

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135200/JO/2022

Date registered valid: 13 October 2022

Proposal: Variation of condition 2 (Specified Plans) attached to planning permission ref. 130099/FO/2021 for internal alterations and repairs together with installation of CCTV

Address: 40 Princess Street, Manchester, M1 6DE

Ward(s): Piccadilly Ward

Applicant: Wittington Investments (Properties) Limited Weston Centre, 10 Grosvenor Street, London, W1K 4QY

Agent (if any): Don Murphy Paul Butler Associates 31 Blackfriars Road, Salford, M3 7AQ

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

Recommendation: Approve

Date of recommendation: 7 December 2022

Application details

Type of application: Variation or Removal of Condition

Development type: Notifications

Date of site visit: 29 November 2022

Standard consultations:

Printed: 26 October 2022 Expired: 16 November 2022

Neighbour notifications

Printed: 26 October 2022 Expired: 16 November 2022

Site notice

Posted: 29 October 2022 Expired: 19 November 2022

Press advert

Published: 1 November 2022 Expired: 22 November 2022

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 buildings within the site are Grade II Listed and are located at 40-42 (Eastern House) and 44-46 (Langley Buildings). The buildings are joined together and 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 there were two restaurants and a bar on the ground floor.

The building is currently undergoing a comprehensive refurbishment in accordance with applications referenced 130044/LO/2021 and 130099/FO/2021.

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 130044/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.

Description of development

Planning permission is sought for the following changes to the scheme approved as part of application referenced 130044/LO/2021 and the variation of Condition 2 of this application:

- Alterations to the Harter Street elevation to include the refurbishment of the basement lights that were uncovered during construction works.
- The redesign of the lightwell, which reduces the fabric removal
- Retention and repair of windows uncovered during construction works.
- Changes to the approved design of the substation door.

Listed Building Consent has also been submitted for these additional works and the following works (referenced: 135132/JO/2022 and 135133/JO/2022):

- A revised basement layout to reduce the removal of fabric.

- Alterations to areas of wall finishes discovered during construction works to leave as exposed repaired masonry
- Removal of tanking from the scope of works
- Retention and repair of uncovered original ceilings.
- CCTV camera location.
- A dry riser inlet box.
- The retention of the uncovered Mather and Platt fire alarm bells.

Consultations & Notification Responses

Highway Services - Confirmed that they have no objections.

Environmental Health - Confirmed that they have no comments.

Oliver West (Sustainable Travel) - Confirmed that there are excellent cycle parking provisions proposed, but have asked if they are just for the occupiers.

City Centre Regeneration - No comments received.

Greater Manchester Police - Confirmed that they have no objection.

Historic England (North West) - Confirmed that they do not need to comment.

Greater Manchester Archaeological Advisory Service - Confirmed that the proposal does not have any archaeological implications and that their original response to application 130099/FO/2021 (dated 16/06/2021 and attached to this response) is still applicable.

National Amenity Societies - No comments have been received.

GM Fire Rescue Service - No comments received

Greater Manchester Ecology Unit - No comments received.

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 - No replies have been received.

Issues

The Adopted Core Strategy for the City of Manchester

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

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

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

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

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

The Unitary Development Plan for the City of Manchester

Saved Policy 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.
- 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.

Under these criteria the changes to the proposals been considered:

The proposed changes are considered to be positive and have produced a much better scheme that will cause less harm to the listed building. Of particular benefit are the uncovering and refurbishment of windows including the basement lights and the reduction of the fabric removal to the area of the lightwell.

It is considered that the benefits of the proposal would continue to outweigh the less than substantial harm caused to the affected heritage asset by the approved development and remain 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 would create disabled access and greatly improve the significance of this listed building.

Given this, the proposals continue to accord with the above policies.

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 3 September 2023.

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

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

- Location Plan (Ref AL(02)001 Revision P01) dated July 2020 - Rec 19 April 2021
- Proposed Strip Out + Demolitions - Existing Levels -04 & -05 (Ref AL(02)110 dated February 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Existing Levels -03 & -02 (Ref AL(02)111 dated February 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Existing Levels -01 & 00 (Ref AL(02)112 dated February 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Existing Levels 01 & 02 (Ref AL(02)113 dated February 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Existing Levels 03 & 04 (Ref AL(02)114 dated February 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Existing Levels 05 & 06 (Ref AL(02)115 dated February 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Existing Levels 07 & 08 (Ref AL(02)116 dated February 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Existing Levels 09 & 10 (Ref AL(02)117 dated February 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Existing Roof (Ref AL(02)118 dated March 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Existing Section A-A (Ref AL(02)220 dated March 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Existing Sections B-B (Ref AL(02)221 dated March 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Existing Section C-C & D-D (Ref AL(02)222 dated March 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Existing Sections E-E & F-F (Ref AL(02)223 dated March 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Existing Sections G-G & H-H (Ref AL(02)224 dated March 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Harter Street Elevations (Ref AL(02)330 dated February 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Princess Street Elevations (Ref AL(02)331 dated February 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Courtyard Elevations (Ref AL(02)332 dated February 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Lightwell Elevations (Ref AL(02)333 dated February 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Rear Elevations (ref AL(02)334 dated February 2021 - Rec 26 May 2021
- Proposed Plans Levels -04 & -05 (Ref AL(04)010 dated July 2020 - Rec 19 April 2021
- Proposed Plans Levels -01 & 00 (Ref AL(04)012) dated July 2020 - Rec 19 April 2021
- Proposed Plans Levels 01 & 02 (Ref AL(04)013) dated July 2020 - Rec 19 April 2021

- Proposed Plans Levels 03 & 04 (Ref AL(04)014 dated July 2020 - Rec 19 April 2021
- Proposed Plans Levels 05 & 06 (Ref AL(04)015 Rev 2) dated July 2020 - Rec 26 May 2021
- Proposed Plans Levels 07 & 08 (Ref AL(04)016 dated July 2020 - Rec 19 April 2021
- Proposed Plans Levels 09 & 10 (Ref AL(04)017 dated July 2020 - Rec 19 April 2021
- Proposed Roof Plan (Ref AL(04)018) Dated July 2020 - Rec 19 April 2021
- Proposed Sections A-A (Ref AL(04)020) Dated September 2020 - Rec 19 April 2021
- Proposed Sections B-B (Ref AL(04)021) Dated September 2020 - Rec 19 April 2021
- Proposed Sections C-C & D-D (Ref AL(04)022) Dated September 2020 - Rec 19 April 2021
- Proposed Sections E-E & F-F (Ref AL(04)023) Dated September 2020 - Rec 19 April 2021
- Proposed Sections G-G & H-H (Ref AL(04)023) Dated September 2020 - Rec 19 April 2021
- Proposed Eastern Building (Princess Street Façade) Entrance (Ref AL(04)111 Rev P02 dated March 2021) - Rec 02 September 2021
- Proposed Elevation Rear (Ref AL(04)034 dated September 2020 - Rec 26 May 2021
- Proposed Elevation Lightwell (Ref AL(04)33 dated September 2020 - Rec 19 April 2021
- New Core (Stair 44) Proposed Plans (Sheet 1 Ref AL(04)100) dated March 2021 - Rec 19 April 2021
- New Core (Stair 44) Proposed Plans (Sheet 2 Ref AL(04)101) dated March 2021 - Rec 19 April 2021
- New Core (Stair 44) Proposed Sections/Elevations (sheet 1 Ref AL(04)102) dated March 2021 - Rec 19 April 2021
- New Core (Stair 44) Proposed Sections/Elevations (Sheet 2 Ref AL(04)103) dated March 2021) - Rec 19 April 2021
- Proposed Eastern Building (Princess Street façade) - Proposed Office Entrance (Ref AL(04)110) dated March 2021 - Rec 19 April 2021
- Proposed Eastern Building (Princess Street façade) - Proposed Office Entrance (Ref AL(04)111) dated March 2021 - Rec 19 April 2021
- Proposed Eastern Building (Princess Street façade) - Proposed Office Entrance (Ref AL(04)112) dated March 2021 - Rec 19 April 2021
- Proposed New Entrance to Cycle Store (Ref AL(04)120 dated March 2021 - Rec 19 April 2021
- Proposed External Refuse Store (Ref AL(04)121 dated February 2021 - Rec 19 April 2021
- Proposed Gym Entrance Internal Works (Drawing AL(04)122 Rev P01 dated March 2021 - Rec 19 April 2021
- Proposed Stair 17 MOE from Level -03 to Harter Street (Drawing AL(04)124 dated January 2021 - Rec 19 April 2021
- Proposed Stair 12 Infill (Drawing AL(04)140 dated March 2021) - Received 19 April 2021
- Proposed Roof Top Extension/Plant Deck Works (Ref AL(04)150 Rev P02 dated March 2021) - Rec 02 September 2021
- Proposed Roof Top Extension/Plant Deck Works (Ref AL(04)152 Dated March 2021) - Rec 02 September 2021
- Proposed Roof Top Extension/Plant Deck Works (Ref AL(04)151 Sheet 2 dated March 2021) - Rec 02 September 2021
- Existing Former Hoist Elevations (Ref AL(02)126 Revision P01) dated March 2021 - Rec 19 April 2021
- Proposed Former Hoist Elevations (Drawing AL(04)160 dated March 2021 - Received 19 April 2021
- Proposed Sub-station Works (Internal) (Drawing AL(04)170 dated March 2021) - Received 19 April 2021
- Proposed GA Plan Levels -00 & 00 (Reception) (Drawing AL(04)190 dated March 2021) - Received 19 April 2021
- Retained Historical Features/Artifacts (Level -05 - -02) (Ref AL(04)300 dated January 2021) - Received 19 April 2021

- Retained Historical Features/Artifacts (Level -01 to 02 (Ref AL(04)301 dated January 2021) - Received 19 April 2021
- Retained Historical Features/Artifacts (Level 03 - 06) (Ref AL(04)302 dated January 2021) - Received 19 April 2021
- Retained Historical Features/Artifacts (Level 07 - 10 (Ref AL(04)303 dated January 2021) - Received 19 April 2021
- Tanking Scope (Ref AL(04)400 Rev P01 dated May 2021) - Rec 26 May 2021
- Schedule of Nett Areas (Drawing AL(06)100 dated September 2020) - Received 19 April 2021
- Proposed Fire Strategy Plans (Drawing AL(12)100 dated September 2021) - Received 19 April 2021
- Proposed Internal Wall Finishes Levels -04 & -05 (Drawing AL(22)020 dated February 2021) - Received 19 April 2021
- Proposed Internal Wall Finishes Levels -03 & -02 (Drawing AL(22)021 dated February 2021) - Received 19 April 2021
- Proposed Internal Wall Finishes Levels -01 & 00 (Drawing AL(22)022 dated February 2021) - Received 19 April 2021
- Proposed Internal Wall Finishes Levels 01 & 02 (Drawing AL(22)023 dated February 2021) - Received 19 April 2021
- Proposed Internal Wall Finishes Levels 03 & 04 (Drawing AL(22)024 dated February 2021) - Received 19 April 2021
- Proposed Internal Wall Finishes Levels 05 & 06 (Drawing AL(22)025 dated February 2021) - Received 19 April 2021
- Proposed Internal Wall Finishes Levels 07 & 08 (Drawing AL(22)026 dated February 2021) - Received 19 April 2021
- Proposed Internal Wall Finishes Levels 09 & 10 (Drawing AL(22)027 dated February 2021) - Received 19 April 2021
- Proposed Internal Joinery Types Levels -04 & -05 (Drawing AL(22)050 dated March 2021) - Received 19 April 2021
- Proposed Internal Joinery Types Levels -03 & -02 (Drawing AL(22)051 dated March 2021) - Received 19 April 2021
- Proposed Internal Joinery Types Levels -01 & 00 (Drawing AL(22)052 dated March 2021) - Received 19 April 2021
- Proposed Internal Joinery Types Levels 01 & 02 (Drawing AL(22)053 dated March 2021) - Received 19 April 2021
- Proposed Internal Joinery Types Levels 03 & 04 (Drawing AL(22)054 dated March 2021) - Received 19 April 2021
- Proposed Internal Joinery Types Levels 05 & 06 (Drawing AL(22)051 dated March 2021) - Received 19 April 2021
- Proposed Internal Joinery Types Levels 07 & 08 (Drawing AL(22)052 dated March 2021) - Received 19 April 2021
- Proposed Internal Joinery Types Levels 09 & 10 (Drawing AL(22)053 dated March 2021) - Received 19 April 2021
- Internal Joinery Details (Drawing AL(22)100 Sheet 01 dated March 2021) - Received 19 April 2021
- Internal Joinery Details (Drawing AL(22)101 Sheet 02 dated March 2021) - Received 19 April 2021
- Internal Joinery Details (Drawing AL(22)102 Sheet 03 dated March 2021) - Received 19 April 2021
- Internal Joinery Details (Drawing AL(22)103 Sheet 04 dated March 2021) - Received 19 April 2021
- Existing Stair 14 Internal Elevations (Ref AL(24)002 Revision P01) dated March 2021 - Rec 19 April 2021
- Proposed Plans Stair 14 (Drawing AL(24)003 dated March 2021 - Received 19 April 2021

- Proposed Stair 01 Upgrade Works (Drawing AL(24)021 dated March 2021 - Received 19 April 2021
- Proposed Windows & Doors Proposed Harter Street Elevations (Drawing AL(31)001 dated February 2021) - Received 19 April 2021
- Proposed Windows & Doors Princess Street Elevations (Drawing AL(31)002 dated February 2021) - Received 19 April 2021
- Proposed GA Plan Roof Level (Drawing AL(31)004 dated February 2021) - Received 19 April 2021
- Proposed Windows & Doors Rear Elevations (Drawing AL(31)005 dated February 2021) - Received 19 April 2021
- Proposed Roof Light Detail (Drawing AL(31)110 dated March 2021) - Received 19 April 2021
- Proposed Window Types (Ref AL(31)100 Sheet 01 dated March 2021) - Rec 02 September 2021
- Proposed Window Types (Ref AL(31)101 Sheet 02 dated March 2021) - Rec 02 September 2021
- Proposed Façade Alterations Princess Street (Drawing AL(31)011 dated March 2021 - Received 19 April 2021
- Proposed Floor Finishes Levels -04 & -05 (Drawing AL(43)020 dated February 2021 - Received 19 April 2021
- Proposed Floor Finishes Levels -03 & -02 (Drawing AL(43)021 dated February 2021 - Received 19 April 2021
- Proposed Floor Finishes Levels -01 & 00 (Drawing AL(43)022 dated February 2021 - Received 19 April 2021
- Proposed Floor Finishes Levels 01 & 02 (Drawing AL(43)023 dated February 2021 - Received 19 April 2021
- Proposed Floor Finishes Levels 03 & 04 (Drawing AL(43)024 dated February 2021 - Received 19 April 2021
- Proposed Floor Finishes Levels 05 & 06 (Drawing AL(43)025 dated February 2021 - Received 19 April 2021
- Proposed Floor Finishes Levels 07 & 08 (Drawing AL(43)026 dated February 2021 - Received 19 April 2021
- Proposed Floor Finishes Levels 09 & 10 (Drawing AL(43)027 dated February 2021 - Received 19 April 2021
- Proposed Under Draw to Existing Lath & Plaster Ceiling (Ref AL(43)201 Rev P01) dated August 2021 - Rec 19 August 2021
- Existing and Proposed Floor Build-Ups Eastern & Langley (Drawing AL(43)200 dated December 2020 - Received 19 April 2021
- Proposed Ceiling Plan Levels -05 & -04 (Ref AL(45)020 Rev 2 dated January 2021 - Rec 26 May 2021
- Proposed Ceiling Plan Levels -03 & -02 (Ref AL(45)021 Rev 2 dated January 2021 - Rec 26 May 2021
- Proposed Ceiling Plan Levels -01 & 00 (Ref AL(45)022 Rev 2 dated January 2021 - Rec 26 May 2021
- Proposed Ceiling Plan Levels 01 & 02 (Ref AL(45)023 Rev 2 dated January 2021 - Rec 26 May 2021
- Proposed Ceiling Plan Levels 03 & 04 (Ref AL(45)024 Rev 2 dated January 2021 - Rec 26 May 2021
- Proposed Ceiling Plan Levels 05 & 06 (Ref AL(45)025 Rev 2 dated January 2021 - Rec 26 May 2021
- Proposed Ceiling Plan Levels 07 & 08 (Ref AL(45)026 Rev 2 dated January 2021 - Rec 26 May 2021
- Proposed Ceiling Plan Levels 09 & 10 (Ref AL(45)027 Rev 2 dated January 2021 - Rec 26 May 2021

- Proposed Indicative Tenant Plant Enclosure within Courtyard (Ref SK1013) dated August 2021 - Rec 19 August 2021
- Proposed Courtyard Elevation (Drawing AL(04)032 Revision P05) dated September 2020 - Rec 19 August 2021
- Proposed Harter Street Elevations (Drawing AL(04)030 Revision P03) dated September 2020 - Rec 06 July 2021
- Proposed Princess Street Elevations (Drawing AL(04)031 Revision P03) dated September 2020 - Rec 06 July 2021
- Proposed Courtyard Elevations (Drawing AL(04)032 Revision P03) dated September 2020 - Rec 06 July 2021
- Proposed Drainage Services Levels -03 and -02 (Ref 520-M01 Revision A) dated 05 March 2021 - Rec 19 April 2021
- Proposed Drainage Services Levels -01 and 00 (Ref 520-M02 Revision A) dated 05 March 2021 - Rec 19 April 2021
- Proposed Drainage Services Levels 01 and 02 (Ref 520-M03 Revision A) dated 05 March 2021 - Rec 19 April 2021
- Proposed Drainage Services Levels 03 and 04 (Ref 520-M04 Revision A) dated 05 March 2021 - Rec 19 April 2021
- Proposed Drainage Services Levels 05 and 06 (ref 520-M05 Revision A) dated 05 March 2021 - Rec 19 April 2021
- Proposed Drainage Services Levels 07 and 08 (ref 520-M06 Revision A) dated 05 March 2021 - Rec 19 April 2021
- Proposed Drainage Services Levels 09 and 10 (ref 520-M07 Revision A) dated 05 March 2021 - Rec 19 April 2021
- Proposed Domestic Water Services Levels -03 & -02 (Drawing 530-M01 Rev A dated 05/3/21) - Received 19 April 2021
- Proposed Domestic Water Services Levels -01 & 00 (Drawing 530-M02 Rev A dated 05/3/21) - Received 19 April 2021
- Proposed Domestic Water Services Levels 01 & 02 (Drawing 530-M03 Rev A dated 05/3/21) - Received 19 April 2021
- Proposed Domestic Water Services Levels 03 & 04 (Drawing 530-M04 Rev A dated 05/3/21) - Received 19 April 2021
- Proposed Domestic Water Services Levels 05 & 06 (Drawing 530-M05 Rev A dated 05/3/21) - Received 19 April 2021
- Proposed Domestic Water Services Levels 07 & 08 (Drawing 530-M06 Rev A dated 05/3/21) - Received 19 April 2021
- Proposed Domestic Water Services Levels 08 & 09 (Drawing 530-M07 Rev A dated 05/3/21) - Received 19 April 2021
- Proposed Ventilation and Comfort Cooling Levels -03 & -02 (Drawing M101 Rev A dated 25/09/20) - Received 19 April 2021
- Proposed Ventilation and Comfort Cooling Levels -01 & 00 (Drawing M02 Rev B dated 25/09/20) - Received 19 April 2021
- Proposed Ventilation and Comfort Cooling Levels 01 & 02 (Drawing M03 Rev B dated 25/09/20) - Received 19 April 2021
- Proposed Ventilation and Comfort Cooling Levels 03 & 04 (Drawing M05 Rev B dated 25/09/20) - Received 19 April 2021
- Proposed Ventilation and Comfort Cooling Levels 05 & 06 (Drawing M05 Rev B dated 25/09/20) - Received 19 April 2021
- Proposed Ventilation and Comfort Cooling Levels 07 & 08 (Drawing M06 Rev B dated 25/09/20) - Received 19 April 2021
- Proposed Ventilation and Comfort Cooling Levels 09 & 10 (Drawing M07 Rev B dated 25/09/20) - Received 19 April 2021
- Proposed Toilet Extract (Drawing M09 Revision A dated 25/09/20) - Received 19 April 2021

- Proposed Typical Sections (drawing M10 Revision A dated 25/09/20) - Received 19 April 2021
- Proposed Ventilation Riser Schematic (Drawing SK01 Revision A dated 25/09/20) - Received 19 April 2021
- Proposed Toilet Extract Ventilation Riser Schematic (Drawing SK02 Revision A dated 25/09/20) - Received 19 April 2021
- Proposed Ground & 1st Level Lighting & Emergency Lighting Layout (Drwg CSK-7599-L00-N01-D dated 19/03/21) - Rec 19 April 21
- Proposed 3rd & 4th Level Lighting & Emergency Lighting Layout (Drawing CSK-7599-L03-L04-E) - Received 19 April 2021
- Proposed 9th & 10th Level Lighting & Emergency Lighting Layout (Drawing CSK-7599-L09-10-D) - Received 19 April 2021
- Proposed Drainage Services Levels -03 & -02 (Drawing 520-M01 Rev A dated 05/03/21) - Received 19 April 2021
- Proposed Drainage Services Levels -01 & 00 (Drawing 520-M02 Rev A dated 05/03/21) - Received 19 April 2021
- Proposed Drainage Services Levels 01 & 02 (Drawing 520-M03 Rev A dated 05/03/21) - Received 19 April 2021
- Proposed Drainage Services Levels 03 & 04 (Drawing 520-M04 Rev A dated 05/03/21) - Received 19 April 2021
- Proposed Drainage Services Levels 05 & 06 (Drawing 520-M05 Rev A dated 05/03/21) - Received 19 April 2021
- Proposed Drainage Services Levels 07 & 08 (Drawing 520-M06 Rev A dated 05/03/21) - Received 19 April 2021
- Proposed Drainage Services Levels 09 & 10 (Drawing 520-M07 Rev A dated 05/03/21) - Received 19 April 2021
- BREAAAM Travel Plan (Ref 078720-CUR-00-XX-RP-TP-001 Revision V02) dated 08 April 2021 - Rec 19 April 2021
- Drainage Strategy (Ref 064084-CUR-00-XX-RP-C-92001 Revision V01) dated 07 April 2021 - 19 April 2021
- Extended Phase 1 Habitat Survey and Assessment for Bats (Ref 189342) dated October 2019 - Rec 19 April 2021
- Sustainability Report (Ref 1815 R0008 Rev 0 dated 29/03/2021) - Received 19 April 2021
- Design Fire Consultants Correspondence/Email ('40 Princess Street') - Received 02 September 2021
- Water Penetration and Masonry Damp Report ('40-46 Princess Street') - Received 02 September 2021
- Acoustic Planning Report (Ref 17132-R01-E) dated 09 April 2021 - Rec 19 April 2021
- Crime Impact Statement (Ref 2012/0371/CIS/03) dated 20 August 2019 - Rec 19 April 2021
- Proposed Details ('Manhattan Exterior Light') - Received 06 July 2021
- Proposed Details ('Compact Emergency Downlight' Ref AFALED/3NM/ST/IP65/B) - Received 06 July 2021
- Proposed Details ('OWL Wall Mounted Luminaire I65') - Received 06 July 2021
- Construction Management Plan (Ref 40-46 Princess Street) dated 08 July 2021 - Received 02 September 2021
- Site Logistics Plan (Ref 40-46 Princess Street) undated - Received 15 June 2021
- Air Quality Management Strategy (Ref 4619r1 dated 20 May 2021 - Received 26 May 2021
- Timberwise Report (Ref G64075-CB-MD dated 20/04/2021 - Received 26 May 2021
- Existing and Proposed Servicing Strategy (Ref AL(04)200 dated March 2021) - Received 19 April 2021
- Energy Strategy & External Plant Statement (Ref 1815 R007 Rev 0 dated 29 March 2021) - Received 19 April 2021

- Structural Report (Ref 064084-CUR-XX-XX-RP-S-27001 P03 dated 01 April 2021) - Received 19 April 2021
- Utility Report (Reference 1815 R0009 Rev 0 dated 29/03/21) - Received 19 April 2021
- Ventilation Statement (Reference 1815 R0006 Rev 0 dated 29/03/21) - Received 19 April 2021
- Window Condition Survey ('40-46 Princess Street') - Received 19 April 2021
- al(04)011 Rev P03 - Rec 6 October 2022
- al(04)030 Rev P05- Rec 6 October 2022
- al(04)031 Rev P05 - Rec 6 October 2022
- al(04)032 Rev P06 - Rec 6 October 2022
- al(22)021 - Received 6 October 2022
- al(22)022 - Received 6 October 2022
- al(22)023 - Received 6 October 2022
- al(22)024 - Received 6 October 2022
- al(22)025 - Received 6 October 2022
- al(22)026 - Received 6 October 2022
- al(22)027 - Received 6 October 2022
- al(31)003 Rev P02 - Received 6 October 2022
- al(41)01 Rev P02 - Received 6 October 2022
- al(41)012 Rev P01 - Received 6 October 2022
- The Heritage Statement prepared by BB Heritage referenced P0214_HS_REP001 - Received 6 October 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday 10:00 to 18:00.

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

4) a) External lighting shall be installed in accordance with the email from Paul Butler Associates dated 28 July 2021 and the lighting product specification sheets received by the City Council as local planning authority on 6 August 2021 so as to control glare and overspill onto nearby residential properties.

b) Within two months of the installation of external lighting units, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report (part a). The report shall undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria. Any measures required by the report shall be implemented within two months of the installation of external lighting units and shall be maintained for as long as these lighting units are in situ.

Reason - To safeguard the amenities of the occupiers of nearby properties in accordance with policies DM1 and SP1.

5) a) Prior to first occupation of the development, the gymnasium shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

b) Within two months of first occupation of the development a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria. These measures shall be implemented within three months of first occupation of the development.

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

6) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the acoustic report reference 17132-R01-E received by the City Council as local planning authority on 19 April 2022. The scheme as detailed within this approved document shall be implemented in full before the use commences.

b) Within 3 months of the first operation of the scheme, a verification report shall be submitted to and approved in writing by the City Council, as Local Planning Authority, to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

7) The development shall be carried out in accordance with the submitted scheme for the storage and disposal of refuse as detailed in the approved document 'Existing and Proposed Servicing Strategy Ref: AL(04)200 Revision P01 prepared by Bridge Architects' received by the City Council as Local Planning Authority on 14 April 2021. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of public health and residential amenity pursuant to policy DM1 of the Core Strategy.

8) The development mitigation measures to safeguard local air quality as detailed within the submitted air quality assessment shall be implemented for the duration of the development.

Prior to occupation of the development the agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Oliver West (Sustainable Travel)
City Centre Renegeration
Urban Design & Conservation
Greater Manchester Police
Historic England (North West)
Greater Manchester Archaeological Advisory Service
National Amenity Societies
GM Fire Rescue Service
Greater Manchester Ecology Unit

Fourth Floor, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Third Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Princess Hotel, 101 Portland Street, Manchester, M1 6DF
Buildings Suite 1A To 1E And 2F04, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
First Floor, Beaver House, 125 Portland Street, Manchester, M1 4QA
Swadesh Restaurant, 98 Portland Street, Manchester, M1 4GX
New York New York, 98 Bloom Street, Manchester, M1 3LY
Third Floor, Rhodesia House, 52 Oxford Street, Manchester, M1 6JX
Third Floor, Beaver House, 125 Portland Street, Manchester, M1 4QA
Second Floor, Beaver House, 125 Portland Street, Manchester, M1 4QD
Third Floor, 101 Princess Street, Manchester, M1 6DD
Frankies Toasties, 98A Portland Street, Manchester, M1 2GX
Second And Third Floor, Linley House, Dickinson Street, Manchester, M1 4LF
Fourth Floor, Canton House, 34 Princess Street, Manchester, M1 4JY
CLAIMEX LIMITED, First Floor 114, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Flat 22, 2 Harter Street, Manchester, M1 6HY
Canton House, 34 Princess Street, Manchester, M1 4JY
Manchester Central College, Harter Street, Manchester, M1 6HY
First Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Charlies Night Club, 1 Harter Street, Manchester, M1 6HY
Fourth Floor 4A, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Third Floor Room 301, 40 Princess Street, Manchester, M1 6DE
Fourth Floor, Linley House, Dickinson Street, Manchester, M1 4LF
MY HOME MOVE LTD, Fifth And Sixth Floor, Linley House, Dickinson Street, Manchester, M1 4LF
Flat 41, 48 Princess Street, Manchester, M1 6HR
First Floor 111, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
First Floor 112, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Upper Ground Floor, 101 Princess Street, Manchester, M1 6DD
Fifth Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Flat 20, Portland House, 103A Portland Street, Manchester, M1 6DF
First Floor, 103 Portland Street, Manchester, M1 6DF
Sub Basement, 103 Portland Street, Manchester, M1 6DF
Novotel Manchester Centre Hotel, 21 Dickinson Street, Manchester, M1 4LX
96 Portland Street, Manchester, M1 2GX
Fourth Floor, 101 Princess Street, Manchester, M1 6DD
Third Floor, Princess House, 105 - 107 Princess Street, Manchester, M1 1DD
The Piazza, St James Street, Manchester, M1 4PH

Rhodesia House, 52 Princess Street, Manchester, M1 6JX
M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 14, China House, 14 Harter Street, Manchester, M1 6HP
Flat 7, China House, 14 Harter Street, Manchester, M1 6HP
Flat 2, China House, 14 Harter Street, Manchester, M1 6HP
Flat 12, China House, 14 Harter Street, Manchester, M1 6HP
Flat 9, China House, 14 Harter Street, Manchester, M1 6HP
Flat 4, China House, 14 Harter Street, Manchester, M1 6HP
Flat 35, China House, 14 Harter Street, Manchester, M1 6HP
Flat 19, China House, 14 Harter Street, Manchester, M1 6HP
Flat 17, China House, 14 Harter Street, Manchester, M1 6HP
101 Princess Street, Manchester, M1 6DD
Basement, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
100 Bloom Street, Manchester, M1 3LY
106 Portland Street, Manchester, M1 4RJ
109 - 111 Portland Street, Manchester, M1 6DN
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 24, China House, 14 Harter Street, Manchester, M1 6HP
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
Flat 401, 11 Harter Street, Manchester, M1 6HY
Flat 303, 11 Harter Street, Manchester, M1 6HY
Flat 302, 11 Harter Street, Manchester, M1 6HY
Fourth Floor Suite 4C, 113 - 115 Portland Street, Manchester, M1 6DW
Second Floor 208, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
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
Fourth Floor And Fifth Floor, Beaver House, 125 Portland Street, Manchester, M1 4QA
Flat 13, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 8, Portland House, 103A Portland Street, Manchester, M1 6DF
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
Second Floor Room 206, 40 Princess Street, Manchester, M1 6DE
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
Flat 18, China House, 14 Harter Street, Manchester, M1 6HP
First Floor Room 122, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 416, 40 Princess Street, Manchester, M1 6DE
Flat 32, China House, 14 Harter Street, Manchester, M1 6HP
Flat 10, China House, 14 Harter Street, Manchester, M1 6HP
Flat 1, China House, 14 Harter Street, Manchester, M1 6HP
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
Buildings Suite 3F, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suites 2A 2B And 3B2, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
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
Second Floor Front Right, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
46 Princess Street, Manchester, M1 6DE
Flat 43, 48 Princess Street, Manchester, M1 6HR
China House, 14 Harter Street, Manchester, M1 6HP
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
Ibis Hotel, 96 Portland Street, Manchester, M1 4GX
Flat 19, 48 Princess Street, Manchester, M1 6HR
Flat 10, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 6, 48 Princess Street, Manchester, M1 6HR
Flat 3, 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
Third Floor Room 333, 40 Princess Street, Manchester, M1 6DE
Flat 39, China House, 14 Harter Street, Manchester, M1 6HP
Flat 36, China House, 14 Harter Street, Manchester, M1 6HP
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 207, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 12, 2 Harter Street, Manchester, M1 6HY
Flat 101, 11 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
Basement, M1 Building, 50 Princess Street, Manchester, M1 6HR
First Floor, 113 - 115 Portland Street, Manchester, M1 6DW
Buildings Suite 1da, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
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
Basement, 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 33, China House, 14 Harter Street, Manchester, M1 6HP
Flat 25, China House, 14 Harter Street, Manchester, M1 6HP
Flat 5, China House, 14 Harter Street, Manchester, M1 6HP
Flat 3, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 304, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 19, 2 Harter Street, Manchester, M1 6HY
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
Second Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
Basement And Ground Floor, 113 - 115 Portland Street, Manchester, M1 6DW

Buildings Suite 3b1, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 3C, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
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
Flat 14, Portland House, 103A Portland Street, Manchester, M1 6DF
Basement To First Floor, National Museum Of Labour History, 103 Princess Street, Manchester, M1 6DD
Ground Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Ground Floor Front, Beaver House, 125 Portland Street, Manchester, M1 4QA
Ground Floor, 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
117 - 119 Portland Street, Manchester, M1 6ED
Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Third Floor, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
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
Flat 15, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 12, M1 Building, 50 Princess Street, Manchester, M1 6HR
Ground Floor, 44 Princess Street, Manchester, M1 6HR
Ground Floor Rear, Beaver House, 125 Portland Street, Manchester, M1 4QA
Flat 35, 48 Princess Street, Manchester, M1 6HR
111 Portland Street, Manchester, M1 6DN
Second Floor Room 226, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 221, 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
Fourth Floor Room 412, 40 Princess Street, Manchester, M1 6DE
Flat 10, 48 Princess Street, Manchester, M1 6HR
Flat 15, 48 Princess Street, Manchester, M1 6HR
Flat 22, 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
Flat 9, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 16, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 14, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 11, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 2, 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
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 318, 40 Princess Street, Manchester, M1 6DE
Second Floor Room 219, 40 Princess Street, Manchester, M1 6DE
First Floor Room 107, 40 Princess Street, Manchester, M1 6DE
Ground Floor To Third Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Buildings Suites 2C And 2D And 2E, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 3A, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Flat 4, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 1, Portland House, 103A Portland Street, Manchester, M1 6DF
Basement Suite Ba And Ground Suite Ga, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 3D, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 3E, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Basement, 101 Princess Street, Manchester, M1 6DD
Roomzzz Aparthotel, 36 Princess Street, Manchester, M1 4JY
Third Floor Room 309, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 420, 40 Princess Street, Manchester, M1 6DE
Flat 26, China House, 14 Harter Street, Manchester, M1 6HP
Flat 23, China House, 14 Harter Street, Manchester, M1 6HP
Flat 21, China House, 14 Harter Street, Manchester, M1 6HP
Flat 15, China House, 14 Harter Street, Manchester, M1 6HP
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
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
Second Floor Room 210, 40 Princess Street, Manchester, M1 6DE
Flat 15, Portland House, 103A Portland Street, Manchester, M1 6DF
103 Portland Street, Manchester, M1 6DF
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 38, China House, 14 Harter Street, Manchester, M1 6HP
Flat 34, China House, 14 Harter Street, Manchester, M1 6HP
Flat 22, China House, 14 Harter Street, Manchester, M1 6HP
Flat 16, China House, 14 Harter Street, Manchester, M1 6HP
Flat 13, China House, 14 Harter Street, Manchester, M1 6HP
Flat 505, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 504, 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
Second Floor 206, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
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
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
Second Floor Rear Left, Princess House, 105 - 107 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
Third Floor Room 322, 40 Princess Street, Manchester, M1 6DE
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
Flat 37, China House, 14 Harter Street, Manchester, M1 6HP
Flat 31, China House, 14 Harter Street, Manchester, M1 6HP
Flat 30, China House, 14 Harter Street, Manchester, M1 6HP
Flat 28, China House, 14 Harter Street, Manchester, M1 6HP
Flat 27, China House, 14 Harter Street, Manchester, M1 6HP
Flat 20, China House, 14 Harter Street, Manchester, M1 6HP
Flat 8, China House, 14 Harter Street, Manchester, M1 6HP
Flat 3, China House, 14 Harter Street, Manchester, M1 6HP
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
Flat 301, Basil House, 105 Portland Street, Manchester, M1 6AA
Flat 206, 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 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
Beaver House, 125 Portland Street, Manchester, M1 4QD
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 Rooms 410 To 411, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Front, 101 Princess Street, Manchester, M1 6DD
Fourth Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Fourth Floor Room 408, 40 Princess Street, Manchester, M1 6DE
Second Floor, Princess House, 105 - 107 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
First Floor Room 109, 40 Princess Street, Manchester, M1 6DE
Fourth Floor Room 418, 40 Princess Street, Manchester, M1 6DE
Third Floor Room 326, 40 Princess Street, Manchester, M1 6DE
Flat 40, China House, 14 Harter Street, Manchester, M1 6HP
Flat 29, China House, 14 Harter Street, Manchester, M1 6HP
Flat 11, China House, 14 Harter Street, Manchester, M1 6HP
Flat 6, China House, 14 Harter Street, Manchester, M1 6HP
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 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 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
Fifth Floor Room L5a, 40 Princess Street, Manchester, M1 6DE
First Floor 1C, Gainsborough House, 109 Portland Street, Manchester, M1 6DN
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
Second Floor Front, 101 Princess Street, Manchester, M1 6DD
First Floor, 101 Princess Street, Manchester, M1 6DD
Ground Floor Right, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
First Floor 101, 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 Room 231, 40 Princess Street, Manchester, M1 6DE
103 Princess Street, Manchester, M1 6DD
Flat 16, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 18, Portland House, 103A Portland Street, Manchester, M1 6DF
Fourth Floor Room 413B, 40 Princess Street, Manchester, M1 6DE
Flat 12, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 7, Portland House, 103A Portland Street, Manchester, M1 6DF
Flat 16, 48 Princess Street, Manchester, M1 6HR
Second Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX

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