

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137127/JO/2023

Date registered valid: 29 June 2023

Proposal: Variation of condition 14 (servicing hours) attached to planning permission 114585/FO/2016 to allow servicing for Unit 1 (Building 2)

Address: Unit 1 Building 2, Manchester New Square, Princess Street, Whitworth Street, Manchester, M1 3AR

Ward(s): Piccadilly Ward

Applicant: Starbucks Coffee Company (UK) Limited

Agent (if any): Miss Hannah Caudwell Pegasus Group

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 08/11/2023

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Date of site visit:

Standard consultations:

Printed: 13 July 2023 Expired: 3 August 2023

Neighbour notifications

Printed: 13 July 2023 Expired: 3 August 2023

Site notice

Posted: 14 July 2023 Expired: 4 August 2023

Press advert

Published: 25 July 2023 Expired: 8 August 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to Unit 1 within Building 2 Manchester New Square. The commercial unit is located at ground floor, features a glazed frontage and is in use as a café (Class E). The unit features a glazed shop frontage and an outdoor seating area that overlooks the Rochdale Canal.

Listed building: Not applicable

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the heart of Manchester City Centre. The Manchester New Square site is bound by Princess Street, a major A road that provides access to the City Centre from the south, and Whitworth Street, an arterial B road that provides access to larger A roads such as Oxford Street and public transport infrastructure in the form of Piccadilly and Oxford Road Train Stations. The neighbouring area is thereby characterised by a high number of properties in varying commercial uses, residential development is however present in the upper floors of numerous buildings that line both Princess Street and Whitworth Street, including Manchester New Square itself.

Description of development

The application seeks consent for the alteration of condition 14 (Servicing Hours) of planning permission 114585/FO/2016. The proposed would see the servicing hours of Unit amended from:

- 07:30 to 20:00 Monday to Saturday
- 10:00 to 18:00 Sundays and Bank Holidays

To the following:

- 06:00 to 22:00 Monday to Friday
- 07:00 to 22:00 Saturday
- 08:00 to 21:00 Sunday and Bank Holidays

The submitted covering letter states that the proposed hours of servicing are to support the unit's café use occupier.

Planning History

136956/FO/2023 - Installation of additional louvres at ground floor level – Application withdrawn October 2023.

136888/AO/2023 - Installation of 1 x fascia sign, 1 x fascia & logo sign, 1 x projecting sign, and 1x logo – Application approved October 2023.

CDN/23/0301 - Discharge of planning conditions 9 (Landscaping) and 18 (Signage Strategy) attached to planning permission 114585/FO/2016 – Approved September 2023.

CDN/23/0330 - Discharge of Condition 12 (hours - internal)) attached to 114585/FO/2016 as amended by applications 124277/NMC/2019 and 125768/NMC/2019 – Approved July 2023.

CDN/22/0854 - Discharge of condition 12 (Opening hours) of Unit B attached to planning permission referenced 114585/FO/2016 for unit B only – Approved December 2022.

CDN/22/0264 - Discharge of conditions 5 (Contaminated Land remediation), 8 (Secure by Design), 17(b) (Acoustic insulation - ground floor commercial), 23 (Suds Building 2 verification) attached to planning permission 114585/FO/2016 – Approved and refused August 2022.

CDN/20/0408 - Discharge of conditions 9 (a,b,c,d,e,f,g and h- Landscaping), 10 (Landscape Management Plan), 13a (Refuse- residential) and 27 (Pavement materials) attached to application ref no 114585/FO/2016 as amended by applications 124277/NMC/2019 and 125768/NMC/2019 – Approved February 2021.

CDN/20/0647 - Discharge of conditions 8 (SECB) (Building 3), 23 (Suds) (Partial discharge in relation to Building 3), 32 (Car Park Control Measures) attached to application ref no 114585/FO/2016 as amended by applications 124277/NMC/2019 and 125768/NMC/2019 – Approved October 2020.

CDN/19/1016 - Discharge of conditions 11 (Residential Management Plan), 15 (a) (Fumes residential), 16(a) (Acoustic insulation plant residential), 17(a) (Acoustic insulation residential), 21 (Travel Plan), 23 (Suds verification - partial discharge), 28 (Parking Management Strategy), 32 (b) Service Management Strategy), 32 (c) Electric Charging Points, 33 (Cycle Parking) and 36 (Residential Management servicing and maintenance) attached to application ref no 114585/FO/2016 (as amended by application refs 119877/NMC/2018 and 124277/NMC/2019) – Approved August 2020.

125768/NMC/2019 - Non material amendments to remove plant screen and amend ground floor perforated panels and to amend Condition 9 (landscaping scheme) including amendments to

pavement, omission of planters, railings changed to glazed balustrade, revised garden layout (increased soft landscaping) and relocation of trees attached to application ref no 114585 as amended by 119877 and 124277 – Approved March 2020.

124277/NMC/2019 - Non Material Amendment to application ref no 114585 (as amended by 119877) to amend the jointing pattern between the brick facade panels, change to Building 1, Level 6 brick elevation overlooking Amazon House and amendment to conditions 15, 16, 17, 21, 25, 26, 27, 33 and 36 to allow for phasing of completion – Approved August 2019.

CDN/18/0409 - Discharge of condition 22 (Flood Risk and Drainage) attached to application ref no 114585/FO/2016 – Approved December 2018.

CDN/18/0213 - Discharge of condition 13 (Refuse) attached to application ref no 114585 – Approved June 2018.

119877/NMC/2018 - Non Material amendment application to allow for mitigation of any impact on TV Reception in relation to application ref no 114585/FO/2016 – Approved May 2018.

CDN/18/0154 - Discharge of condition 31 (Local Labour Agreement) attached to application ref no 114585/FO/2016 – Approved March 2018.

CDN/18/0096 - Discharge of conditions 3 (Materials), 4 (Wheel Washing), 6 (CMP), 8 (Secure by Design), 17 (Acoustics), 19 (Surface and Foul Water), 22 (Flood Risk and Suds), 24 (Canal Lighting), 25 (Canal Flood Risk) and 26 (Canal Glass Balustrades) attached to application ref no 114585/FO/2016 – Approved April 2018.

CDN/18/0071 - Discharge of condition 35 (Piling) attached to application ref no 114585/FO/2016 – Approved February 2018.

114585/FO/2016 - Erection of three residential buildings (Building 1 comprising 15 storeys plus plant space, Building 2 comprising 11 storeys plus plant space and Building 3 comprising 14 storeys plus plant space) to provide 351 residential units (Use Class C3) 117 x 1 bed, 218 x 2 bed and 16 x 3 bed) as well as ground floor commercial uses (Class A1 (Shop), A3 (Restaurant and Cafe) and D1 (Non Residential Institution Use- Art Gallery) and new public space with related access, servicing, landscaping and associated works with parking for 254 vehicles, 224 cycles within 4 levels of existing basement car park – Approved March 2017.

Consultations & Notification Responses

Environmental Health – No objection upon amendment of proposed hours of servicing.

Highway Services – No objection.

Publicity – One letter of objection was received in relation to the proposal. The reasons cited for the objection can be summarised as follows:

- Objection on the grounds the application site should not be occupied by the applicant's business.
- Objection on the grounds of the proposal causing an unacceptable impact on neighbouring amenity via increased noise levels.

Any reasons for objection that relate to the nature of the occupant's business cannot be taken into account due to the nature of the application merely seeking to alter servicing hours. As such this reason for objection will have no impact on the determination of this application.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy CC2 – Retail
- Policy CC5 – Transport
- Policy C1 – Centre Hierarchy
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy 26 – Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places

Other Legislative Requirements

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 to 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.

Issues

Principle of Development

The proposed development seeks to extend the hours of servicing of an existing commercial unit that operates as a café (Class E). As the proposal would not fundamentally alter the nature of the use of the site as a retail unit within the City Centre and only concerns said unit's hours of

servicing, it is considered it is acceptable in principle and therefore accords with Core Strategy Policies SP1, CC2, CC5 and C1 subject to the matters discussed below.

Residential Amenity

The proposed development would see the hours of servicing increased by four and a half hours during the working week and by a minimum of five hours on non-working days. The proposal has been accompanied by a Noise Impact Assessment that states that the proposed hours of operation would not have a detrimental impact on neighbouring amenity and is therefore acceptable.

Environmental Health do not object to the proposal upon the reduction of the proposed hours of servicing that permission is sought for, with the servicing hours having previously been proposed to be 06:00 to 00:00 daily. On this basis and taking into account the high level of background noise within the City Centre, it is considered that the proposal is acceptable in this regard and accords with Core Strategy Policies SP1 and DM1, Saved Unitary Development Plan Policy 26 and National Planning Policy Framework.

Highway Safety

The proposed development would see the extension of the servicing hours of the site, thus allowing servicing of the property to occur at both earlier and later times in the day. Highways do not object to the proposed hours. On this basis the proposal is considered would have an acceptable impact on highway safety in accordance with Core Strategy Policies SP1, CC5 and DM1, and the National Planning Policy Framework.

Conclusion

In light of the above it is considered the proposal is acceptable in regard to its impact on neighbouring amenity and highway safety. As such, the proposal is in accordance with Manchester Core Strategy Policies SP1, CC2, CC5, C1 and DM1, Saved Unitary Development Plan Policy 26 and the National Planning Policy Framework. The proposal is therefore recommended for approval.

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 ongoing advice that has resolved the issues associated with the proposal.

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

1) The development must have begun not later than the 09/03/2020.

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:

(a) 454.001_G, 454.100_C, 454.101_C, 454.102_C, 454.103_C, 454.104_D and 454.105_E;

(b) 10011-B0-A-B5D9-D-01, 10011-B0-A-B5D9-E-E 003, 10011-B0-A-B5D9-E-N 003, 10011-B0-A-B5D9-E-S 003, 10011-B0-A-B5D9-E-W 003, 10011-B0-A-B5D9-P-00-001 -003, 10011-B0-A-B5D9-P-02-001, 10011-B0-A-B5D9-P-07-001, 10011-B0-A-B5D9-P-10-001, 10011-B0-A-B5D9-P-12-001, 10011-B0-A-B5D9-P-B1-001, 10011-B0-A-B5D9-P-B2-001, 10011-B0-A-B5D9-P-RF-002, 10011-B0-A-B5D9-S-AA-001, 10011-B0-A-B5D9-S-BB-001, 10011-B0-A-B5D9-XP-00-001 and 10011-B0-A-B5D9-XP-00-002;

(c) 10011-B1-A-B5D9-D-T1 Rev 03, 10011-B1-A-B5D9-D-T3 Rev 03, 10011-B1-A-B5D9-E-E 10011-B1-A-B5D9-E-N, 10011-B1-A-B5D9-E-S, 10011-B1-A-B5D9-E-W, 10011-B1-A-B5D9-P-AL-001 and 10011-B1-A-B5D9-P-AL-002,

(d) 10011-B2-A-B5D9-D-T1, 10011-B2-A-B5D9-D-T3, 10011-B2-A-B5D9-E-E-003, 10011-B2-A-B5D9-E-N-003, 10011-B2-A-B5D9-E-S-003, 10011-B2-A-B5D9-E-W-003, 10011-B2-A-B5D9-P-AL-001 and 10011-B2-A-B5D9-P-AL-002,

(e) 10011-B3-A-B5D9-D-T1, 10011-B3-A-B5D9-D-T3, 10011-B3-A-B5D9-E-E, 10011-B3-A-B5D9-E-N, 10011-B3-A-B5D9-E-S, 10011-B3-A-B5D9-E-W, 10011-B3-A-B5D9-P-AL-001 and 10011-B3-A-B5D9-P-AL-002;

(f) 10011-B1-A-G251-SK-024 Revision 02 and 10011-B1-A-G251-SK-025 Revision 02;

(g) Phasing as set out in Deloitte Real Estates letter dated 19/07/19;

- (h) Ramboll Ventilation Dwgs in relation to location of risers BSMOB10(57) 1001 P2;
- (i) Recommendations contained in the Ramboll SAP Services Strategy (Nov 2016);
- (j) Recommendations in Crime Impact Assessment Version D dated 18th Nov 2016; and
- (k) Recommendations within the Aecom Air Quality Addendum dated Nov 2016 and points 1 and 2 of Eve Grant's e-mail dated 27-01-17.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP 1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan policies DC18.1, DC19.1, DC20 and DC26.1.

3) Within three months of the date of this permission, a materials schedule that shall confirm all the materials used on all external elevations of the development along with jointing and fixing details, and details of the drips to be used to prevent staining, shall be submitted to and agreed in writing with the Local Planning Authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Wheel washing facilities shall be provided in accordance with the details contained within Deloitte's letter (Dated 13/02/2018), MNS Project Execution Plan (Dated January 2018 prepared by LendLease), MNS Environment Health and Safety Plan (Dated January 2018 prepared by LendLease), and MNS Logistics and Sequencing (Dated January 2018 prepared by LendLease), all submitted and approved under application CDN/18/0096.

Reason - In the interest of pedestrian and highway safety, as specified in policies SP1 and DM1 of Core Strategy.

5) The development hereby approved shall be carried out in accordance with the Phase 1 Desktop Study for Princess Street and Whitworth Street Corner, RoC Consulting, Reference: JB/AS/p1 3251, Dated: August 2015 (updated January 2017) subject to a watching brief being undertaken to establish any unexpected contamination. Additionally, the development will also proceed in accordance with the Roc Letter (Dated 04/03/22), Waste Transfer Notes (Dated 14/06/22, 16/06/22 and 27/07/22) and CONTAMINATED LAND INFORMATION (dated 09/08/22) and Deloitte's e-mail (Dated 09/08/22), all received and approved under application CDN/22/0264.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Additionally, that the current works shall not compromise the protection afforded by earlier remedial measures the existing development has had installed as part of planning permission 087671/FO/2008/C3. Pursuant to policies DM1 and EN18 of the Core Strategy.

6) The development shall be implemented in accordance with the MNS Project Execution Plan (Dated January 2018 prepared by LendLease), the MNS Environment Health and Safety Plan (Dated January 2018 prepared by LendLease), and the MNS Logistics and Sequencing (Dated January 2018 prepared by LendLease), all received and approved under application CDN/18/0096.

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)

7) The details of an emergency telephone contact number shall be displayed in a publicly accessible location on the site and shall remain so displayed for the duration of the construction and fitting out of the development.

Reason: In the interests of local amenity, pursuant policies SP1 and DM1 of the Core Strategy.

8) The development shall be carried out in accordance with the details contained within the Greater Manchester Police SbD Registration Letter, including the SbD Checklist, (dated 12 July 2017) submitted and approved under application CDN/22/0264, and Adrian Murphy's (Design for Security's) e-mail (Dated 05/10/20; Submitted in relation to Building 3) submitted and approved under application CDN/20/0647.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

9) The development shall be completed in accordance with the following drawings and documents submitted and approved under application CDN/23/0301:

- o 252194-LPP-52-SW-L00-DPL-L-0007-REV-C11 (Surface Water Drainage and Levels Plan)
- o 252194-LPP-90-SW-L00-DET-L-0405-REV-C4 (Detail B2 Terraces Upstand Cladding and Coping adjacent Steps)
- o 252194-LPP-90-SW-L00-DET-L-0406-REV-C5 (Detail B2 Terraces Upstand Cladding and Coping adjacent Steps)
- o 252194-LPP-90-SW-L00-DET-L-0407-REV-C5 (Detail B2 Terraces Upstand Cladding and Coping adjacent Steps)
- o 252194-LPP-90-SW-L00-DET-L-0408-REV-C6 (Detail B1 Terrace Wall Cladding and Coping adjacent Steps)
- o 252194-LPP-90-SW-L00-DPL-L-0001-REV-C11 (Landscape Proposal Plan)
- o 252194-LPP-90-SW-L00-DPL-L-0008-REV-C12 (Slab Levels & Screed Ground Floor)
- o 252194-LPP-90-SW-L00-DPL-L-0009-REV-C4 (surveyed slab levels)
- o 252194-LPP-90-SW-L00-DPL-L-0014-REV-C6 (door protection)
- o 252194-LPP-90-SW-L00-DPL-L-0022-REV-C2 (Kerbing Plan)
- o 252194-LPP-90-SW-L00-DPL-L-0050-REV-C5 (Terrace slab setting out)
- o 252194-LPP-90-SW-L00-DPL-L-0051-REV-C6 (Setting out of courtyard walls and footings)
- o 252194-LPP-90-SW-L00-DSE-L-0100-REV-C11 (Canalside sections)
- o 252194-LPP-90-SW-L00-DSE-L-0101-REV-C6 (Detailed section courtyard landscape, sheet 1)
- o 252194-LPP-90-SW-L00-DSE-L-0102-REV-C7 (Detailed section courtyard landscape, sheet 2)
- o 252194-LPP-90-SW-L00-DSE-L-0103-REV-C7 (Detailed sections Venice street sheet 1)
- o 252194-LPP-90-SW-L00-DSE-L-0107-REV-C4 (Detailed Sections Courtyard Landscape Sheet 3)
- o 252194-LPP-90-SW-L00-DSE-L-0108-REV-C6 (Detailed Sections Courtyard Landscape Sheet 4)
- o 252194-LPP-90-SW-L00-SSP-L-0600 (Landscape NBS Specification)
- o 252194-LPP-95-SW-L00-DET-L-0210-REV-C8 (Yorkstone paving)
- o 252194-LPP-95-SW-L00-DET-L-0215-REV-C5 (Typical paving details: Sheet 01)

- o 252194-LPP-95-SW-L00-DET-L-0216-REV-C7 (Typical paving details: Sheet 02)
- o 252194-LPP-95-SW-L00-DET-L-0217-REV-C7 (Typical paving details: Sheet 03)
- o 252194-LPP-95-SW-L00-DET-L-0218-REV-C7 (Courtyard paving build ups and slab joints)
- o 252194-LPP-95-SW-L00-DET-L-0402-REV-C2 (Walls 01/01 setting out)
- o 252194-LPP-95-SW-L00-DET-L-0403-REV-C4 (Walls 01/02 setting out)
- o 252194-LPP-95-SW-L00-DET-L-0404-REV-C2 (Walls 01/03 setting out)
- o 252194-LPP-95-SW-L00-DPL-L-0010-REV-C13 (Detail Hard Landscape Plan 1 of 2)
- o 252194-LPP-95-SW-L00-DPL-L-0011-REV-C12 (Detail Hard Landscape Plan 2 of 2)
- o 252194-LPP-95-SW-L00-DPL-L-0012-REV-C5 (Venice Street Works)
- o 252194-LPP-90-SW-L00-DPL-L-0021-REV-C3 (GA Setting out)
- o o 252194-LPP-90-SW-L00-DET-L-0470-REV-C4 (typical tree pits)
- o o 252194-LPP-90-SW-L00-DSE-L-0109-REV-C5 (Detailed Sections Courtyard Landscape Sheet 5)
- o o 252194-LPP-90-SW-L00-DSE-L-0110-REV-C4 (Detailed Sections Courtyard Landscape Sheet 6)
- o Delottie's e-mail (Dated 15/09/20)
- o 252194-LPP-95-SW-L00-DET-L-0401-REV-C5 (Low walls: Sections & Bench tops)
- o 252194-LPP-95-SW-L00-DET-L-0441-REV-C4 (Circular planter)
- o 252194-LPP-95-SW-L00-DET-L-0480-REV-C6 (Lighting: Co-ordinated proposals)
- o 252194-LPP-90-SW-L00-DPL-L-0013-REV-C5 (steps and ramps)
- o 252194-LPP-95-SW-L00-DET-L-0400-REV-C9 (Low walls: elevations)
- o 252194-LPP-95-SW-L00-DET-L-0430-REV-C10 (Canal walls / glass balustrade)
- o 252194-LPP-95-SW-L00-DET-L-0432-REV-C3 (Elevation of Canalside Wall & Balustrade)
- o 252194-LPP-95-SW-L00-DET-L-0435-REV-C3 (Canal interface: Existing wall scope sheet 01)
- o 252194-LPP-95-SW-L00-DET-L-0460-REV-C10 (Steps 1 of 2)
- o 252194-LPP-95-SW-L00-DET-L-0461-REV-C10 (Steps 2 of 2)
- o 252194-LPP-95-SW-L00-DET-L-0462-REV-C4 (Handrails)

No development associated with the implementation of the public realm works as shown in dwgs numbered 454.001_G, 454.100_C, 454.101_C, 454.102_C, 454.103_C, 454.104_D and 454.105_E ; shall commence until final details of a strategy for the planting of street trees within the pavements on Whitworth Street and Princess Street including details of overall numbers, size, species and planting specification, constraints to further planting and details of ongoing maintenance has been submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the emerging Core Strategy.

10) The development shall be completed and maintained in accordance with the Landscape Management and Maintenance Plan, 252194-LPP-90-SW-L00-COM-L-0630_C1, 24 September 2019; and Risk Assessment: 252194-LPP-90-SW-L00-RRR-L-0650 iss1 rev C1 (Submitted and approved under application CDN/20/0408). The approved details shall remain in operation in perpetuity.

Within three months of the date of this permission details shall be submitted regarding a maintenance strategy for any off site tree planting. The development shall then proceed in accordance with the agreed details and be maintained thereafter for the lifetime of the development.

Reason - In the interests of amenity pursuant to Core Strategy policy DM1.

11) The development shall proceed and be maintained in accordance with the Full Residential Management Plan (Prepared by Zenith Property Management), submitted to and approved under application CDN/19/1016. The approved strategy shall remain in operation in perpetuity.

Reason - In the interests of amenity pursuant to Core Strategy policy DM1.

12) Before any new use hereby approved commences, within each of the ground floor units below the residential blocks details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition.

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.

13) The scheme shall be implemented in accordance with the following storage (including segregated waste recycling) and disposal of refuse drawings and documents:

- o Manchester New Square - Refuse Strategy Note dated 21 March 2018 prepared by Simpson Haugh (Submitted and approved under application CDN/18/0213);
- o Manchester New Square Refuse Schedule dated 13 March 2018 (Submitted and approved under application CDN/18/0213);
- o Drawing 10011-B0-A-G100-P-00-003 Rev 1 Site Plan Ground Floor Level Refuse Locations - annotated to show locations of refuse stores for residential, commercial and Regency House, with layby collection points highlighted (Submitted and approved under application CDN/18/0213);
- o Drawing 10011-B1-A-G200-P-00 Rev 17 Building 1 GA Plan Ground Floor (Submitted and approved under application CDN/18/0213);
- o Drawing 10011-B2-A-G200-P-00 Rev 12 Building 2 GA Plan Ground Floor (Submitted and approved under application CDN/18/0213);
- o Drawing 10011-B3-A-G200-P-00 Rev 19 Building 3 GA Plan Ground Floor (Submitted and approved under application CDN/18/0213);
- o Building 3 Ground Floor CCTV Room Added - ref: 10011-B3-A-G410-SK-002 rev01 (Submitted and approved under application CDN/20/0408).

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.

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.

14) Deliveries, servicing and collections, including waste collections for the ground floor units, excluding Unit 1 in Building 2, shall not take place outside the following hours:

- 07:30 to 20:00 Monday to Saturday
- 10:00 to 18:00 Sundays and Bank Holidays

The deliveries, servicing and collections, including waste collections for Unit 1 Building 2, shall not take place outside the following hours:

- 06:00 to 22:00 Monday to Friday
- 07:00 to 22:00 Saturday
- 08:00 to 21:00 Sundays and Bank Holidays

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.

15) The extraction of any fumes or vapours for the residential accommodation shall be completed in accordance with the Ventilation / Extract Statement, prepared by Ramboll (Submitted and approved under application CDN/19/1016).

Details of the extraction of any fumes, vapours and odours for the ground floor units shall be submitted to and approved in writing by the City Council as local planning authority prior to occupation of each use. The details of the approved scheme for each phase (as set out in condition 2 g above) shall be implemented prior to occupancy of that phase and shall remain in situ whilst the use or development is in operation.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

16) Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with any of the commercial uses; to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

The approved scheme for each phase (as set out in condition 2 (g) above) shall be implemented prior to occupancy of that phase and shall remain operational thereafter.

Reason - To protect the amenity of the occupants of the premises once the development hereby approved is occupied, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

17) The development shall proceed in accordance with the compliance and acoustic insulation measures and performance set out in the Manchester New Square Final Acoustic Planning Report, prepared by Mach Group (Dated 21/08/19; Submitted and approved under application CDN/19/1016).

Before the development commences an acoustic attenuation scheme including particulars of the acoustic glazing and acoustically treated ventilation to be installed as part of the ground floor uses within these blocks; shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented in full for each phase (as set out in condition 2 (g) above) before use of the residential premises within that phase first commences. A post completion validation report shall be submitted to the council to confirm the acoustic attenuation scheme meets the recommendations set out within the Acoustic Report by Sandy Brown (dated 31 August 2017).

Reason - To protect the amenity of the occupants of the premises once the development hereby approved is occupied, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

18) The development shall be implemented in accordance with the Manchester New SQ - Site Wide Signage Strategy P03 (Received by the City Council, as Local Planning Authority, on the 20 September 2023; Approved under application CDN/23/0301).

Reason - In the interests of visual amenity to enable careful attention to signage details and the level of visual clutter associated with any external seating is required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy

19) The development shall discharge surface and foul water in accordance with MCC's letter (Dated 30/12/2016) approved under application CDN/18/0096.

Reason - Pursuant to National Planning Policy Framework policies (PPS 1 (22) and PPS 25 (F8)).

20) The development hereby approved shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.

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

21) The development shall proceed in accordance with the Full Travel Plan prepared by Curtins and Deloitte's e-mail dated 29-06-20 in relation to the Travel Plan (Received and approved under application CDN/19/1016).

Within six months of the first use occupation of the final phase of the development, a revised Travel Plan which takes into account the information about travel patterns gathered shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel and to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution. , pursuant to policies SP1, T2 and DM1 of the Core Strategy, the Guide to Development in Manchester SPD (2007) and Greater Manchester Air Quality action plan 2016

22) The development shall be implemented in accordance with the following drawings and documents in relation to Flood Risk and Drainage (Submitted and approved under application CDN/18/0409):

- o United Utilities Part 1 acceptance letters dated 2016 Princess Street Surface Water Drainage Attenuation Analysis dated March 2016 prepared by Ramboll;
- o Princess Street Flood Risk and Drainage Statement produced by RoC;
- o MNSQ Surface Drainage / Rainwater Report No.1 produced by Imotech;
- o Drawings 3251 BX-DR02 Rev 3: Site Wide Drainage Strategy, 061639-705 Rev B Drainage Strategy and 252194 LPP 90 SW L00 DPLL 008 Slab Level and Screed (Ground Floor);
- o Sketch showing the extent of the boundary and the existing 4 storey deep basement - to illustrate that there is very little 'left over' space for attenuation;
- o Deloitte's e-mail dated 02-08-18; and
- o Manchester New Square Blue Roof attenuation / void former detail

Reason - The application site is located within a critical drainage area and in line with the requirements in relation to sustainable urban drainage systems, further consideration should be given to the control of surface water at the site in order to minimise localised flood risk pursuant Core Strategy policy DM1.

23) a) The drainage for the development shall be carried out in accordance with drawing no.252194-LLP-90-SW-L00-DPL-L-0008 - Slab levels and screed ground floor, drawing Podium Attenuation Phasing Plan- 200211_GF, and Deloitte's e-mail's 17/02/20 and interim arrangements 24/03/20 (Received and approved under application CDN/19/1016); photographs IMG_6010, IMG_6011, IMG_6012, IMG_6013, IMG_6014 and IMG_6015 (Received and approved under application CDN/20/0647); and the photographs and Deloitte's email (Dated 23/05/2022) received and approved under application CDN/22/0264 and shall all be retained for the lifetime of the development.

b) Within three months of the date of this permission a management and maintenance drainage plan for Buildings 1, 2 and 3, which shall be for the lifetime of the development, shall be submitted to and approved in writing by the City Council, Local Planning Authority. The plan shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. The approved scheme shall be implemented within one month of approval and then be kept in place for the lifetime of the development.

Reason - The application site is located within a critical drainage area and in line with the requirements in relation to sustainable urban drainage systems, further consideration should be given to the control of surface water at the site in order to minimise localised flood risk pursuant to Core Strategy Policy DM1 and the National Planning Policy Framework.

24) The parts of the Rochdale Canal corridor adjacent to the development shall be it in accordance with the following drawings and documents submitted and approved under application CDN/18/0096:

- o Drawing No. 252194-LPP-95-SW-L00-DET-L-0480 Details: Lighting: Co-ordinated proposals prepared by Landscape Projects Ltd
- o Eve Grant's e-mail dated (15/03/18)

Reason - To ensure that the development makes a positive contribution to the quality of the Rochdale Canal and to aid in the improvement of Crime and Disorder issues in these areas pursuant to Core Strategy Policies EN9 and DM1.

25) Within three months of the date of this permission full details of how potential flood risk from the Canal would be controlled shall be submitted to and agreed in writing by the local planning authority in consultation with the Canal & River Trust. Any works necessary to discharge this condition shall be for each phase of development (as set out in condition 2 (g) above) hereby approved before it is first occupied.

Reason -To ensure that the development makes a positive contribution to the quality of the Rochdale Canal pursuant to Core Strategy Policies EN9 and EN3

26) Within three months of the date of this permission full details of the proposed glass balustrades adjacent to the Rochdale Canal, including materials and finishes, full details of the proposed fixing arrangements and arrangements for future maintenance have been submitted to and agreed in writing by the Local Planning Authority and thereafter implemented in accordance with the agreed details before Building 1 is first occupied.

Reason -To ensure that the development makes a positive contribution to the quality of the Rochdale Canal pursuant to Core Strategy Policies EN9 and EN3

27) The materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building / public realm shall be completed in accordance with the following drawings and documents:

- o Dwgs 0161639-700 - General Arrangement - Rev B, 0161639-701 - Construction Areas - Rev B, 0161639-702 - Kerbing Layout - Rev C, 0161639-703 - Site Clearance - Rev B, 0161639-704 - Road Markings - Rev E, 0161639-705 - Drainage Layout - Rev E and 0161639-707 - Standard Details - Rev B (All received and approved under application CDN/20/0408).

All works approved in discharge of this condition shall be fully completed for each phase of the development (as set out in condition 2 (g) above) hereby approved before it is first occupied.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes and in accordance with Core Strategy policies SP1 and DM1.

28) The development shall be implemented and retained in accordance with the Full Residential Management Plan, prepared by Zenith Property Management and on the basis of Deloitte's e-mail dated 29-06-20 in relation to Parking Management (Both received and approved under application CDN/19/1016).

Reason - The development does not provide sufficient car parking facilities and in order to provide alternative arrangements (e.g. parking leases with car parking companies; car sharing; or car pool arrangement) for the needs of future residents whom may need to use a motorcar. As well as in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families. All pursuant to policies DM1, H11 and T1 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

29) The residential apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.

30) The commercial units can be occupied as Class E (a), Class E (b) and Class F1(b) only.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to Core Strategy policies DM1 and saved Unitary Development Plan policies DC26.1 and DC26.5

31) The development shall proceed in accordance with the local labour agreement details contained within the following documents (Both submitted and approved under application CDN/18/0154):

- o Manchester New Square Local Labour Agreement dated 6 March 2018;
- o Manchester New Square completed Undertaking to MCC dated 6 March 2018;

The approved details shall be kept in place thereafter.

Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.

32) The development will be fully implemented in accordance with the following drawings and documents:

- o Full Residential Management Plan, prepared by Zenith Property Management and Deloitte's e-mail dated 29-06-20 (Servicing Management); W7 - Wall Mounted Dual Socketed 7kW Charge Point Type 2 Sockets, RFID Card Operated, 7kW Power Capacity, (32A Per Socket) - Single Phase Supply Communications Package via GPRS or Ethernet Connection with the 6 EVCP spaces plus the 20 adaptable spaces equating to 10%; BP Charge Master - Charge Point Installation Guide; BP Charge Master - Fast Charge Wall Mounted Electric Vehicle Charging Points; Imtech Plan ref: K16043-6000-ZZ-B1- DR-E62-004 Rev C2 (All submitted to and approved under application CDN/19/1016).
- o Deloitte's letter (Dated 05/10/2020; Submitted and approved under application CDN/20/0647).

Reason - In interests of highway safety pursuant to Policy DM1 of the Core Strategy.

33) The development shall be fully implemented in accordance with the Cycle parking details for basement levels 1-4, prepared by Bellsure Streetsure (Submitted and approved under application CDN/19/1016). The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

34) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies Dm1 and SP1.

35) Piling or any other foundation designs using penetrative methods shall be completed in accordance with the following drawings and documents (All submitted and approved under application CDN/18/0071):

- o Method Statement (Rotary Bored Piling) dated 26 January 2018 prepared by Foundation Piling Ltd;
- o Piling Risk Assessment dated 26 January 2018 prepared by Foundation Piling Ltd;
- o RoC Drawing 3251 B3 0F 01 Rev11 illustrating the proposed piling location;

Any piling or other works that are not approved in the above documentation shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Reason - To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to section 10 of the National Planning Policy Framework Core Strategy policy EN14 and EN17.

Informatives

1) External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties.

Reason - To safeguard the amenities of the occupiers of nearby properties.

2) All of the works required to achieve the new accesses / egresses and associated TROs should be included as part of a S278 agreement via an off-site highways condition, to be funded by the applicant.

3) Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems'. It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B). Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

4) External areas within the application site in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority, and shall not allow for the use of amplified sound or any music in these external areas at any time. This does not negate the need for separate applications for planning permission for the use of external areas.

Reason - To safeguard the amenities of the occupiers of nearby properties.

5) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Workforce may arrive on site 30 minutes prior but no working outside these times, unless changed by prior agreement. Noise to be kept to a minimum in the first hour.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation during the construction phase.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat 503, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 501, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 704, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 401, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 708, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 16, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 18, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 9, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 34, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 16, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 4, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 33, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 11, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 47, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 23, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 29, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
46 Canal Street, Manchester, M1 3WD
Flat 1303, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 308, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 309, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1203, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1001, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 610, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 709, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 303, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 603, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 804, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 707, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 901, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 103, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1106, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1107, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 702, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 305, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1307, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1401, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 205, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 201, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1106, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 804, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 212, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 508, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1103, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 611, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 907, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 710, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 801, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 4, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 607, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ

Flat 705, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 24, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 14, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 25, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 10, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Serviced Apartment 17, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 36, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 21, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 22, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 12, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 808, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 706, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1001, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 807, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 906, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1105, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1006, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1103, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1003, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 308, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 105, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 109, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
40A Whitworth Street, Manchester, M1 3NR
Flat 30, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 3, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 24, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 2, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 36, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 40, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 31, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 43, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 4, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 18, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 11, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 1005, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 708, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 203, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 605, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 808, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1301, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 606, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 904, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 903, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 810, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1101, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 205, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 105, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1002, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 905, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
44A Whitworth Street, Manchester, M1 3AW
Flat 202, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 308, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1302, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1109, Linter Building, 44 Whitworth Street, Manchester, M1 3AW

Flat 1406, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 507, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1104, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 605, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 111, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 411, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 504, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 102, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 406, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1204, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 910, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1202, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 311, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1102, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 7, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 14, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 34, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 33, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 6, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat At, New Union Hotel, Princess Street, Manchester, M1 6JB
Flat 34, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 37, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 17, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 19, 55 - 57 Whitworth Street, Manchester, M1 3NT
Lower Ground Floor, 48 - 50 Whitworth Street, Manchester, M1 6HR
Flat 5, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 12, 55 - 57 Whitworth Street, Manchester, M1 3NT
48 - 50 Whitworth Street, Manchester, M1 6LS
Flat 202, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 905, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1106, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1107, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 606, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1002, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 306, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 406, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 804, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 801, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 106, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 209, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 509, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 5, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 22, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 6, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 35, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 44, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 28, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 26, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 12, 42 - 44 Sackville Street, Manchester, M1 3NF
113A Princess Street, Manchester, M1 3BF
Flat 108, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1206, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 304, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 302, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ

Flat 908, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 204, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 110, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 402, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1004, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1206, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 609, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 902, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 304, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 506, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1105, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 606, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 303, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 109, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 210, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 601, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 208, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 408, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 2, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 1, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 3, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 32, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 27, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 13, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 9, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 27, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 709, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 809, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 402, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 707, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 505, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 502, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 304, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 206, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 207, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 903, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 46, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 26, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 20, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 26, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 8, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 6, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 19, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 10, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 14, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 29, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 1303, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 703, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 805, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 410, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 404, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1407, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 104, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ

Flat 106, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 505, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 511, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1010, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1101, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 112, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Second Floor, Amazon House, 3 Brazil Street, Manchester, M1 3PE
Flat 1002, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 702, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1102, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 403, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 307, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 505, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 508, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 802, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 608, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1105, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 904, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 202, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1307, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 302, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 905, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 106, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 703, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 26, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 38, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 25, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 24, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 15, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 12, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 1004, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 901, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 405, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 608, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 607, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 609, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 310, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 410, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 2, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 37, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 3, 55 - 57 Whitworth Street, Manchester, M1 3NT
50 Sackville Street, Manchester, M1 3WF
Flat 9, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 23, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Whitworth Locke Hotel, 74 Princess Street, Manchester, M1 6JD
Flat 603, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 907, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 805, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 602, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 404, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 107, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 204, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 103, Calico Building, 46 Whitworth Street, Manchester, M1 3AX

Flat 508, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 104, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 601, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 32, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 45, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 23, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 24, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 21, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 2, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 31, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 15, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Fourth Floor, Amazon House, 3 Brazil Street, Manchester, M1 3PE
BUY ASSOCIATES LIMITED, Third Floor, Amazon House, 3 Brazil Street, Manchester, M1 3PW
First Floor Middle, Amazon House, 3 Brazil Street, Manchester, M1 3PW
G A Y, Canal Street, Manchester, M1 3WB
Flat 17, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 3, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 404, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 902, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 604, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1205, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 807, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 503, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1008, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1003, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 801, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 909, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 908, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 607, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 201, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 602, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 808, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 903, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 408, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 506, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 108, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 301, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 17, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 39, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 13, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 20, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 42, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 22, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 1, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
40 Whitworth Street, Manchester, M1 3NR
Flat 5, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 806, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 402, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1007, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 210, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1104, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1202, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1305, Carding Building, 42 Whitworth Street, Manchester, M1 3AT

Flat 306, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 110, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 407, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
113 Princess Street, Manchester, M1 3BF
Flat 306, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 602, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1007, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1304, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 301, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1201, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 906, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 101, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 407, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 805, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 204, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1305, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 608, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 42, 42 - 44 Sackville Street, Manchester, M1 3NF
Richmond Tea Rooms, 46 Sackville Street, Manchester, M1 3WF
Flat 10, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 12, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 401, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 4, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 13, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Bannatyne, 38 Whitworth Street, Manchester, M1 3NR
Restaurant Adjacent 38, Whitworth Street, Manchester, M1 3NR
Flat 29, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 5, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 2, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 14, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 16, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 14, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 8, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 6, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 30, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 205, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 1102, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 307, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 806, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 203, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 101, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 407, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 1104, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 43, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 48, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 49, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 28, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 16, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 21, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 305, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 504, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 601, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 209, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 509, Carding Building, 42 Whitworth Street, Manchester, M1 3AR

Flat 1306, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 701, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 907, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1005, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1306, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 603, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 206, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 107, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 809, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 501, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1205, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 701, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 309, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1402, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 510, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1108, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 403, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 11, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 604, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Ground Floor, Amazon House, 3 Brazil Street, Manchester, M1 3PW
Flat 15, 42 - 44 Sackville Street, Manchester, M1 3NF
113B Princess Street, Manchester, M1 3BF
Flat 1201, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 501, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 502, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 206, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1204, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 705, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 706, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1004, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 809, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1003, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 208, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 803, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 107, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 104, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 506, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 102, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 211, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1404, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1403, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1405, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 209, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 806, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1110, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1207, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 307, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 502, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1301, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 909, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 704, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 509, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1006, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1009, Linter Building, 44 Whitworth Street, Manchester, M1 3AW

Flat 807, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 802, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 709, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 803, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 706, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 35, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 31, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 3, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 1006, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 44, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 8, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
New Union Hotel, Princess Street, Manchester, M1 6JB
Flat 5, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 36, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 32, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 33, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 41, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 8, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 28, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Basement And Ground Floor, 61 - 63 Whitworth Street, Manchester, M1 3NY
61 - 63 Whitworth Street, Manchester, M1 3NY
Flat 7, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 30, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 19, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 11, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 27, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 35, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 32, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 802, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 305, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 1101, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 701, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 803, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 504, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 1007, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 702, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 507, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 703, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 102, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 302, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 309, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 201, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 403, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 909, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1005, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 303, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 21, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 7, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 25, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 25, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 7, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 1, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 33, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 23, 55 - 57 Whitworth Street, Manchester, M1 3NT

Flat 18, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 41, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 507, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 11, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Basement And Sub Basement, Amazon House, 3 Brazil Street, Manchester, M1 3PW
First Floor Rear, Amazon House, 3 Brazil Street, Manchester, M1 3PW
First Floor Front, Amazon House, 3 Brazil Street, Manchester, M1 3PW
Flat At, G A Y, Canal Street, Manchester, M1 3WB
Flat 408, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 405, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 409, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1103, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1009, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 109, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1302, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 510, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1207, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1304, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 301, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 207, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 704, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 101, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 906, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 609, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 901, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 409, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 310, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 203, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 401, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 503, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1107, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1001, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 405, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 103, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 108, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 707, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 105, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1203, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 207, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1008, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 610, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 708, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 9, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 6, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 406, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 22, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 7, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 20, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 4, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 15, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 10, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 38, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 31, Regency House, 36 Whitworth Street, Manchester, M1 3NR

48 Whitworth Street, Manchester, M1 6JD
Flat 604, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 705, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 208, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 902, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 908, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 904, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 409, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 605, Calico Building, 46 Whitworth Street, Manchester, M1 3BD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Whitworth Street Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL