illuminated fascia signage and menu sign.		
Address:	Basement, M1 Building, 50 Princess Street, Manchester, M1 6HR		
Ward(s):	Piccadilly		Ward
Applicant:	Mr Devang Gohil Sthan M1		
Agent (if any):	Mr M. Muse Muse Architects		
Case officer:	Jack		Naven
	Tel: 0161	219	2095
	Email: jack.naven@manchester.gov.uk		
Recommendation:	Refuse		
Date of recommendation:	7 th February 2024		

Application Details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit:

Standard consultations:

Printed: 2 January 2024 Expired: 23 January 2024

Neighbour notifications

Printed: 2 January 2024 Expired: 23 January 2024

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of Area/Site

Listed building: Not applicable

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order: Not applicable

The building under consideration is designated at Grade II due to its special architectural, historic and townscape interest. It was constructed c.1885 as a skipping and packing warehouse. It is positioned at the core of Whitworth Conservation Area and in the immediate setting of a number of listed industrial premises of a similar aesthetic and age, including the Grade II listed Rhodesia House, Easter House, Langlet Building, Lionesse House and Brazil House, with which it forms an important group.

This application concerns the basement of the M1 building, which currently operates as a restaurant.

Description of Development

The application seeks advertisement consent for the retention of stainless steel internally illuminated fascia signage and menu sign.

Related Applications

138093/FO/2023 - Retention of frameless glass entrance.

To be refused in tandem with this application.

138394/LO/2023 - Listed Building Consent for the retention of a new fascia sign, menu sign, and the replacement of wooden entrance doors with a frameless glass entrance.

To be refused in tandem with this application.

Consultations & Notification Responses

Highway Services - Advised that signage is not located on and will not project over the adopted highway network. As such, a Projection over License will not be required. Also advised that luminance levels were acceptable from their perspective, and that sufficient headroom and carriageway clearance is noted and accepted by Highways.

Environmental Health - Were accepting of the luminance of the signage.

Publicity - Neighbour notification letters were sent to surrounding properties. At the time of writing this report, one objection has been received from a resident at 50 Princess Street, objecting to the works for detracting from rather than add to the beauty and historic significance of the building.

Policy

Town and Country Planning (Control of Advertisements) Regulations 2007

The Local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account—

(a) the provisions of the development plan, so far as they are material; and

(b) any other relevant factors.

(2) Without prejudice to the generality of paragraph (1)(b)—

(a) factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;

(b) factors relevant to public safety include—

(i) the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(ii) whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;

(iii) whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

(3) In taking account of factors relevant to amenity, the local planning authority may, if it thinks fit, disregard any advertisement that is being displayed.

(4) Unless it appears to the local planning authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction relating to the subject matter, content or design of what is to be displayed.

The Adopted Core Strategy for the City of Manchester

Adopted on 11th July 2012 and the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

The following policies within the Core Strategy are considered relevant:

Policy DM1 (Development Management) states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the

impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

Policy SP1 (Spatial Principle) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety, and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

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.

The Unitary Development Plan for the City of Manchester

DC14.1 (Shops and Related Signs) In determining applications relating to these premises for shop fronts, security grilles, advertisement signs, canopies and awnings, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts, where appropriate, and of the area within which the premises are located.

DC14.5 (Shops and Related Signs) The Advertisement Regulations require that applications for shop signs be considered only in the interests of amenity and public safety. In determining such applications, the Council will adopt the following policies. The policies relevant to this application are:

- A. In the interests of amenity,
 - a. signs should not normally be positioned other than at fascia level.
 - b. signs should respect the architectural form of buildings and shop frontages.
 - c. where no obvious fascia level exists, signs above shopfronts should be in keeping with the scale of the frontage of the building and in particular should not fill the gap between ground floor shop windows and first floor windows.
 - d. projecting box signs, or any other type of sign which projects significantly beyond the shopfront, should line up with the associated fascia board. Where this is not the case, such proposals will not be permitted.
 - e. On listed buildings and on buildings within Conservation Areas, signs consisting of individually mounted letters will be preferred to box fascia signs.

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

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention,

restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:

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

Other Legislation

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.

National Policy

Decisions should accord with the requirements of the **NPPF** in particular and to **section 16 (Conserving and Enhancing the Historic Environment)** and **Paragraph 136** which states:

The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient, and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

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.

Issues

Principle

The main issues for consideration relate to the acceptability of the application in terms of its impact upon visual amenity as well as its impact upon public safety. The main policies that relate to the assessment of the proposal are the National Planning Policy Framework, in particular Section 7 (Requiring Good Design) and Core Strategy policies DM1 (Development Management) and SP1 (Spatial Principles) and the Saved Policies contained within the Unitary Development Plan for Manchester in particular policy DC14 (Shop fronts and Related Signs).

Visual Amenity

The signage, in the form of an internally illuminated box signage, has had a negative impact on the Grade II listed building and Whitworth Conservation Area. It is considered that a degree of harm has been caused by this signage to the designated heritage assets' special significance.

This is on account of the form, size, design, and position of the signage, obscures the core features of the frontage and detracts from the special architectural interest of the asset. The signage failing to be visually attractive with the context of the hosting building and is not considered to be sympathetic to the surrounding street screen.



Signage proposed to be retained

The quality and character of the building has suffered due to the poor design and inappropriate siting of the advertisement, with an adverse impact on the conservation area, local amenity and the setting of the adjacent listed buildings.

Public Safety

The signage would not have a detrimental impact on public safety. In terms of luminance and in terms of positioning in relation to the highway, the signage would not be a distraction to road users or pedestrians. There is sufficient headroom and carriageway clearance of the signage.

Conclusion

It is considered that for the reasons listed above, the signage would have a detrimental impact on visual amenity, as well as on the Listed Building, and should therefore be refused.

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: Refuse

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

1) The advertisement, by virtue of its location, design, appearance, and proportions, would fail to respond positively to the building and local environment. The signage forms a poorly designed, obtrusive, and incongruous feature on the listed building which relates poorly to the style, character, and quality of the building, and has an unduly harmful impact on the visual amenity, character and significance of both the listed building, the surrounding street scene and conservation area. The proposal is contrary to Town and Country Planning (Control of Advertisements) Regulations 2007, policies SP1, CC9, EN3 and DM1 of the Manchester Core Strategy (2012), saved policies DC14.1, DC14.5 and DC18.1 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Third Floor Room 320, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 228, 40 Princess Street, Manchester, M1 6DE
Flat 15, China House, 14 Harter Street, Manchester, M1 6HP
Flat 5, China House, 14 Harter Street, Manchester, M1 6HP
Flat 3, China House, 14 Harter Street, Manchester, M1 6HP
Flat 39, China House, 14 Harter Street, Manchester, M1 6HP
First Floor Room 198B, 40 Princess Street, Manchester, M1 6DE
Flat 503, 11 Harter Street, Manchester, M1 6HY
Flat 502, 11 Harter Street, Manchester, M1 6HY
Flat 401, 11 Harter Street, Manchester, M1 6HY
Flat G02, 11 Harter Street, Manchester, M1 6HY
Flat 10, 2 Harter Street, Manchester, M1 6HY
Third Floor, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Rooms 410 To 411, 40 Princess Street, Manchester, M1 6DE
Flat 4, 48 Princess Street, Manchester, M1 6HR
Fifth Floor Room U5a, 40 Princess Street, Manchester, M1 6DE
First Floor, 40 Princess Street, Manchester, M1 6NG
First Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Second Floor Room 206, 40 Princess Street, Manchester, M1 6DE
First Floor Room 108, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 417, 40 Princess Street, Manchester, M1 6DE
Flat 19, China House, 14 Harter Street, Manchester, M1 6HP
Flat 10, 48 Princess Street, Manchester, M1 6HR
Manchester Central College, Harter Street, Manchester, M1 6HY
103 Princess Street, Manchester, M1 6DD
Flat 15, 48 Princess Street, Manchester, M1 6HR
Flat 32, 48 Princess Street, Manchester, M1 6HR
Flat 23, 48 Princess Street, Manchester, M1 6HR
Fifth Floor Room L5c, 40 Princess Street, Manchester, M1 6DE
Fifth Floor Room L5a, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 318, 40 Princess Street, Manchester, M1 6DE
Second Floor Rooms 211 To 212, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 203, 40 Princess Street, Manchester, M1 6DE
Flat 22, China House, 14 Harter Street, Manchester, M1 6HP
Flat 20, China House, 14 Harter Street, Manchester, M1 6HP
Flat 38, China House, 14 Harter Street, Manchester, M1 6HP
First Floor Room 122, 40 Princess Street, Manchester, M1 6DE
The Yorkshire Room Part First Floor, 40 Princess Street, Manchester, M1 6DE
The Cheshire Room Part First Floor, 40 Princess Street, Manchester, M1 6DE
First Floor Room 198C, 40 Princess Street, Manchester, M1 6DE
Flat 22, 2 Harter Street, Manchester, M1 6HY
Flat 12, 2 Harter Street, Manchester, M1 6HY
Flat 9, 2 Harter Street, Manchester, M1 6HY
Flat 45, 48 Princess Street, Manchester, M1 6HR
Flat 42, 48 Princess Street, Manchester, M1 6HR
Flat 2, 2 Harter Street, Manchester, M1 6HY
Charlies Night Club, 1 Harter Street, Manchester, M1 6HY
Fourth Floor Room 408, 40 Princess Street, Manchester, M1 6DE

CATERMATCH SOLUTIONS LTD, Fifth Floor Room U5b, 40 Princess Street, Manchester, M1 6DE
Flat 31, 48 Princess Street, Manchester, M1 6HR
Flat 6, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 12, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 10, M1 Building, 50 Princess Street, Manchester, M1 6HR
Fourth Floor, 101 Princess Street, Manchester, M1 6DD
First Floor Room 106, 40 Princess Street, Manchester, M1 6DE
Basement, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Flat 22, 48 Princess Street, Manchester, M1 6HR
Flat 18, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 24, 48 Princess Street, Manchester, M1 6HR
Second Floor Room 217, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 421, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 416, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 409, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 222, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 207, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 201, 40 Princess Street, Manchester, M1 6DE
Flat 30, China House, 14 Harter Street, Manchester, M1 6HP
Flat 29, China House, 14 Harter Street, Manchester, M1 6HP
Flat 27, China House, 14 Harter Street, Manchester, M1 6HP
Flat 23, China House, 14 Harter Street, Manchester, M1 6HP
Flat 13, China House, 14 Harter Street, Manchester, M1 6HP
Flat 40, China House, 14 Harter Street, Manchester, M1 6HP
Flat 37, China House, 14 Harter Street, Manchester, M1 6HP
Flat 301, 11 Harter Street, Manchester, M1 6HY
Flat 18, 2 Harter Street, Manchester, M1 6HY
Flat 5, 2 Harter Street, Manchester, M1 6HY
Flat 3, 2 Harter Street, Manchester, M1 6HY
Flat 1, 2 Harter Street, Manchester, M1 6HY
Ground Floor Right, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Second Floor Rear Left, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Basement, 40 Princess Street, Manchester, M1 6DE
Flat 17, M1 Building, 50 Princess Street, Manchester, M1 6HR
Fourth Floor Room 413B, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Rooms 424 To 426, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 302, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 221, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 208, 40 Princess Street, Manchester, M1 6DE
First Floor Room 121, 40 Princess Street, Manchester, M1 6DE
Flat 19, 48 Princess Street, Manchester, M1 6HR
Third Floor Room 325, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 224, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 402, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 324, 40 Princess Street, Manchester, M1 6DE
Flat 14, China House, 14 Harter Street, Manchester, M1 6HP
Flat 9, China House, 14 Harter Street, Manchester, M1 6HP
Second Floor Room 231, 40 Princess Street, Manchester, M1 6DE
Ground Floor, 44 Princess Street, Manchester, M1 6HR
Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Flat 1, 48 Princess Street, Manchester, M1 6HR
Flat 5, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 13, M1 Building, 50 Princess Street, Manchester, M1 6HR

Flat 5, 48 Princess Street, Manchester, M1 6HR
Fourth Floor Room 418, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 326, 40 Princess Street, Manchester, M1 6DE
Flat 36, China House, 14 Harter Street, Manchester, M1 6HP
Flat 33, China House, 14 Harter Street, Manchester, M1 6HP
First Floor Room 112, 40 Princess Street, Manchester, M1 6DE
First Floor Room 107, 40 Princess Street, Manchester, M1 6DE
Flat 8, China House, 14 Harter Street, Manchester, M1 6HP
Flat 402, 11 Harter Street, Manchester, M1 6HY
Flat 302, 11 Harter Street, Manchester, M1 6HY
Flat 202, 2 Waterloo Street, Manchester, M1 6HX
Flat 20, 2 Harter Street, Manchester, M1 6HY
Flat 17, 2 Harter Street, Manchester, M1 6HY
Flat 14, 2 Harter Street, Manchester, M1 6HY
Second Floor, 101 Princess Street, Manchester, M1 6DD
Second Floor Room 233, 40 Princess Street, Manchester, M1 6DE
Fourth Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
National Museum Of Labour History, 103 Princess Street, Manchester, M1 6DD
Flat 12, 48 Princess Street, Manchester, M1 6HR
Flat 3, 48 Princess Street, Manchester, M1 6HR
Flat 14, 48 Princess Street, Manchester, M1 6HR
Second Floor Room 210, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 223, 40 Princess Street, Manchester, M1 6DE
Third Floor Rooms 327 To 328, 40 Princess Street, Manchester, M1 6DE
46 Princess Street, Manchester, M1 6DE
Second Floor Room 230, 40 Princess Street, Manchester, M1 6DE
Flat 20, 48 Princess Street, Manchester, M1 6HR
Flat 9, M1 Building, 50 Princess Street, Manchester, M1 6HR
Third Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
40 Princess Street, Manchester, M1 6DE
Basement, 48 Princess Street, Manchester, M1 6HR
Third Floor Room 323, 40 Princess Street, Manchester, M1 6DE
Flat 32, China House, 14 Harter Street, Manchester, M1 6HP
Flat 24, China House, 14 Harter Street, Manchester, M1 6HP
Flat 21, China House, 14 Harter Street, Manchester, M1 6HP
Flat 6, China House, 14 Harter Street, Manchester, M1 6HP
China House, 14 Harter Street, Manchester, M1 6HP
Third Floor Room 301, 40 Princess Street, Manchester, M1 6DE
First Floor Room 198D, 40 Princess Street, Manchester, M1 6DE
First Floor Room 198A, 40 Princess Street, Manchester, M1 6DE
Flat 403, 11 Harter Street, Manchester, M1 6HY
Flat 15, 2 Harter Street, Manchester, M1 6HY
Flat 13, 2 Harter Street, Manchester, M1 6HY
Basement, 101 Princess Street, Manchester, M1 6DD
Second Floor Room 229, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 232, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 413A, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Rooms 414 To 415, 40 Princess Street, Manchester, M1 6DE
Flat 11, 48 Princess Street, Manchester, M1 6HR
Flat 4, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 6, 48 Princess Street, Manchester, M1 6HR
Third Floor Room 307, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Front, 101 Princess Street, Manchester, M1 6DD
Second Floor Room 202, 40 Princess Street, Manchester, M1 6DE

Flat 17, China House, 14 Harter Street, Manchester, M1 6HP
Flat 17, 48 Princess Street, Manchester, M1 6HR
101 Princess Street, Manchester, M1 6DD
Flat 33, 48 Princess Street, Manchester, M1 6HR
Flat 16, M1 Building, 50 Princess Street, Manchester, M1 6HR
Third Floor Room 333, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 317, 40 Princess Street, Manchester, M1 6DE
Second Floor Rooms 214 To 216, 40 Princess Street, Manchester, M1 6DE
Flat 18, China House, 14 Harter Street, Manchester, M1 6HP
Flat 16, China House, 14 Harter Street, Manchester, M1 6HP
Flat 8, 2 Harter Street, Manchester, M1 6HY
Flat 4, 2 Harter Street, Manchester, M1 6HY
Flat 44, 48 Princess Street, Manchester, M1 6HR
Third Floor, Princess House, 105 - 107 Princess Street, Manchester, M1 1DD
Second Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Fourth Floor, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Second Floor Room 213, 40 Princess Street, Manchester, M1 6DE
Ground Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Ground Floor To Third Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Fifth Floor Room U5c, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 412, 40 Princess Street, Manchester, M1 6DE
Flat 35, China House, 14 Harter Street, Manchester, M1 6HP
Flat 7, China House, 14 Harter Street, Manchester, M1 6HP
Fourth Floor Rooms 403 To 408, 40 Princess Street, Manchester, M1 6DE
100 Bloom Street, Manchester, M1 3LY
Flat 2, M1 Building, 50 Princess Street, Manchester, M1 6HR
First Floor Room 109, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 420, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 401, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 319, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 316, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 227, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 220, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 219, 40 Princess Street, Manchester, M1 6DE
Flat 28, China House, 14 Harter Street, Manchester, M1 6HP
Flat 26, China House, 14 Harter Street, Manchester, M1 6HP
Flat 1, China House, 14 Harter Street, Manchester, M1 6HP
First Floor Room 198E, 40 Princess Street, Manchester, M1 6DE
Flat 501, 11 Harter Street, Manchester, M1 6HY
Flat 303, 11 Harter Street, Manchester, M1 6HY
Flat 101, 11 Harter Street, Manchester, M1 6HY
Flat 102, 2 Waterloo Street, Manchester, M1 6HX
Flat 19, 2 Harter Street, Manchester, M1 6HY
Flat 7, 2 Harter Street, Manchester, M1 6HY
Flat 6, 2 Harter Street, Manchester, M1 6HY
Flat 35, 48 Princess Street, Manchester, M1 6HR
Flat 43, 48 Princess Street, Manchester, M1 6HR
First Floor, 101 Princess Street, Manchester, M1 6DD
Second Floor Front Right, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Basement To First Floor, National Museum Of Labour History, 103 Princess Street, Manchester, M1 6DD
Rooms 110 To 111, 40 Princess Street, Manchester, M1 6DE
Flat 8, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 15, M1 Building, 50 Princess Street, Manchester, M1 6HR

Upper Ground Floor, 101 Princess Street, Manchester, M1 6DD
Second Floor Room 218, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 422, 40 Princess Street, Manchester, M1 6DE
Flat 16, 48 Princess Street, Manchester, M1 6HR
Second Floor Rooms 204 And 205, 40 Princess Street, Manchester, M1 6DE
Flat 12, China House, 14 Harter Street, Manchester, M1 6HP
Flat 2, China House, 14 Harter Street, Manchester, M1 6HP
Flat 21, 48 Princess Street, Manchester, M1 6HR
Flat 14, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 34, 48 Princess Street, Manchester, M1 6HR
Third Floor, 101 Princess Street, Manchester, M1 6DD
Third Floor Room 322, 40 Princess Street, Manchester, M1 6DE
Fifth Floor Room L5b, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 234, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 225, 40 Princess Street, Manchester, M1 6DE
Flat 34, China House, 14 Harter Street, Manchester, M1 6HP
Flat 31, China House, 14 Harter Street, Manchester, M1 6HP
Flat 25, China House, 14 Harter Street, Manchester, M1 6HP
Flat 11, China House, 14 Harter Street, Manchester, M1 6HP
Flat 10, China House, 14 Harter Street, Manchester, M1 6HP
Flat G01, 11 Harter Street, Manchester, M1 6HY
Flat 201, 2 Waterloo Street, Manchester, M1 6HX
Flat 21, 2 Harter Street, Manchester, M1 6HY
Flat 16, 2 Harter Street, Manchester, M1 6HY
Flat 11, 2 Harter Street, Manchester, M1 6HY
Third Floor, Rhodesia House, 52 Oxford Street, Manchester, M1 6JX
Second Floor Front, 101 Princess Street, Manchester, M1 6DD
Fifth Floor, 101 Princess Street, Manchester, M1 6DD
Flat 41, 48 Princess Street, Manchester, M1 6HR
Ground Floor, 46 Princess Street, Manchester, M1 6HR
First Floor Rooms 126 To 129, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 308, 40 Princess Street, Manchester, M1 6DE
Ground Floor To Third Floor, 103 Princess Street, Manchester, M1 6DD
Flat 25, 48 Princess Street, Manchester, M1 6HR
Flat 19, M1 Building, 50 Princess Street, Manchester, M1 6HR
Second Floor, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Second Floor Room 226, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 419, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 321, 40 Princess Street, Manchester, M1 6DE
Fifth Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Flat 4, China House, 14 Harter Street, Manchester, M1 6HP
Flat 2, 48 Princess Street, Manchester, M1 6HR
Flat 7, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 3, M1 Building, 50 Princess Street, Manchester, M1 6HR
44 Princess Street, Manchester, M1 6DE
Flat 11, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 46, 48 Princess Street, Manchester, M1 6HR
Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Fourth Floor Room 423, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 309, 40 Princess Street, Manchester, M1 6DE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Whitworth Street Conservation Area 1985

Area Team Boundary - Name: CENTRAL