

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135618/LO/2022

Date registered valid: 5 December 2022

Proposal: Listed Building Consent for the installation of lightning protection system, ground level generator and plant screen, compound within courtyard

Address: Eastern House , 40-42 Princess Street, Manchester, M1 6DE

Ward(s): Piccadilly Ward

Applicant: Wittington Investments (Properties) Limited

Agent (if any): Mr Don Murphy Paul Butler Associates

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 8 February 2023

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 22 December 2022

Standard consultations:

Printed: 15 December 2022 Expired: 5 January 2023

Neighbour notifications

Printed: 15 December 2022 Expired: 5 January 2023

Site notice

Posted: 22 December 2022 Expired: 12 January 2023

Press advert

Published: 20 December 2022 Expired: 10 January 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: Not applicable

Description of area

The building is located at 40-42 and is named Eastern House. The buildings is joined to Langley Buildings at 44-46 Princess Street to form one building that was previously occupied by a company that provides commercial accommodation of varying sizes for short term leasing. The basement of the buildings were last used as a used as a night club and two restaurants and a bar were located on the ground floor.

The building is currently undergoing a comprehensive refurbishment in accordance with applications referenced 135200/JO/2022, 135133/JO/2022 and 135132/JO/2022.

The buildings are five storeys plus ground and basement floors and have frontages to Princess Street, Harter Street, the Courtyard and a rear car park.

The two separate buildings (Langley Buildings and Eastern House) were constructed between 1870 and 1880 as shipping warehouses. The main entrance to both buildings is currently on Princess Street.

The buildings were previously heavily subdivided internally to create several small offices and suspended ceilings were installed in many areas.

The top level of the building however retained exposed roof trusses and columns. There is a level change between the two buildings and before the works commenced the building was entirely inaccessible for people with mobility problems.

Externally the elevations are in generally good condition and retain a number of original features including windows and doors although they have suffered from inappropriate works such as the current main entrance and steps, the area of cladding at ground floor fronting Princess Street, the roller shutters and the large obtrusive signage. The Courtyard elevation also had many alterations to windows and many external equipment attached.

The site is within the Whitworth Street Conservation Area and Grade II Listed buildings at 103 Portland Street, 105 to 107 Portland Street, 109 to 111 Portland Street, 2 Harter Street, 48 Princess Street, 50 Princess Street, 99 Princess Street and 101 Princess Street surround the site. The Grade II* Listed 103 Princess Street is also nearby.

Other uses in the immediate area include hotels, office buildings, residential buildings, shops, bars and restaurants. The nearest residential properties are at 48 Princess Street, adjacent the building on the opposite side of Harter Street.

Application reference 116550/FO/2017 was approved on 25 October 2017 for the external works and the change of use. An associated application referenced 116551/LO/2017 was also approved on 25 October 2017.

Applications referenced 120503/LO/2018 and 120504/LO/2018 were then submitted and approved in August 2018 due to a procedural error in that it was not recognised that the application contained two listed buildings. Given this, we should have received two different applications (one for each listing) and these applications are required in order to gain valid listed building consent to allow the works to the building to be implemented.

Applications referenced 130043/LO/2021, 130044/LO/2021 and 130099/FO/2021 were then approved in September 2021 and allowed the refurbishment and alteration works comprising the reconfiguration of floorplates to provide modern office accommodation at ground to fifth floors, and use of the basement and sub-basement as a gymnasium, the reinstatement of original facade openings, reinstatement of former windows, reinstatement of entrance at Harter Street / Princess Street corner, a fourth floor rooftop extension, modification to roof structure and erection of new plant deck and enclosure, provision of internal service risers, reconfiguration of existing lightwell to facilitate new lift and stair core, external lighting and the provision of an internal cycle store and external bin store.

Application referenced 135200/JO/2022, 135133/JO/2022 and 135132/JO/2022 were then approved in December 2022 and allowed the variation of condition 2 (Specified Plans) of applications referenced 130043/LO/2021, 130044/LO/2021 and 130099/FO/2021 to allow for alterations and repairs together with installation of CCTV.

Description of development

Listed Building Consent is sought for:

- The installation of a generator to provide backup power supply for the proposed firefighting lift. The generator would be located within an enclosure. The enclosure would not have a roof.
- The installation of a lightning protection scheme including an early streamer emission air terminal and lightning strips.

Applications for planning permission and listed building consent referenced 135667/FO/2022 and 135619/LO/2022 have also been submitted for the works.

Consultations & Notification Responses

Health & Safety Executive (Fire Safety) - Confirmed that we did not need to consult them.

Publicity - The application was advertised as an application for listed building consent and as affecting a Conservation Area, a site notice was displayed on site and letters were sent to surrounding occupiers - One objection has been received and is summarised as follows:

It was understood that the works would be completed by the end of this year, however after speaking to one of the builders, it seems the work has been delayed until early 2023, though they didn't confirm the date or give any formal notice. Residents have been very patient with this and the disturbance it has caused. I have been woken up every day for over a year, bar Sundays, with the noise from the builders in the alleyway/courtyard.

To receive a letter of further planned works is very disheartening. The information on the proposals is very limited and confusing.

Once installed there will be constant noise disturbances from the generator and the majority of Portland house' bedrooms back on to the alleyway/courtyard, so a generator simply isn't viable. The plans are less than clear.

Issues

Issues and Policy

Visual Amenity - 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 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

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.

Paragraph 197 states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 194 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 200 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 201 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

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.

Visual Amenity -

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

The proposed lightning strategy is for 'an early streamer emission air terminal which requires significantly less lightning strips to be installed to the building elevations and is a small addition to the roof. The early streamer emission air terminal (lightning rod) would be fixed to the non-original lift overrun.

The proposed tapes should be of a colour to as closely as possible match the background and are required to be located in discrete areas.

The generator would be located in the courtyard and would be screened with an enclosure that would be in keeping with the approved external waste store and plant enclosure.

Conditions will be applied to the application to require details of the detailed tape location and colour and details of the materials of the generator enclosure.

It is considered that the benefits of the proposal would outweigh the less than substantial harm caused to the affected heritage asset by the above described works and are consistent with paragraphs 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. The benefits of the proposals are that the proposal consists of works that would protect the listed building and the people within the building from lightning and fire.

Given the above, the works are considered to be consistent with the above identified policies.

Other issues -

The neighbour that made the objection has been advised how they can contact the developer for updates on the completion date of the project and has been advised that they can contact our Environmental Health Services to report noise issues due to construction works. The noise created by the generator has been assessed by our Environmental Health Service as part of the associated planning application.

Conclusion -

The proposed development complies with all relevant policies and can therefore be determined by delegated powers.

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

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included ongoing discussions about the form and design of the rooftop extension and level of removal of historical fabric and pre application advice about the information required to be submitted to support the 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 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:

The location plan referenced al(02)001 Rev P01 received by the City Council as local planning authority on 30 November 2022

The drawings referenced:

al(04)001 Rev P02

al(04)500 Rev P01

received by the City Council as local planning authority on 30 November 2022

al(04)501 Rev P01

ESEBRKT-215SS-A

NG_DF_35252_P04_SP_LP Rev P04

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

The Design and Access Statement Addendum prepared by Bridge Architects received by the City Council as local planning authority on 30 November 2022

The specification sheet referenced CPS 45B- 400VAC received by the City Council as local planning authority on 30 November 2022

The Generator Specification prepared by Central Power Services Limited received by the City Council as local planning authority on 30 November 2022

The Early Streamer Emission Air Terminal. Certified, with remote testing & auto diagnostic features specification sheet received by the City Council as local planning authority on 30 November 2022

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.

3) Notwithstanding the information detailed within Condition 2 of this application, full details of the 2no. lightning tapes hereby approved including the exact locations that they would be installed, including elevation and cross section drawings showing them in context with the building elevations and features that they would be located on/adjacent to and confirmation of the colours of the tapes. This information shall be submitted to and agreed in writing by the City Council as local planning authority prior to the installation of lightning tapes. The works shall be carried out fully and only in accordance with the approved information.

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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the information detailed within Condition 2 of this application, details of the materials of the generator screen including samples shall be submitted to and agreed in writing by the City Council as local planning authority prior to the installation of the generator hereby approved.

The approved screen shall be installed within a week of the installation of the generator hereby approved and shall be carried out fully and only in accordance with the approved information. The generator shall be screened for as long as it is in situ.

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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Health & Safety Executive (Fire Safety)
Greater Manchester Police
Greater Manchester Ecology Unit

Second Floor, 113 - 115 Portland Street, Manchester, M1 6DW
Second Floor Room 210, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor 307, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Ground Floor, 46 Princess Street, Manchester, M1 6HR
Flat 15, Portland House, 103A Portland Street, Manchester, M1 6DF
103 Portland Street, Manchester, M1 6DF
Flat 12, 48 Princess Street, Manchester, M1 6HR
Flat 4, 48 Princess Street, Manchester, M1 6HR
Second Floor Room 208, 40 Princess Street, Manchester, M1 6DE
First Floor Room 121, 40 Princess Street, Manchester, M1 6DE
Fifth Floor Room U5c, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 417, 40 Princess Street, Manchester, M1 6DE
Flat 20, 48 Princess Street, Manchester, M1 6HR
Third Floor Room 309, 40 Princess Street, Manchester, M1 6DE
Flat 504, Basil House, 105 Portland Street, Manchester, M1 6AA
Fourth Floor Room 420, 40 Princess Street, Manchester, M1 6DE
Flat 4, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 505, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 503, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 407, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 405, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 204, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 203, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 106, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 103, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 101, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 21, 2 Harter Street, Manchester, M1 6HY
First Floor Room 198D, 40 Princess Street, Manchester, M1 6DE
First Floor Room 198C, 40 Princess Street, Manchester, M1 6DE
Second Floor 206, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Fourth Floor Right, 113 - 115 Portland Street, Manchester, M1 6DW
OAK TREE THERAPY, Third Floor 306, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor 212A, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor 302, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Fourth Floor Room 413A, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 308, 40 Princess Street, Manchester, M1 6DE
Fifth Floor, 101 Princess Street, Manchester, M1 6DD
Rooms 110 To 111, 40 Princess Street, Manchester, M1 6DE
Fifth Floor Room U5a, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 302, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 307, 40 Princess Street, Manchester, M1 6DE
First Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Fourth Floor Rooms 403 To 408, 40 Princess Street, Manchester, M1 6DE
Flat 19, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 25, 48 Princess Street, Manchester, M1 6HR

Flat 19, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 17, M1 Building, 50 Princess Street, Manchester, M1 6HR
Second Floor Room 226, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 224, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 422, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 324, 40 Princess Street, Manchester, M1 6DE
Flat 15, 48 Princess Street, Manchester, M1 6HR
Flat 9, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 16, M1 Building, 50 Princess Street, Manchester, M1 6HR
Third Floor Room 319, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 222, 40 Princess Street, Manchester, M1 6DE
Second Floor Rooms 211 To 212, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 423, 40 Princess Street, Manchester, M1 6DE
Fifth Floor Room L5b, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 401, 40 Princess Street, Manchester, M1 6DE
Flat 604, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 502, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 302, Basil House, 105 Portland Street, Manchester, M1 6AA
40 Princess Street, Manchester, M1 6DE
Flat 35, 48 Princess Street, Manchester, M1 6HR
Flat 15, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 12, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 1, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 206, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 601, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 507, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 506, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 202, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 201, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 20, 2 Harter Street, Manchester, M1 6HY
Flat 10, 2 Harter Street, Manchester, M1 6HY
Flat 8, 2 Harter Street, Manchester, M1 6HY
Flat 7, 2 Harter Street, Manchester, M1 6HY
Flat 1, 2 Harter Street, Manchester, M1 6HY
Flat 11, 2 Harter Street, Manchester, M1 6HY
Flat 2, 2 Harter Street, Manchester, M1 6HY
The Yorkshire Room Part First Floor, 40 Princess Street, Manchester, M1 6DE
Flat 502, 11 Harter Street, Manchester, M1 6HY
Flat 501, 11 Harter Street, Manchester, M1 6HY
Flat 301, 11 Harter Street, Manchester, M1 6HY
Flat G02, 11 Harter Street, Manchester, M1 6HY
Flat 201, 2 Waterloo Street, Manchester, M1 6HX
Flat G01, 11 Harter Street, Manchester, M1 6HY
Flat 202, 2 Waterloo Street, Manchester, M1 6HX
Flat 102, 2 Waterloo Street, Manchester, M1 6HX
Suite 4B Fourth Floor, 113 - 115 Portland Street, Manchester, M1 6DW
Second Floor 205, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 1B, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Ground Floor Left, 113 - 115 Portland Street, Manchester, M1 6DW
Third Floor, 113 - 115 Portland Street, Manchester, M1 6DW
Basement, 101 Princess Street, Manchester, M1 6DD
Flat 11, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 14, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 2, M1 Building, 50 Princess Street, Manchester, M1 6HR

Fourth Floor Rooms 410 To 411, 40 Princess Street, Manchester, M1 6DE
Flat 301, Basil House, 105 Portland Street, Manchester, M1 6AA
THE LOANS SUPERMARKET LIMITED, First Floor 107, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
OPERATIONS ABROAD WORLDWIDE, Third Floor 301, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Fourth Floor Room 408, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Front, 101 Princess Street, Manchester, M1 6DD
Flat 5, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 6, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 9, Portland House, 103A Portland Street, Manchester, M1 6DF
Fourth Floor Room 412, 40 Princess Street, Manchester, M1 6DE
Flat 22, 48 Princess Street, Manchester, M1 6HR
Second Floor Room 227, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 225, 40 Princess Street, Manchester, M1 6DE
First Floor Room 112, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 322, 40 Princess Street, Manchester, M1 6DE
First Floor 1C, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Fourth Floor Room 421, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 409, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 323, 40 Princess Street, Manchester, M1 6DE
First Floor Office 102, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 105, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Fourth Floor 4B, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor 303, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
CATERMATCH SOLUTIONS LTD, Fifth Floor Room U5b, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Rooms 414 To 415, 40 Princess Street, Manchester, M1 6DE
First Floor Rooms 126 To 129, 40 Princess Street, Manchester, M1 6DE
Second Floor Front, 101 Princess Street, Manchester, M1 6DD
First Floor, 101 Princess Street, Manchester, M1 6DD
Fourth Floor Room 413B, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 231, 40 Princess Street, Manchester, M1 6DE
103 Princess Street, Manchester, M1 6DD
Flat 7, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 12, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 16, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 18, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 16, 48 Princess Street, Manchester, M1 6HR
111 Portland Street, Manchester, M1 6DN
Second Floor Room 221, 40 Princess Street, Manchester, M1 6DE
Flat 10, 48 Princess Street, Manchester, M1 6HR
Flat 1, 48 Princess Street, Manchester, M1 6HR
Flat 21, 48 Princess Street, Manchester, M1 6HR
Flat 33, 48 Princess Street, Manchester, M1 6HR
Second Floor Room 219, 40 Princess Street, Manchester, M1 6DE
First Floor 101, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor Room 318, 40 Princess Street, Manchester, M1 6DE
First Floor Room 107, 40 Princess Street, Manchester, M1 6DE
First Floor Room 109, 40 Princess Street, Manchester, M1 6DE
Fifth Floor Room L5a, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 418, 40 Princess Street, Manchester, M1 6DE
First Floor 111, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor Room 326, 40 Princess Street, Manchester, M1 6DE

CLAIMEX LIMITED, First Floor 114, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
109 - 111 Portland Street, Manchester, M1 6DN
Flat 22, 2 Harter Street, Manchester, M1 6HY
Third Floor Room 301, 40 Princess Street, Manchester, M1 6DE
First Floor 112, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second And Third Floor, Linley House, Dickinson Street, Manchester, M1 4LF
Manchester Central College, Harter Street, Manchester, M1 6HY
Upper Ground Floor, 101 Princess Street, Manchester, M1 6DD
First Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Princess Hotel, 101 Portland Street, Manchester, M1 6DF
M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 403, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 402, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 306, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 102, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 18, 2 Harter Street, Manchester, M1 6HY
Flat 17, 2 Harter Street, Manchester, M1 6HY
Flat 15, 2 Harter Street, Manchester, M1 6HY
Flat 402, 11 Harter Street, Manchester, M1 6HY
Fourth Floor Suite 4C, 113 - 115 Portland Street, Manchester, M1 6DW
Flat 401, 11 Harter Street, Manchester, M1 6HY
Flat 303, 11 Harter Street, Manchester, M1 6HY
Flat 302, 11 Harter Street, Manchester, M1 6HY
Second Floor 208, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Fourth Floor, Linley House, Dickinson Street, Manchester, M1 4LF
Second Floor 212, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 108, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor Room 233, 40 Princess Street, Manchester, M1 6DE
National Museum Of Labour History, 103 Princess Street, Manchester, M1 6DD
Second Floor Room 230, 40 Princess Street, Manchester, M1 6DE
Second Floor Rooms 204 And 205, 40 Princess Street, Manchester, M1 6DE
Flat 13, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 8, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 20, Portland House, 103A Portland Street, Manchester, M1 6DF
First Floor, 103 Portland Street, Manchester, M1 6DF
Flat 11, 48 Princess Street, Manchester, M1 6HR
Second Floor Room 213, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 202, 40 Princess Street, Manchester, M1 6DE
First Floor Room 108, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 325, 40 Princess Street, Manchester, M1 6DE
Flat 2, 48 Princess Street, Manchester, M1 6HR
Flat 18, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 13, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 24, 48 Princess Street, Manchester, M1 6HR
Third Floor Room 320, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 317, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 234, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 201, 40 Princess Street, Manchester, M1 6DE
Flat 501, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 404, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 307, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 303, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 205, Basil House, 105 Portland Street, Manchester, M1 6AA

Flat 105, Basil House, 105 Portland Street, Manchester, M1 6AA
First Floor Room 198A, 40 Princess Street, Manchester, M1 6DE
Second Floor 207, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor, 40 Princess Street, Manchester, M1 6DE
KUDOS WEB DESIGN LTD, First Floor 103, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Fourth Floor 4C, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor 305, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor, 101 Princess Street, Manchester, M1 6DD
46 Princess Street, Manchester, M1 6DE
Flat 43, 48 Princess Street, Manchester, M1 6HR
Flat 10, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 11, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 17, Portland House, 103A Portland Street, Manchester, M1 6DF
Sub Basement, 103 Portland Street, Manchester, M1 6DF
Flat 19, 48 Princess Street, Manchester, M1 6HR
Second Floor Room 206, 40 Princess Street, Manchester, M1 6DE
Flat 31, 48 Princess Street, Manchester, M1 6HR
Flat 8, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 6, M1 Building, 50 Princess Street, Manchester, M1 6HR
Fourth Floor Room 402, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 321, 40 Princess Street, Manchester, M1 6DE
Flat 7, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 5, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 1, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 5, 48 Princess Street, Manchester, M1 6HR
Flat 34, 48 Princess Street, Manchester, M1 6HR
Second Floor Room 228, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 207, 40 Princess Street, Manchester, M1 6DE
First Floor Room 122, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 416, 40 Princess Street, Manchester, M1 6DE
Charlies Night Club, 1 Harter Street, Manchester, M1 6HY
Fourth Floor 4A, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
MY HOME MOVE LTD, Fifth And Sixth Floor, Linley House, Dickinson Street, Manchester, M1 4LF
Flat 41, 48 Princess Street, Manchester, M1 6HR
Third Floor, 101 Princess Street, Manchester, M1 6DD
Third Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Basement, M1 Building, 50 Princess Street, Manchester, M1 6HR
Second Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Ground Floor, 44 Princess Street, Manchester, M1 6HR
117 - 119 Portland Street, Manchester, M1 6ED
Second Floor Room 210, 40 Princess Street, Manchester, M1 6DE
Fourth Floor, 101 Princess Street, Manchester, M1 6DD
101 Princess Street, Manchester, M1 6DD
Flat 207, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 2, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 406, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 401, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 12, 2 Harter Street, Manchester, M1 6HY
Flat 3, 2 Harter Street, Manchester, M1 6HY
Fifth Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 403, 11 Harter Street, Manchester, M1 6HY
Flat 101, 11 Harter Street, Manchester, M1 6HY

First Floor, 113 - 115 Portland Street, Manchester, M1 6DW
Second Floor Room 209, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor 304, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor 308, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor 214, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor Room 232, 40 Princess Street, Manchester, M1 6DE
Ground Floor To Third Floor, 103 Princess Street, Manchester, M1 6DD
Fourth Floor Rooms 424 To 426, 40 Princess Street, Manchester, M1 6DE
First Floor, 40 Princess Street, Manchester, M1 6NG
Second Floor Room 229, 40 Princess Street, Manchester, M1 6DE
Flat 45, 48 Princess Street, Manchester, M1 6HR
Flat 44, 48 Princess Street, Manchester, M1 6HR
Flat 42, 48 Princess Street, Manchester, M1 6HR
Flat 3, 48 Princess Street, Manchester, M1 6HR
Basement, 103 Portland Street, Manchester, M1 6DF
Flat 10, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 6, 48 Princess Street, Manchester, M1 6HR
Second Floor Room 218, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 419, 40 Princess Street, Manchester, M1 6DE
Flat 17, 48 Princess Street, Manchester, M1 6HR
Flat 32, 48 Princess Street, Manchester, M1 6HR
Flat 46, 48 Princess Street, Manchester, M1 6HR
44 Princess Street, Manchester, M1 6DE
Second Floor Room 220, 40 Princess Street, Manchester, M1 6DE
Second Floor Rooms 214 To 216, 40 Princess Street, Manchester, M1 6DE
Basement And Sub Basement, 111 Portland Street, Manchester, M1 6DN
Fifth Floor Room L5c, 40 Princess Street, Manchester, M1 6DE
Flat 19, 2 Harter Street, Manchester, M1 6HY
Third Floor Room 333, 40 Princess Street, Manchester, M1 6DE
Flat 3, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 304, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 6, 2 Harter Street, Manchester, M1 6HY
Flat 5, 2 Harter Street, Manchester, M1 6HY
Flat 4, 2 Harter Street, Manchester, M1 6HY
First Floor Room 198B, 40 Princess Street, Manchester, M1 6DE
Flat 503, 11 Harter Street, Manchester, M1 6HY
Basement And Ground Floor, 113 - 115 Portland Street, Manchester, M1 6DW
First Floor 106, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Second Floor Office 211, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Basement, 40 Princess Street, Manchester, M1 6DE
Basement To First Floor, National Museum Of Labour History, 103 Princess Street, Manchester, M1 6DD
Flat 14, Portland House, 103A Portland Street, Manchester, M1 6DF
Ground Floor, 103 Portland Street, Manchester, M1 6DF
Flat 4, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 14, 48 Princess Street, Manchester, M1 6HR
Second Floor Room 223, 40 Princess Street, Manchester, M1 6DE
First Floor Room 106, 40 Princess Street, Manchester, M1 6DE
Third Floor Rooms 327 To 328, 40 Princess Street, Manchester, M1 6DE
Flat 3, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 23, 48 Princess Street, Manchester, M1 6HR
Third Floor Room 316, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 203, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 217, 40 Princess Street, Manchester, M1 6DE

Basement, 48 Princess Street, Manchester, M1 6HR
Flat 603, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 602, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 305, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 104, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 16, 2 Harter Street, Manchester, M1 6HY
Flat 14, 2 Harter Street, Manchester, M1 6HY
Flat 13, 2 Harter Street, Manchester, M1 6HY
Flat 9, 2 Harter Street, Manchester, M1 6HY
The Cheshire Room Part First Floor, 40 Princess Street, Manchester, M1 6DE
First Floor Room 198E, 40 Princess Street, Manchester, M1 6DE

Appendix 2 – Planning constraints

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