

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134320/FO/2022

Date registered valid: 8 July 2022

Proposal: Change of use of upper ground from nightclub to Café (Use Class E) and/or use as nightclub (Sui Generis) together reconfiguration of lower ground floor of existing nightclub including various internal and external alterations

Address: Princess House, 105 - 107 Princess Street, Manchester, M1 6DD

Ward(s): Piccadilly Ward

Applicant: Lapwine Ltd C/o WBI Group Clarence House, 7 Hood Street, Scotland, PA15 1YH

Agent (if any): Mr Chris Hartley Lambert Smith Hampton 6th Floor, 3 Hardman Street, Spinningfields, Manchester, M3 3HF

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

Recommendation: Approve

Date of recommendation: 24 October 2022

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 30 August 2022

Standard consultations:

Printed: 29 July 2022 Expired: 19 August 2022

Neighbour notifications

Printed: 29 July 2022 Expired: 19 August 2022

Site notice

Posted: 29 July 2022 Expired: 19 August 2022

Press advert

Published: 2 August 2022 Expired: 2 August 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: Not applicable

Description of area

The application relates to a Grade II Listed building located at 105-107 Princess Street, which is bounded by Princess Street, Bloom Street, Abingdon Street and Hart Street and is located within the Whitworth Street Conservation Area.

The property is formed by a pair of internally linked buildings that were built in 1871 as two separate shipping warehouses and were designed by Clegg and Knowles.

It is located in part of the conservation area that contains a dense concentration of former packing and shipping warehouses and is surrounded by Grade II* and Grade II Listed Buildings.

The upper floors of the property are currently vacant and in a poor state of repair and the basement and ground floors are currently used as nightclubs. Internally and externally the significance of the building has suffered from inappropriate past alterations including suspended ceilings, signage, blocked up windows and the removal of historic fabric, including ceilings.

Planning permission and listed building consent was previously granted in 2019 for a change the use of the lower ground, ground and first floors at 105-107 Princess Street from Night Club (Sui Generis) to Offices (Use Class B1) and the change of use of the second, third and fourth floor from Use Class D1 (Non-Residential Institution) to Use Class B1 (Offices), the reconfiguration of the entrance off Princess Street and the creation of an additional entrance off Bloom Street and

Hart Street and refurbishment works and up scaling to all of the external elevations, and the roof (applications referenced 123410/FO/2019 and 123411/LO/2019).

Planning permission and listed building consent was subsequently granted in January 2022 for partial change of use and building alterations to accommodate retention of existing nightclub use (sui generis) on basement and ground floors; and proposed office (E(g)(i) use) on 1st, 2nd, 3rd and 4th floors; with new office reception, bin store and cycle store on ground floor. (Applications referenced 131732/FO/2021 and 131733/LO/2021).

Description of development

Planning permission is now sought for the change of use of upper ground floor from nightclub to Class E Use. The following external alterations are also proposed:

- The replacement of with a bronze framed glass door and fanlight to form an additional entrance on Bloom Street.
- The reinstatement of glass within the upper ground floor window frames on the Princess Street, Bloom Street elevation and Hart Street elevation.
- The reinstatement of glass within the basement window frames on the Bloom Street elevation.
- The replacement of the non-original doors on Hart Street with bronze-coloured doors and door surround and steel lined opening.

An application for listed building consent referenced 134321/LO/2022 has also been submitted for the internal and external works.

Consultations & Notification Responses

Highway Services - Recommended a condition requiring the submission and agreement of a Construction Management Plan.

Environmental Health - Recommended a condition requiring the submission and agreement of a Construction Management Plan, a revised acoustic assessment, restriction of construction and servicing hours and the implementation of the waste management strategy.

Greater Manchester Police - Made recommendations in relation to management, maintenance and physical security.

Publicity - The application was advertised in the local press as an application affecting a listed building and as affecting a conservation area, a site notice was displayed on site and letters were sent to surrounding occupiers. No replies were received.

Issues

The main issues for consideration relate to the acceptability of the proposals in terms of residential amenity, visual amenity and crime and disorder. The main policies that relate to the assessment of the proposals are policies EN3 (Heritage), CC9 (Design and Heritage), SP1 (Spatial Principles) and CC10 (A Place for Everyone), DM1 (Development Management) of the adopted Core Strategy for the City of Manchester and saved policies DC10.1 to 10.4 (Food and Drink Uses), DC18.1 (Conservation Areas), DC19.1 (Listed Buildings) and DC26 (Development and Noise) of the City Council's Unitary Development Plan.

Impact on the Heritage Assets affected

The works would reverse later interventions, which is beneficial, and large areas of the space would be open plan, which would reflect the original use of the interior spaces. Original features including beams and columns would remain visible and original windows on the ground floor would be repaired or replaced to match the existing and boarding removed opening up views.

A non-original and poor-quality fire exit would be removed and replaced with a fully clear glazed bronze framed entrance and fan light providing more views and improving the appearance of the Bloom Street elevation.

The preference would be to open up all of the windows including the lower ground floor windows rather than installing a 'lightbox' arrangement behind. These should be removed or reduced as much as possible to allow as many clear views through the windows as possible.

The Hart Street entrance would benefit from a distinct shadow gap between the new frame and existing around the perimeter and sufficient setback to be able to see more of the cast iron surround. The design would also benefit from a much sharper leading edge rather than the flat faced section. Further details are also required of the doors.

Conditions will require details of the following:

- The works to windows.
- Samples of the anodised metals to be used in the works to the elevations.
- The removal of detritus.
- The works to the Bloom Street entrance.
- The works to the Hart Street entrance.

All other works are considered to be acceptable. Overall, the works would improve and revitalise tired areas of the building and remove and/or replace low-quality and detrimental alterations.

The proposals would also allow the continued use and maintenance of the listed building and would improve the appearance of the listed building within the conservation area.

It is considered that the benefits of the proposal would outweigh the less than substantial harm caused to the affected heritage asset by the improvements to disabled access, the improvements to the character of the spaces and the increased use of the building that the proposals would allow 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 increase the let ability of the building to help to ensure a future for the building.

Given the above, it is considered that the proposals are acceptable in terms of visual amenity in accordance with policies EN3 (Heritage), CC9 (Design and Heritage), SP1 (Spatial Principles) and DM1 (Development Management) of the Adopted Core Strategy for the City of Manchester and saved policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

Principle of the Use and Contribution to Regeneration

Regeneration is an important planning consideration and there is a need to continue to build on the regeneration that has already taken place within the Northern Quarter and the continuing investment in the area. There is therefore a need to assess the impact that the changes to the use including the extended operating hours would have on amenity within the area and the affect

this could have on maintaining the balance of uses within the Northern Quarter, particularly in terms of its impact on nearby residents.

The Gay Village is an important part of the City Centre and its distinctive mix of uses form part of Manchester's global offer. The area has seen continuous change since the 1980's. As its identity became firmly established, this has resulted in sustained investment in the area. As well as there being a marked growth in the residential community, there has been incremental growth around entertainment industries and retail. This has had a positive impact on the regeneration of the area with many vacant properties being reused and any vacant sites being developed.

These premises are located within a part of the City where this type of use would normally be acceptable in principle adding to the vibrancy of an area and enhancing its attractiveness. The proposal would allow the continued operation of a nightclub use and the inclusion of a cafe use. Given this, the proposal complies with the aim of the City Centre Strategic Plan to maintain the Northern Quarter's unique identity and the need to preserve it in a way that enables independent businesses to flourish.

The growth of the bar/cafe/restaurant sector has led to the growth of the night-time economy. As with the majority of other businesses operating within the area this has largely seen independent operators occupying previously vacant premises and this would be the case in this instance. Whilst this has largely been seen as positive, there is a need to protect the amenity of residents and office workers.

All conditions recommended by the City Council's Environmental Health Service would be applied to the application.

It is considered that this proposal would continue the contribution to the character of the area. It would also expand on the uses offered and the hours operated to provide daytime activity and not simply be aimed at the night-time economy.

On this basis and on balance, it is believed that this proposal would have a positive impact in regeneration terms and given the proposed nature of the use and the operations policy put forward by the applicant and the proposed hours of operation all of which are capable of being conditions of any consent granted.

It would also allow the continued use and maintenance of the listed building and would improve the appearance of the listed building within the conservation area.

In view of the above it is considered that the proposal has the potential to add to the area's vibrancy and contribute to the character of the Northern Quarter. The proposals are therefore considered to be in accordance with Sections 1 and 2 of the National Planning Policy Framework, policies DM1 and SP1 of the Core Strategy and saved policies DC10.1, 10.2 10.3 and 10.4 (Food and Drink Uses) of the UDP.

Residential Amenity

The impact that the alternative use of the ground floor may have on the occupiers of the offices within the building and the nearby residents has to be considered carefully. The objective is to create a diverse mix of uses within the City Centre and the Gay Village and this inevitably involves the location of uses such as restaurants, bars and clubs in close proximity to residential, hotel and office accommodation and this is the case with this application. In such circumstances, it is necessary to ensure that measures are introduced to mitigate the worse effects that noise generating uses might have on nearby residents. A nightclub has previously operated within the basement and only stopped operating to allow the commencement of the refurbishment works.

The use of the ground floor as a cafe would not cause an issue, but the use of the ground floor as a nightclub needs to be prevented from taking places at the same time as the use of the offices.

The proposed opening hours are Basement (as shown on drawing referenced 21-048 1024 Rev B) -

Nightclub Hours (Sui Generis) - 19:00 to 06:00 Monday to Friday, 12:00 to 06:00 Saturday and 12:00 to 05:00 Sunday

Ground floor (as shown on drawing referenced 21-048 1034 Rev B) -

Nightclub Hours (Sui Generis) 19:00 to 05:00 Monday to Friday, 12:00 to 6:00 Saturday and 12:00 to 5:00 Sunday

Café Hours (Class E - Café only) Hours 08:00 to 06:00 daily

The LPA considers on balance that these hours are appropriate given the existing use of the basement and the extension of hours to allow more daytime activity and that the hours avoid usual office times and include a buffer between the commencement of office hours and the end of the nightclub hours.

The use of the building would no longer only be aimed at the night-time economy and office market but would include a daytime and night-time cafe use providing another amenity for surrounding occupiers.

The waste management strategy provided is acceptable.

All conditions recommended by the City Council's Environmental Health Service will be applied to the application.

A condition would also be applied to restrict the Class E use to a cafe use only to ensure that this amenity could not be replaced by another Class E use.

The proposed development would not have an adverse impact on the character of this part of the Gay Village, on the amenity of adjoining residents, office occupiers or on incidents relating to issues of crime and disorder and is subject to conditions therefore considered to have an acceptable impact on residential amenity.

There would be no additional externally mounted equipment.

Given this, the application is considered to be in accordance with policies SP 1, CC4, CC7 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC10.1 and 10.4 and DC26 of the Unitary Development Plan for the City of Manchester subject to the variation of condition 4 (now condition 3) to allow the premises to open between 07.00 to 00.30 on Sundays to Thursdays; and 07.00 to 01.30 on Fridays and Saturdays.

Crime and Disorder

There is some evidence that parts of the Gay Village are dominated by bar, nightclub and café bar type uses and the night-time economy in general and that this has led to an increase in antisocial behaviour and incidents of crime and disorder and a poor perception of the area.

However, Greater Manchester Police have confirmed that they support the application subject to the implementation of the recommended measures. A condition is recommended to require the implementation of these measures.

In view of the above it is considered that the proposals are consistent with policies DM1 and SP1 of the Core Strategy and saved UDP policy DC10.4.

Disabled Access

Level access would be provided through the club entrance on Hart Street to a lift that would provide access between the basement nightclub and the ground floor.

A previously approved lift would also be installed at the main entrance that would allow level access into the ground floor cafe.

A minimum unobstructed space of 1.8m x 1.8m in front of the reception would be provided.

There are a number of other measures included in the proposals that would improve access including works to doors, stairs, WCs, fire escapes, flooring, decoration and lighting,

Given this, the proposals are considered to comply with policies CC10, DM1 and SP1 of the Core Strategy.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals.

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

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

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

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

The location plans referenced 21-048 1000 received by the City Council as local planning authority on 8 July 2022

The drawings referenced:

21-048 1025
21-048 1037
21-048 1043
21-048 1049
21-048 1054
21-048 1055
21-048 1061

received by the City Council as local planning authority on 8 July 2022

21-0-48 1070 (Waste Storage and Collection) received by the City Council as local planning authority on 21 September 2022

21-048 1024 Rev B
21-048 1034 Rev B
21-048 1035 Rev A
21-048 1042 Rev A
21-048 1048 Rev A

received by the City Council as local planning authority on 6 October 2022

21-048 1026 Rev A
21-048 1027 Rev A
21-048 1070 (Ceiling Details)

received by the City Council as local planning authority on 13 October 2022

The Design and Access Statement prepared by Bowker Sadler Architecture received by the City Council as local planning authority on 8 July 2022

The letter from Lambert Smith Hampton dated July 2022

The email from Lambert Smith Hampton dated 4 October 2022

The email from Lambert Smith Hampton dated 3 October 2022

The method statement for soft strip and preparation works prepared by TMT Group received by the City Council as local planning authority on 4 October 2022

The document entitled 'Compliance with Design and Access 2' prepared by Lambert Smith Hampton received by the City Council as local planning authority on 8 July 2022

The Statement of Intent to Deliver Local Labour and Other Local Benefits received by the City Council as local planning authority on 8 July 2022

Construction Design and Management Construction Phase Health and Safety Plan received by the City Council as local planning authority on 21 September 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, EN1, SP1 and DM1 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

3) Prior to the commencement of the construction phase of the development a detailed construction and demolition management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt shall include;

- a) The routing of construction traffic;
- b) Detail the vehicular activity associated with the construction including appropriate swept-path assessment;
- c) Details of the location and arrangements for contractor parking;
- d) The identification of the vehicular access points into the site;
- e) Identify measures to control dust and mud including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- f) The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
- g) A highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.
- h) Compound locations where relevant;
- i) Sheeting of construction vehicles.

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN14, EN15, EN17, EN19 and DM1 of the Manchester Core Strategy (July 2012).

4) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Samples and specifications of all material to be used on all external elevations of the development, drawings to illustrate details of full-sized sample panels and mock-ups that will be produced (The panel to be produced shall include jointing and fixing details between all component materials and any component panels), and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management.

(b) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle.

(c) The sample panels and quality control management strategy.

The approved materials shall be used in the construction of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

5) Notwithstanding the information detailed within Condition 2 of this application, full and final details of the following works shall be submitted to and formally approved in writing by Manchester City Council as Local Planning Authority ahead of works commencing in respect of that element (a)-(e):

- a) Full details of any replacement windows - Details of each window (frame, glazing, accessories), including samples.
- b) Samples of the anodised metals to be used in the works to the elevations.
- c) A full and forensic survey of all elevations on site and details of the removal of inappropriate signs and making good of the affected fabric (AC units, brackets, cabling, fixings, plugs, cables and holes where previous penetrations have existed and fixtures have been removed).
- d) Full details including detailed elevations and cross sections of the interface of the new glazed door and fanlight on Bloom Street with the surrounding fabric including fixing details and jointing details.
- e) Full details of the large doors on Hart Street including detailed elevations and cross sections of the interface with the existing cast iron frame including fixing details and jointing details.

The works shall be carried out only as agreed in accordance with the approved details

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.

6) a) The premises shall be acoustically insulated and treated to prevent the break out of noise from the ground floor and basement of the building 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.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB 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 (Leq,5min), respectively.

The scheme proposed may need to include different measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment and specified maximum internal noise levels

b) Upon completion of the development and before the use hereby approved becomes operational, a verification report shall be undertaken 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 above criteria is 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 noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

7) The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:-

Lower Ground Floor (as shown on drawing referenced 21-048 1024 Rev B) -

Nightclub Hours (Sui Generis) - 19:00 to 06:00 Monday to Friday, 12:00 to 06:00 Saturday and 12:00 to 05:00 Sunday

Upper Ground floor (as shown on drawing referenced 21-048 1034 Rev B) -

Nightclub Hours (Sui Generis) 19:00 to 05:00 Monday to Friday, 12:00 to 6:00 Saturday and 12:00 to 5:00 Sunday

Café Hours (Class E - Café only) Hours 08:00 to 06:00 daily

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

7) a) Prior to the commencement of the development hereby approved, a Local Labour Proposal shall be submitted and approved in writing by the City Council to demonstrate your general commitment to recruit local labour and deliver other local benefits.

b) One month prior to the construction works ceasing, details of the results of the Local Labour Proposal shall be submitted to Manchester City Council.

Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.

8) No loading or unloading shall be carried out on the site outside the hours of:

07:30 to 20:00 Monday to Saturday

No loading or unloading is permitted on Sundays and Bank Holidays

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

9) The scheme for the storage (including segregated waste recycling) and disposal of refuse as shown on the drawing referenced 21-0-48 1070 (Waste Storage and Collection) received by the City Council as local planning authority on 21 September 2022 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

10) The development shall be carried out in accordance with the measures identified within the email from Greater Manchester Police| Crime Prevention Team, Design for Security and Prevent and Secure dated 9 August 2022. The development shall only be carried out in accordance with these details.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

11) The access measures for disabled people to gain access into the premises and to all services as described in the document entitled 'Compliance with Design and Access 2' prepared by Lambert Smith Hampton received by the City Council as local planning authority on 8 July 2022 and shown on the drawings referenced 21-048 1024 Rev B and 21-048 1034 Rev B both received by the City Council as local planning authority on 6 October 2021 shall be fully implemented before the use hereby approved commences and shall be maintained for the duration of the use hereby approved.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of policies CC10, T1, T2, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester and DC14.2 of the Unitary Development Plan for the City of Manchester.

12) The use of the upper ground floor commercial premises as Class E (Cafe) as hereby approved (location as identified on drawing referenced 21-048 1034 Rev B) shall be limited to cafe use and shall be used for no other purpose within Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any Statutory instrument revoking and re-enacting that Order.

Reason - For the avoidance of doubt and in the interests of the amenity of surrounding occupiers pursuant to policies DM1 and SP1 of the Core Strategy for the City of Manchester.

Informatives

1) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council's Environmental Health Service on 0161 234 5004:

- Monday - Friday: 07:30 - 18:00
- Saturday: 08.30am - 14:00
- Sunday / Bank holidays: No work

2) For the avoidance of doubt, the permission hereby granted does not grant or imply grant of planning permission for the installation and/or operation of any externally mounted equipment.

3) The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

New York New York, 98 Bloom Street, Manchester, M1 3LY
Third Floor, Rhodesia House, 52 Oxford Street, Manchester, M1 6JX
Basement, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Fourth Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Ground Floor Right, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Second Floor Rear Left, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Second Floor Front Right, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Second Floor, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Ground Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Ground Floor To Third Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Fifth Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
100 Bloom Street, Manchester, M1 3LY
Third Floor, Princess House, 105 - 107 Princess Street, Manchester, M1 1DD
Fourth Floor, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD

Appendix 2 – Planning constraints

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