

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135393/FO/2022
Date registered valid: 4 November 2022
Proposal: Amendments to external doors on Building 2.
Address: Manchester New Square, Princess Street / Whitworth Street,
Manchester
Ward(s): Piccadilly Ward

Applicant: Urban & Civic (Princess Street) Ltd
Agent (if any): Mr John Cooper Deloitte LLP
Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approved
Date of recommendation: 01/02/2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 29 November 2022

Standard consultations:

Printed: 6 December 2022 Expired: 27 December 2022

Neighbour notifications

Printed: 24 November 2022 Expired: 15 December 2022

Site notice

Posted: 29 November 2022 Expired: 20 December 2022

Press advert

Published: 29 November 2022 Expired: 20 December 2022

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: N/A

Description of site/area

This application relates to Building 2 of Manchester New Square. This building is an 11 storey (plus planet space) hotel building (Use Class C1) with ground floor commercial uses (Class E and F1 (Non Residential Institution Use)). Building 2 of Manchester New Street is the residential building located to the west, bound by Rochdale Canal to the north, Princess Street to the west, Whitworth Street to the north, Building 1, 1 comprising 14 storeys plus plant space, to the northeast (Use Class C3), and Building 3, comprising 13 storeys plus plant space, to the east.

This area is a part of Whitworth Street Conservation Area. There are numerous listed buildings situated within close proximity to the development, including Regency House, 74 Princess Street and Lock No. 87 with Cast Iron Footbridge.

Description of development

The proposal seeks minor changes to replace the existing curtain walling at the ground floor level of the east and west (Princess Street) elevations of the Building 2. The minor changes consist of the replacement of one of the existing hinged doors with an automated bi-folding doors arrangement, to better accommodate the use of the retail unit as a convenience store (see Bi Folding Doors detail drawing submitted alongside this application). A second existing hinged door is to be replaced with fixed glazing panel.

This section of the ground floor where the proposed works are to take place are an unoccupied retail unit that has been empty since the construction of the original development of Manchester New Square.

Consultations & Notification Responses

Highway Services - Confirmed that they had no comments or objections.

Environmental Health - Confirmed that they had no comments or objections.

Greater Manchester Police - Did not respond with any comments.

Publicity - The application has been advertised in the Manchester Evening News as affecting a Conservation Area. A site notice was displayed, and the occupiers of nearby properties have been notified.

We received no correspondences either objecting to or commenting on this application.

Policies

The main policies that relate to the proposal are section 12 (Achieving well-designed places) and 16 (Conserving and enhancing the historic environment) of the revised National Planning Policy Framework (2021), Policies SP1 (Spatial Principles), EN3 (Heritage), EN19 (Waste), CC9 (Design and Heritage), EN1 (Design Principles and Strategic Character Areas), DM1 (Development Management), of the Adopted Core Strategy for the City of Manchester and saved policies, and DC18.1 (Conservation Areas) and DC26 (Development and Noise) of the Unitary Development Plan for the City of Manchester.

Issues

Visual Amenity and Impact on the Historic Environment

The current modern building does not have any heritage interest and is considered to have a neutral contribution to the Whitworth Street Conservation Area.

The minor alterations proposed would have little impact on the visual amenity of either the building itself or the surrounding area. There will be no impact of the Historic Environment as these are minor alterations to a new modern development.

The original plans submitted included the addition of extra bollards, which would have had a detrimental impact on the visual amenity of the surrounding area. After discussions with the agent, it was confirmed that these were no longer required. Plans and covering letter were updated to reflect this.

Residential Amenity

The surrounding area is mixed in use, containing many Residential properties, as well as many drinking and eating establishments, particularly on Canal Street which sits just to the north of the development.

The proposed changes to the external doors and external will contribute towards the successful delivery of the Manchester New Street development, as they will contribute to helping secure a high-quality retail operator that will provide beneficial convenience store facility for the new and

existing residential community. These proposed changes have been made following a more detailed design development process in order to meet the incoming retail occupier's requirements.

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

The application was determined in a positive and proactive manner. No significant problems have arisen during the consideration of this application.

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

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

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

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

Received 04th November 2022:

Proposed Bi Folding Doors Detail Drawing - 01

Proposed Floor Plan 10011-B0-A-G100-P-00-001
Proposed Floor Plan 10011-B2-A-G200-P-00
Proposed Elevations 10011-B2-A-G251-E-07-001
Proposed Layout
Site Plan PL 002
Site Plan 10011-B2-A-B5D9-P-00-001

Received 20th January 2023:
Covering Letter

Received 26th January 2023:
Proposed Elevations 10011-B2-A-B5D9-E-W

Reason - To ensure that the development is carried out in accordance with the approved plans.
Pursuant to Core Strategy policies SP1 and DM 1

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Environmental Health
Greater Manchester Police

Flat 1002, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 906, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 904, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 709, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 610, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 102, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 606, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 601, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 409, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 305, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 309, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
48 - 50 Whitworth Street, Manchester, M1 6LS
Flat 609, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Basement And Ground Floor, 61 - 63 Whitworth Street, Manchester, M1 3NY
61 - 63 Whitworth Street, Manchester, M1 3NY
74 Princess Street, Manchester, M1 6JD
Flat 13, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Flat 11, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Flat 6, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Flat 16, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Flat 4, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Flat 9, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
48 Whitworth Street, Manchester, M1 6JD
Flat 1005, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Lower Ground Floor, 48 - 50 Whitworth Street, Manchester, M1 6HR
Flat 602, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 603, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 408, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 2, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Flat 1, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Flat 7, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Flat 5, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Flat 3, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Flat 102, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 107, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 304, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 309, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 403, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 409, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 502, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 503, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 609, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 703, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 704, Calico Building, 46 Whitworth Street, Manchester, M1 3BD

Flat 805, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 907, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1003, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1005, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1107, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 401, 115 Princess Street, Manchester, M1 6JB
Flat 102, 115 Princess Street, Manchester, M1 6JB
Flat 1404, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1306, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1304, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1302, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1202, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1103, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1003, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 910, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 808, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 710, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 502, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 708, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 611, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 511, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 501, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 311, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 310, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 302, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 201, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 104, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1204, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1009, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1001, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 905, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 703, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 508, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 301, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 205, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
113A Princess Street, Manchester, M1 3BF
Flat 201, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 408, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 504, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 604, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 607, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 608, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 701, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 806, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 901, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 904, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 909, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1006, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1007, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 101, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 205, 115 Princess Street, Manchester, M1 6JB
Flat 1406, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1305, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1108, Linter Building, 44 Whitworth Street, Manchester, M1 3AW

Flat 1010, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1007, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1004, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 909, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 907, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 904, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 902, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 901, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 605, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 601, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 504, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 411, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 107, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 404, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 303, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 111, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1301, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1206, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1201, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1007, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 804, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 803, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 701, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 404, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 402, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 307, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 302, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 210, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 110, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 107, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 10, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Flat 203, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 302, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 305, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 308, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 508, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 803, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1002, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1101, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1103, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1106, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 303, 115 Princess Street, Manchester, M1 6JB
Flat 301, 115 Princess Street, Manchester, M1 6JB
Flat 103, 115 Princess Street, Manchester, M1 6JB
Flat 1104, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 903, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 802, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 706, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 610, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 509, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 309, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 306, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 305, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 208, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ

Flat 204, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 203, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 202, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1306, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1205, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1203, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1105, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 510, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1102, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 909, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 901, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 408, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 208, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 207, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 105, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
113B Princess Street, Manchester, M1 3BF
Flat 15, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Flat 8, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Flat 206, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 306, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 404, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 407, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 602, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 706, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 708, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 801, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 809, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 305, 115 Princess Street, Manchester, M1 6JB
Flat 203, 115 Princess Street, Manchester, M1 6JB
Flat 201, 115 Princess Street, Manchester, M1 6JB
Flat 104, 115 Princess Street, Manchester, M1 6JB
Flat 101, 115 Princess Street, Manchester, M1 6JB
Flat 1402, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1401, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1206, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1205, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1110, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1106, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1105, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1101, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1002, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1001, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 803, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 704, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 609, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 508, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 406, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 402, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 106, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 101, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1307, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1101, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 902, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 808, Carding Building, 42 Whitworth Street, Manchester, M1 3AT

Flat 708, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 704, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 509, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 608, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 607, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 602, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 505, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 504, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 502, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 501, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 405, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 401, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 103, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 101, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
40 Whitworth Street, Manchester, M1 3NR
113 Princess Street, Manchester, M1 3BF
Flat 401, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 406, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 501, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 807, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 905, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 908, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1001, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 304, 115 Princess Street, Manchester, M1 6JB
Flat 106, 115 Princess Street, Manchester, M1 6JB
Flat 1405, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1303, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 908, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 809, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 805, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 707, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 409, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 407, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 405, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 307, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 212, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 210, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 209, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 112, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 109, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 108, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 102, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1305, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1207, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1006, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1005, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1004, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 807, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 806, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 705, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 507, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 209, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 503, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 407, Carding Building, 42 Whitworth Street, Manchester, M1 3AR

Flat 306, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 206, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 204, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 104, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
40A Whitworth Street, Manchester, M1 3NR
Flat 14, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Flat 104, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 106, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 202, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 205, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 307, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 509, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 601, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 606, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 906, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1004, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 406, 115 Princess Street, Manchester, M1 6JB
Flat 306, 115 Princess Street, Manchester, M1 6JB
Flat 204, 115 Princess Street, Manchester, M1 6JB
44A Whitworth Street, Manchester, M1 3AW
Flat 1407, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1301, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1207, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1204, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1203, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1201, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1008, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1006, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 806, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 801, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 701, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 510, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 505, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 401, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 304, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 207, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 206, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 103, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1302, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 903, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 805, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 802, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 707, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 604, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 406, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 310, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 109, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 308, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 304, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 203, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 108, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 106, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 103, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 105, Calico Building, 46 Whitworth Street, Manchester, M1 3AX

Flat 108, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 109, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 207, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 209, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 301, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 303, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 405, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 506, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 507, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 603, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 605, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 702, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 709, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 804, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1104, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 12, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Flat 507, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 205, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 403, 115 Princess Street, Manchester, M1 6JB
Flat 405, 115 Princess Street, Manchester, M1 6JB
Flat 402, 115 Princess Street, Manchester, M1 6JB
Flat 206, 115 Princess Street, Manchester, M1 6JB
Flat 202, 115 Princess Street, Manchester, M1 6JB
Flat 302, 115 Princess Street, Manchester, M1 6JB
Flat 105, 115 Princess Street, Manchester, M1 6JB
Flat 404, 115 Princess Street, Manchester, M1 6JB
Flat 1307, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1109, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1102, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 906, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 810, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 804, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 705, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 702, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 608, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 604, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 410, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 211, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 105, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1304, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1202, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 907, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1106, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1003, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 908, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 809, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 801, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 706, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 702, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 605, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 603, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 506, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 410, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 403, Carding Building, 42 Whitworth Street, Manchester, M1 3AR

Flat 303, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 202, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 201, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 204, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 402, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 505, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 705, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 707, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 802, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 808, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 902, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 903, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1102, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1105, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1403, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1107, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1009, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 905, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 807, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 709, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 703, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 607, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 606, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 506, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 503, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 403, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 308, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 301, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 110, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 208, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 1303, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1107, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1104, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1103, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1008, Carding Building, 42 Whitworth Street, Manchester, M1 3AT

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