

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136888/AO/2023
Date registered valid: 18 July 2023
Proposal: Installation of 1 x projecting sign
Address: Building 2 Calico , 1 Manchester New Square, Manchester, M1 6JB
Ward(s): Piccadilly Ward

Applicant: Nelson Starbucks Coffee Company
Agent (if any): Design Team Layered
Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 4 October 2023

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 25 September 2023

Standard consultations:

Printed: 27 July 2023 Expired: 17 August 2023

Neighbour notifications

Printed: 27 July 2023 Expired: 17 August 2023

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 site/building

Listed building: Not applicable

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

Manchester New Square, located on the corner of Whitworth Street and Princess Street, comprises three residential buildings, surrounding a landscaped square. It is a relatively new mixed use development. It is bound by Princess Street, Whitworth Street, Venice Street, the Rochdale Canal and the terrace of buildings on Brazil Street.

This application relates to Building 2, which is named Calico and has a frontage on Princess Street.

There are commercial units on the ground floor and apartments on the upper floors.

The building is located within the Whitworth Street Conservation Area. It is not listed.

The building is within the Gay Village of the City Centre and surrounding uses include bars, nightclubs, restaurants, shops, offices and residential accommodation.

There are a number of Grade II Listed Buildings surrounding the site including the New Union Public House and there is a Grade II Listed Lock adjacent the site.

Description of development

Advertisement Consent is sought for the installation of 1no. projecting sign on the Princess Street elevation of the building.

Consultations & Notification Responses

Highway Services - Confirmed no objection.

Environmental Health - Advised that the illuminated signage should be installed in accordance with the illuminance levels as stated in the application form.

Publicity - Letters were sent to surrounding occupiers informing them of the proposals. No replies have been received.

Issues

The Adopted Core Strategy for the City of Manchester

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

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

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

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

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

The Unitary Development Plan for the City of Manchester

Saved Policy DC14 (Shopfronts and Related Signs) confirms acceptable shop front works.

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.

National Policy

Town and Country Planning (Control of Advertisements) Regulations 2007 - requires local planning authorities to exercise their powers under the Regulations in the interests of amenity and public safety, taking into account material provisions of the development plan and any other relevant factors.

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

The NPPF Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

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

The projecting sign is considered to have an acceptable appearance in terms of colour, size and relationship to the features of the building and can be approved. The depth/thickness of the proposed projecting sign would be slim and 'non box like' at 30mm. Given this, the signs would not cause harm to the significance of the surrounding listed buildings or the Whitworth Street Conservation Area.

The sign would also accord with the approved signage strategy for the building.

A projecting sign has been installed on site that doesn't comply with the information on the drawings and should be removed.

In view of the above, it is considered that due to the proposals would cause less than substantial harm that has not been justified by public benefit and are contrary to Sections 16 (2) and 66 of (Listed Buildings and Conservation Areas) Act 1990, Sections 7 and 12 of the National Planning Policy Framework, the Core Strategy for the City of Manchester, in particular Policies SP1, CC9, EN3 and DM1 and saved policy DC18.1 of the Unitary Development Plan for the City of Manchester.

Public safety and residential amenity - The illumination of the signs would be restricted to 320 cd/m².

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

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

1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

2) The advertisement hereby approved shall be displayed in accordance with the following drawings and documents:

The location plan received by the City Council as local planning authority on 4 May 2023

The drawings referenced:

A_2001 Rev 2

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

C1162_STARBUCKS_MANCHESTER_NEW_SQUARE

received by the City Council as local planning authority on 3 October 2023

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies DM1, EN1, EN3 and SP1 and saved policies E3.3, DC14.1 and 14.5, DC18.1 and DC19.1 of the Unitary Development Plan

3) The illumination levels of the sign shall be limited to 320 cd/m².

Reason - To not affect public safety, in particular highway safety in accordance with policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012), saved policies DC14.1 and DC14.5 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

Flat 905, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1107, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Lower Ground Floor, 48 - 50 Whitworth Street, Manchester, M1 6HR
Flat 804, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1101, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 809, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 202, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 1001, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 109, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 209, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 206, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 409, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 504, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 201, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 205, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 110, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1304, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 706, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1207, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 903, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 210, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1306, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 508, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1303, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 106, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 804, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 806, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 203, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 204, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 101, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 802, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1008, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 708, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1201, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 503, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat At, New Union Hotel, Princess Street, Manchester, M1 6JB
Flat 603, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 808, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
113B Princess Street, Manchester, M1 3BF
Flat 904, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 102, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 208, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 805, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 908, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 105, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 407, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 506, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 404, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 401, Calico Building, 46 Whitworth Street, Manchester, M1 3AX

Flat 1005, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 307, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 507, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 405, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 302, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 905, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1007, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 304, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 103, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1003, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 505, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 108, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 207, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1202, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Ground Floor, 56 Princess Street, Manchester, M1 6JX
Flat At, G A Y, Canal Street, Manchester, M1 3WB
Flat 1106, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 306, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 608, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 301, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 903, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 702, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 509, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 303, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 502, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 108, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 101, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 1006, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 709, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 404, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1307, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 406, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1004, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 409, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 510, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 801, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 506, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1107, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1104, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 704, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 107, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 808, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1102, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 109, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Third Floor, 56 Princess Street, Manchester, M1 6HS
New Union Hotel, Princess Street, Manchester, M1 6JB
Flat 802, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 205, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 706, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1007, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 502, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 1103, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 605, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 708, Calico Building, 46 Whitworth Street, Manchester, M1 3BD

Flat 403, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 609, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 803, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1203, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 509, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1305, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1101, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1009, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 809, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 703, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1302, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 403, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 402, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 305, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 906, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 605, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 901, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Second Floor, 56 Princess Street, Manchester, M1 6HS
Flat 709, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 906, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 604, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 901, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 803, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 707, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 606, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 203, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 601, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 201, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 408, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 806, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1003, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 103, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 904, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 307, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 309, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 602, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 308, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1301, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 705, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 603, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 608, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1204, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 401, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Fourth Floor, 56 Princess Street, Manchester, M1 6JX
G A Y, Canal Street, Manchester, M1 3WB
Flat 902, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1004, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 505, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 308, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 701, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1102, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 705, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 909, Calico Building, 46 Whitworth Street, Manchester, M1 3BD

Flat 1104, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 707, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 302, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 309, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 406, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 204, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 407, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1103, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1002, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 410, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 909, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 206, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1106, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 405, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 507, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 303, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 908, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Basement, 56 Princess Street, Manchester, M1 6JX
First Floor, 56 Princess Street, Manchester, M1 6JX
Flat 807, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 305, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
48 - 50 Whitworth Street, Manchester, M1 6LS
Flat 508, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 1002, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 602, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 106, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 704, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 601, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1006, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
113A Princess Street, Manchester, M1 3BF
Flat 609, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 304, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 107, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 301, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 104, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 310, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 306, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1005, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 701, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1205, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 805, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1105, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 604, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 202, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 807, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 208, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 102, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
48 Whitworth Street, Manchester, M1 6JD
Whitworth Locke Hotel, 74 Princess Street, Manchester, M1 6JD
Flat 1105, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 402, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 907, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 104, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 607, Calico Building, 46 Whitworth Street, Manchester, M1 3BD

Flat 503, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 501, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 207, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 801, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 504, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 703, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 501, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1206, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 702, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 209, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 408, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 907, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1001, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 902, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 607, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
113 Princess Street, Manchester, M1 3BF
Flat 105, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 610, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 606, Carding Building, 42 Whitworth Street, Manchester, M1 3AR

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