

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137761/LO/2023
Date registered valid: 3 August 2023
Proposal: Listed Building Consent for stonework and pointing repairs to facade.
Address: Manchester House, 86 Princess Street, Manchester, M1 6NG
Ward(s): Deansgate Ward

Applicant: LWP Eastbrook Property Limited
Agent (if any): Heloise Wood Atelier MB
Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve
Date of recommendation:

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 15 August 2023 Expired: 5 September 2023

Neighbour notifications

Printed: 15 August 2023 Expired: 5 September 2023

Site notice

Posted: Expired:

Press advert

Published: 22 August 2023 Expired: 5 September 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order:

Description of area

The area relates to

The site relates to Manchester House, a former office and packing warehouse building built in 1914 and designed in the Free Baroque style by Isiah Birkett. The building is constructed from an iron frame with brown sandstone cladding. It is

Description of development

The application seeks listed building consent for repair works to the facade of Manchester House, where damage caused by mortar loss and water ingress/erosion has resulted in loose stonework and delamination of stone surfaces. The works will also incorporate steam cleaning to remove atmospheric dirt, guano and biological growths.

Consultations & Notification Responses

Publicity - a notice was displayed on site informing passers-by of the development. An notice was placed in the local press advertising the works as those affecting a listed building. Letters were sent to surrounding occupiers informing them of the development. No representations have been received as a result of this publicity.

Issues

The main policies that relate to this application are SP1 (Spatial Principles), DM1 (Development Management), EN3 (Heritage) and CC9 (Design and Heritage) of the Manchester Core Strategy (2012), DC18 (Conservation Areas) and DC19 (Listed Buildings) of the Unitary Development Plan for Manchester (1995) and Section 16 (Conserving the historic environment) of the National Planning Policy Framework.

Principle

The proposed works would be undertaken in the interest of repairing, and thus conserving, the facade of the listed building. A survey of the facade was precipitated by the sudden failure of a stone sill, which resulted in sandstone falling top the street below. This revealed that the stonework of the facade has become severely degraded as a result of water erosion and ingress and the related loss of pointing. The stonework has become delaminated in many places, whilst other sections of stonework are loose and there is a risk of further stone elements breaking away from the facade. There are also significant deposits of atmospheric dirt, guano and biological growths on the stonework that require removal.

Therefore, the works are necessary to stabilise and maintain the historic decorative sandstone facade, thereby preserving the special character and appearance of the listed building, and also in the interests of public safety. The principle of the development is thus considered acceptable pursuant to policies DM1 and EN3 of the MCS, saved policy DC19 of the UDP and Section 16 of the NPPF.

Impact of the works on the listed building

Where original stonework is loose, but in an otherwise reusable state, it is proposed the metal pins set in resin would be used to attach the stonework to the underlying structure. Stone plugs would be used to disguise the access points for the pins.

This work would result in a very low degree of less than substantial harm, as it would have a slight effect on the appearance of the building created by the plugs in the stonework. However, this is balanced against the ability to reuse original stonework and the general conservation benefits of preserving the facade.

Where stonework has become severely eroded or delaminated to a state where it cannot be reused, it is proposed to be replaced. In instances of localised erosion, a section would be cut away and replaced using new stonework, a process known as indenting.

Where the stonework has become more generally degraded, often through delamination, it is proposed to remove the whole feature and replace it with a new piece of stone, carved to match the existing feature.

The new stonework will be done in red sandstone from the St Bees quarry in Cumbria, which should provide a close visual match. It is not proposed to artificially distress the stonework.

This aspect of the works would result in a moderate degree of less than substantial harm through the removal of original fabric, as well as the change in appearance that would be created by the visual contrast between original and historic stonework. This is considered to be outweighed by the heritage benefit which will come from the preserving the facade and ensuring its long-term stability.

The facade will be repointed in a traditional lime mortar to match the existing mortar. This will include the removal of cement from previous repairs. This is considered to have a positive impact on the appearance of the building through the removal of loose mortar and incongruous cement and replacement with new, yet traditional, material. Furthermore, as it is an essential

aspect of the repair work will be a positive heritage benefit. A condition attached to this approval will require a sample of pointing in situ to ensure the acceptability of its aesthetic qualities.

It is proposed that the whole façade will be cleaned of the dirt, guano and biological growths. This would be undertaken using high pressure steam cleaning and hand brushing to remove loose material. This is considered to have a positive impact as it will freshen up the façade and allow for the reuse of original fabric. Guano deposits can also speed up stonework erosion and so its removal will help ensure the longevity of the stonework.

Impact on the conservation area

The proposed works would benefit the conservation area by neatening up the appearance of the building and ensuring its continued structural integrity. It is considered that the works will have no more than a temporary adverse impact on the appearance of the conservation area, due to the presence of the scaffolding necessary for the work.

In conclusion, there would be some small degree of harm created by the works, through the removal of original fabric and the minor alterations to the building's appearance. However, this is greatly outweighed by the heritage benefits brought by the proposal, which are necessary to secure the ongoing conservation of the building and will help ensure its longevity. The application is recommended for approval on this basis.

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. This has included correspondence regarding the conditions to be attached to any permission.

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

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

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

-Drawing - Proposed P210 ELEVATIONS(PRINCESS STREET) CONDITION SURVEY AND PROPOSALS

-Drawing - Proposed P220 ELEVATIONS(SIDE) CONDITION SURVEY AND PROPOSALS

-Drawing - Proposed P230 SCALED ELEVATIONS

-Drawing - Proposed P410 STONE REPAIR DETAILS

-Design & Access Statement

-Heritage Statement

all received by the City Council, as Local Planning Authority, on 03/08/2023

-Supporting Information REV A SCHEDULE OF WORKS received by the City Council, as Local Planning Authority, on 11/09/2023

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) Prior to the commencement of any works to the existing external facade, a scheme, including a detailed methodology and specification, for any scaffolding and support structures required in order to carry out the approved works shall be submitted to and approved in writing by the City Council as local planning authority.

The scheme shall explore options considered in order to minimise any potential harm to the asset, and include details of any means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following the removal of the scaffold. Any associated scaffold shall be fully implemented and subsequently removed in accordance with the approved scheme.

Reason - In the interests of visual amenity and because the proposed works affect designated heritage assets and careful attention to building work is required to protect the character and appearance of the listed building and designated Conservation Area in accordance with policies SP1, CC9, EN3 and DM1 of the City of Manchester Core Strategy and saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

4) Prior to the commencement of repair works to the exterior masonry, a detailed method statement and specification (including material specification) for the removal, alteration, repair, re-pointing, cleaning and replacement works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Best endeavours shall be made to use salvage brick work and stonework and other materials wherever possible in the works associated with the development. Should it not be possible to use salvage material in the restoration then notification shall be made to the City Council, as Local Planning Authority, prior to the starting of the works. Suitable materials shall then be agreed with the City Council, as Local Authority, and used where necessary.

Reason - To ensure that a satisfactory restoration and repair of the exterior of the listed building in order to ensure that the historic fabric is retained where possible and appropriate materials used in the restoration of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

5) Notwithstanding the drawings approved in condition 2, prior to the commencement of any of the following works, material and method for the following works shall be submitted to and agreed in writing by the City Council as local planning authority:

- (a) Stone pointing;
- (b) Replacement stone and stone repairs;
- (c) Lead covering;
- (d) Cleaning

This shall include samples of the stone to be used on the facade, as well as in situ examples of any and all repair techniques to be used on the facade, including repointing, indenting and cleaning. The approved details shall be implemented in full as part of the development.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 102, 121 Princess Street, Manchester, M1 7AN
Flat 409, 121 Princess Street, Manchester, M1 7AQ
Flat 321, 121 Princess Street, Manchester, M1 7AN
Flat 121, 121 Princess Street, Manchester, M1 7AN
Flat 601, 121 Princess Street, Manchester, M1 7AQ
Flat 507, 121 Princess Street, Manchester, M1 7AQ
Apartment 110, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 3, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 405, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 1, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 508, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 406, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 206, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 305, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 310, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 503, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 607, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 111, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 410, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 201, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 409, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 204, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 202, 90 Princess Street, Manchester, M1 6NG
Flat 406, 90 Princess Street, Manchester, M1 6NG
Flat 306, 90 Princess Street, Manchester, M1 6NG
Flat 108, 90 Princess Street, Manchester, M1 6NG
Flat 101, 90 Princess Street, Manchester, M1 6NG
Flat 303, 90 Princess Street, Manchester, M1 6NG
Third Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG
Fourth Floor Left, Manchester House, 86 Princess Street, Manchester, M1 6NG
Flat 407, 121 Princess Street, Manchester, M1 7AQ
Flat 611, 121 Princess Street, Manchester, M1 7AQ
Flat 112, 121 Princess Street, Manchester, M1 7AN
Flat 307, 121 Princess Street, Manchester, M1 7AN
Flat 506, 121 Princess Street, Manchester, M1 7AQ
Flat 221, 121 Princess Street, Manchester, M1 7AN
Flat 214, 121 Princess Street, Manchester, M1 7AN
Flat 518, 121 Princess Street, Manchester, M1 7AQ
Flat 215, 121 Princess Street, Manchester, M1 7AN
Flat 110, 121 Princess Street, Manchester, M1 7AN
Flat 309, 121 Princess Street, Manchester, M1 7AN
Flat 201, 121 Princess Street, Manchester, M1 7AN
Flat 101, 121 Princess Street, Manchester, M1 7AN
Flat 117, 121 Princess Street, Manchester, M1 7AN
Flat 315, 121 Princess Street, Manchester, M1 7AN
Flat 422, 121 Princess Street, Manchester, M1 7AQ
Flat 613, 121 Princess Street, Manchester, M1 7AQ
Flat 520, 121 Princess Street, Manchester, M1 7AQ
Flat 604, 121 Princess Street, Manchester, M1 7AQ
Flat 418, 121 Princess Street, Manchester, M1 7AQ

Flat 306, 121 Princess Street, Manchester, M1 7AN
Apartment 303, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 414, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 501, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 8, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 401, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 105, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 211, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 505, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 413, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 412, Asia House, 82 Princess Street, Manchester, M1 6BE
Flat 12, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 314, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 209, 90 Princess Street, Manchester, M1 6NG
Flat 305, 90 Princess Street, Manchester, M1 6NG
Flat 404, 90 Princess Street, Manchester, M1 6NG
Flat 104, 90 Princess Street, Manchester, M1 6NG
First Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG
Flat 107, 121 Princess Street, Manchester, M1 7AN
Flat 308, 121 Princess Street, Manchester, M1 7AN
Flat 114, 121 Princess Street, Manchester, M1 7AN
Flat 318, 121 Princess Street, Manchester, M1 7AN
Flat 413, 121 Princess Street, Manchester, M1 7AQ
Flat 503, 121 Princess Street, Manchester, M1 7AQ
Flat 207, 121 Princess Street, Manchester, M1 7AN
Flat 617, 121 Princess Street, Manchester, M1 7AQ
Flat 304, 121 Princess Street, Manchester, M1 7AN
Flat 511, 121 Princess Street, Manchester, M1 7AQ
Apartment 514, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 209, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 309, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 213, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 613, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 107, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 306, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 515, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 104, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 9, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 103, 90 Princess Street, Manchester, M1 6NG
Flat 308, 90 Princess Street, Manchester, M1 6NG
Flat 304, 90 Princess Street, Manchester, M1 6NG
Flat 203, 90 Princess Street, Manchester, M1 6NG
Flat 307, 90 Princess Street, Manchester, M1 6NG
Ground Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG
Basement, Manchester House, 86 Princess Street, Manchester, M1 6NG
Sixth Floor F8, Manchester House, 86 Princess Street, Manchester, M1 6NG
Fourth Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG
Flat 206, 121 Princess Street, Manchester, M1 7AN
Flat 403, 121 Princess Street, Manchester, M1 7AQ
Flat 615, 121 Princess Street, Manchester, M1 7AQ
Flat 103, 121 Princess Street, Manchester, M1 7AN
Flat 219, 121 Princess Street, Manchester, M1 7AN
Flat 509, 121 Princess Street, Manchester, M1 7AQ
Flat 319, 121 Princess Street, Manchester, M1 7AN

Flat 508, 121 Princess Street, Manchester, M1 7AQ
Flat 608, 121 Princess Street, Manchester, M1 7AQ
Flat 108, 121 Princess Street, Manchester, M1 7AN
Flat 513, 121 Princess Street, Manchester, M1 7AQ
Flat 516, 121 Princess Street, Manchester, M1 7AQ
Flat 410, 121 Princess Street, Manchester, M1 7AQ
Apartment 2, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 203, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 103, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 205, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 408, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 302, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 415, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 109, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 606, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 605, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 312, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 101, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 6, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 609, Asia House, 82 Princess Street, Manchester, M1 6BE
Flat 207, 90 Princess Street, Manchester, M1 6NG
Flat 206, 90 Princess Street, Manchester, M1 6NG
Flat 407, 90 Princess Street, Manchester, M1 6NG
Flat 106, 90 Princess Street, Manchester, M1 6NG
Flat 405, 90 Princess Street, Manchester, M1 6NG
Fourth Floor Right, Manchester House, 86 Princess Street, Manchester, M1 6NG
Old Garratt, 127 Princess Street, Manchester, M1 7AG
Flat 303, 121 Princess Street, Manchester, M1 7AN
Flat 416, 121 Princess Street, Manchester, M1 7AQ
Flat 605, 121 Princess Street, Manchester, M1 7AQ
Flat 113, 121 Princess Street, Manchester, M1 7AN
Flat 120, 121 Princess Street, Manchester, M1 7AN
Flat 411, 121 Princess Street, Manchester, M1 7AQ
Flat 211, 121 Princess Street, Manchester, M1 7AN
Flat 216, 121 Princess Street, Manchester, M1 7AN
Flat 401, 121 Princess Street, Manchester, M1 7AQ
Flat 602, 121 Princess Street, Manchester, M1 7AQ
Flat 322, 121 Princess Street, Manchester, M1 7AN
Flat 203, 121 Princess Street, Manchester, M1 7AN
Flat 119, 121 Princess Street, Manchester, M1 7AN
Flat 610, 121 Princess Street, Manchester, M1 7AQ
Flat 218, 121 Princess Street, Manchester, M1 7AN
Flat 217, 121 Princess Street, Manchester, M1 7AN
Apartment 509, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 504, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 602, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 511, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 402, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 510, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 301, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 308, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 512, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 611, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 304, Asia House, 82 Princess Street, Manchester, M1 6BD

Apartment 202, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 208, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 102, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 612, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 4, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 309, 90 Princess Street, Manchester, M1 6NG
Flat 208, 90 Princess Street, Manchester, M1 6NG
Flat 201, 90 Princess Street, Manchester, M1 6NG
Flat 109, 90 Princess Street, Manchester, M1 6NG
Fourth Floor S B Textiles, Manchester House, 86 Princess Street, Manchester, M1 6NG
Zartarian Properties Ltd On Fourth Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG
Second Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG
Flat 406, 121 Princess Street, Manchester, M1 7AQ
Flat 210, 121 Princess Street, Manchester, M1 7AN
Flat 609, 121 Princess Street, Manchester, M1 7AQ
Flat 115, 121 Princess Street, Manchester, M1 7AN
Flat 305, 121 Princess Street, Manchester, M1 7AN
Flat 614, 121 Princess Street, Manchester, M1 7AQ
Flat 415, 121 Princess Street, Manchester, M1 7AQ
Flat 519, 121 Princess Street, Manchester, M1 7AQ
Flat 122, 121 Princess Street, Manchester, M1 7AN
Flat 417, 121 Princess Street, Manchester, M1 7AQ
Flat 310, 121 Princess Street, Manchester, M1 7AN
Flat 316, 121 Princess Street, Manchester, M1 7AN
Flat 213, 121 Princess Street, Manchester, M1 7AN
Flat 312, 121 Princess Street, Manchester, M1 7AN
Flat 408, 121 Princess Street, Manchester, M1 7AQ
Flat 505, 121 Princess Street, Manchester, M1 7AQ
Flat 202, 121 Princess Street, Manchester, M1 7AN
Flat 222, 121 Princess Street, Manchester, M1 7AN
Apartment 212, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 506, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 112, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 313, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 113, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 210, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 513, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 403, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 411, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 507, Asia House, 82 Princess Street, Manchester, M1 6BE
Flat 204, 90 Princess Street, Manchester, M1 6NG
Flat 105, 90 Princess Street, Manchester, M1 6NG
Spar, 88A Princess Street, Manchester, M1 6NG
Flat 301, 90 Princess Street, Manchester, M1 6NG
Fourth Floor Left Rear, Manchester House, 86 Princess Street, Manchester, M1 6NG
Flat 517, 121 Princess Street, Manchester, M1 7AQ
Flat 420, 121 Princess Street, Manchester, M1 7AQ
Flat 116, 121 Princess Street, Manchester, M1 7AN
Flat 421, 121 Princess Street, Manchester, M1 7AQ
Flat 111, 121 Princess Street, Manchester, M1 7AN
Flat 512, 121 Princess Street, Manchester, M1 7AQ
Flat 301, 121 Princess Street, Manchester, M1 7AN
Flat 502, 121 Princess Street, Manchester, M1 7AQ

Flat 311, 121 Princess Street, Manchester, M1 7AN
Flat 208, 121 Princess Street, Manchester, M1 7AN
Flat 612, 121 Princess Street, Manchester, M1 7AQ
Flat 104, 121 Princess Street, Manchester, M1 7AN
Flat 106, 121 Princess Street, Manchester, M1 7AN
Flat 220, 121 Princess Street, Manchester, M1 7AN
Flat 603, 121 Princess Street, Manchester, M1 7AQ
Flat 404, 121 Princess Street, Manchester, M1 7AQ
Flat 504, 121 Princess Street, Manchester, M1 7AQ
Flat 414, 121 Princess Street, Manchester, M1 7AQ
Flat 317, 121 Princess Street, Manchester, M1 7AN
Flat 313, 121 Princess Street, Manchester, M1 7AN
Flat 109, 121 Princess Street, Manchester, M1 7AN
Apartment 307, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 106, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 315, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 10, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 214, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 601, Asia House, 82 Princess Street, Manchester, M1 6BE
Flat 11, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 108, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 311, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 603, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 502, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 215, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 7, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 207, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 107, 90 Princess Street, Manchester, M1 6NG
Flat 402, 90 Princess Street, Manchester, M1 6NG
Flat 205, 90 Princess Street, Manchester, M1 6NG
Bouzouki By Night, 88 Princess Street, Manchester, M1 6NG
Sixth Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG
Fifth Floor Rear Right, Manchester House, 86 Princess Street, Manchester, M1 6NG
Fifth Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG
Flat At Old Garratt, 79 Granby Row, Manchester, M1 7AB
Flat 209, 121 Princess Street, Manchester, M1 7AN
Flat 105, 121 Princess Street, Manchester, M1 7AN
Flat 515, 121 Princess Street, Manchester, M1 7AQ
Flat 412, 121 Princess Street, Manchester, M1 7AQ
Flat 419, 121 Princess Street, Manchester, M1 7AQ
Flat 314, 121 Princess Street, Manchester, M1 7AN
Flat 501, 121 Princess Street, Manchester, M1 7AQ
Flat 514, 121 Princess Street, Manchester, M1 7AQ
Flat 205, 121 Princess Street, Manchester, M1 7AN
Flat 510, 121 Princess Street, Manchester, M1 7AQ
Flat 405, 121 Princess Street, Manchester, M1 7AQ
Flat 618, 121 Princess Street, Manchester, M1 7AQ
Flat 302, 121 Princess Street, Manchester, M1 7AN
Flat 402, 121 Princess Street, Manchester, M1 7AQ
Flat 320, 121 Princess Street, Manchester, M1 7AN
Apartment 610, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 407, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 604, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 404, Asia House, 82 Princess Street, Manchester, M1 6BE

Apartment 5, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 608, Asia House, 82 Princess Street, Manchester, M1 6BE
Flat 401, 90 Princess Street, Manchester, M1 6NG
Flat 302, 90 Princess Street, Manchester, M1 6NG
Flat 403, 90 Princess Street, Manchester, M1 6NG
Flat 408, 90 Princess Street, Manchester, M1 6NG
Flat 102, 90 Princess Street, Manchester, M1 6NG
Sub Basement, Manchester House, 86 Princess Street, Manchester, M1 6NG
Flat 204, 121 Princess Street, Manchester, M1 7AN
Flat 212, 121 Princess Street, Manchester, M1 7AN
Flat 606, 121 Princess Street, Manchester, M1 7AQ
Flat 607, 121 Princess Street, Manchester, M1 7AQ
Flat 616, 121 Princess Street, Manchester, M1 7AQ
Flat 118, 121 Princess Street, Manchester, M1 7AN

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Whitworth Street Conservation Area 1985
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL