

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134350/LO/2022

Date registered valid: 12 July 2022

Proposal: **Listed Building Consent for the** refurbishment of 5th and 6th floor offices.

Address: Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT

Ward(s): Piccadilly Ward

Applicant: Mr Paul Crowe Britannia Invest A/S C/o APAM Bridgewater House (10th floor), Whitworth Street, Manchester, M1 6LT

Agent (if any): Mr Tom Flanagan Paul Butler Associates 31 Blackfriars Road, Salford, M3 7AQ

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 8 September 2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 16 August 2022 Expired: 6 September 2022

Neighbour notifications

Printed: 20 July 2022 Expired: 10 August 2022

Site notice

Posted: Expired:

Press advert

Published: 26 July 2022 Expired: 16 August 2022

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Grade II

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order:

Description of Site/Area

The application relates to the Grade II Listed Bridgewater House, which is currently in use as an office.

The building is bounded by the Palace Theatre, Whitworth Street, a multi storey car park and the Rochdale Canal. It is located in an area of Manchester City Centre that accommodates a large number of Grade II and Grade II* former warehouses that are now used as hotels, offices and residential accommodation. The site is also within the Whitworth Street Conservation Area.

The building was built in 1912 as a shipping warehouse by Harry S. Fairhurst. It is ten storeys in height including a ground floor. It has a steel frame and is clad with Sandstone Ashlar and White Glazed Terracotta with a concealed roof and is in keeping with the typical construction techniques of the Georgian Period.

Surrounding uses include the Palace Theatre, shops, restaurants, hotels, residential accommodation, offices, takeaways and cafés.

Relevant Planning History:

App ref. 100453/LO/2012/C2 granted listed building consent on 26 November 2012 for the refurbishment of the office suites to part floor plates of floors 8 and 9 including a new raised access floor to 9th floor, new partitions, and modifications to existing suspended ceilings.

105904/LO/2014/C2 granted listed building consent on 31 July 2014 for the refurbishment of the 9th floor office suite.

App ref. 123089/LO/2019 granted listed building consent for internal refurbishment and decoration of the 9th floor office suite.

Description of Development

Listed building consent is sought for the refurbishment of 5th and 6th floor offices. This includes reconfiguration of the lobby entrance doors from lift on 5th and 6th floor and the introduction of new glazed entrance doors as well as Full refurbishment 5th and half of the 6th floor offices with localised repairs to existing features where necessary.

Consultations & Notification Responses

A press advert was published, a site notice posted and local residents/ businesses were notified for 21 days. No representations were received as a result of this.

Issues

Policy

The main policies that relate to the proposal are Section 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework, Policies SP1 (Spatial Principles), EN3 (Heritage), DM1 (Development Management) and CC9 (Design and Heritage) of the Adopted Core Strategy for the City of Manchester and saved policy, DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that "in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting. Members should consider whether there is justification for overriding the presumption in favour of preservation.

Issues

Impact on the Heritage Asset

The proposed refurbishment seeks to remove existing modern subdivisions and finishes, except for the services to centre. This would restore the open plan of the listed building thus preserving and enhancing the character.

Throughout, except for the toilets to centre, the intention is to remove the existing suspended ceilings and expose the existing/proposed services which would also serve to preserve and enhance the listed building.

The agent has confirmed that any new plumbing and associated services, necessary due to the proposed increased capacity to the central toilets, would be installed on a like-for-like basis, using existing routes. Likewise, the proposed services to accommodate the heat recovery ventilation and air-conditioning would reuse the existing service routes to limit visual impact and reduce harm to original fabric.

The proposed services to accommodate the heat recovery ventilation and air-conditioning should reuse the existing service routes, to limit visual impact and reduce harm to historic fabric. The agent has also confirmed existing louvres are to be used to limit visual impact.

The scheme includes the replacement of the existing non original doors to lobby at 5th and 6th floors with glazed metal framed units and the existing internal finishes and features of interest, including the architraves, would be retained in-situ.

Overall, the proposals would seek to enhance the character of the listed building by removing modern partitions and suspended ceilings and any instances of harm would be very low level and outweighed by the public benefits of the scheme which include preservation of the listed building through sustaining a continued viable use.

Given the above, it is considered that the proposals are acceptable in terms of Section 16 of the National Planning Policy Framework, policies, EN3 and CC9 of the Core Strategy for the City of Manchester and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

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 requesting further information.

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

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

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

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

Stamped as received by the City Council as local planning authority on 12 July 2022:

- Heritage Statement prepared by Paul Butler Associates.
- Bridgewater House Design Statement prepared by AXI.
- Schedule of Repair and Renovation prepared by Blok Projects.

006 Ga Sixth Floor Plan 1:100 A1
Demolition Drawings
075 Ga Fifth Floor Demolition Plan
076 Ga Sixth Floor Demolition Floor Plan
105 Ga Fifth Floor Plan
161 Proposed 5th Internal Elevations
162 Proposed 6th Internal Elevations
201 5th Floor Wall Setting Out
300 Fifth Reflected Ceiling Plan
600 5th Floor Finishes Plan
601 5th Wall Finishes Plan
C1210-M01 5th Floor Proposed
C1210-M02 6th Floor Proposed

Received by the City Council as local planning authority on 30 August 2022:

- AXI 106 Rev 01 Proposed 6th Floor General Arrangement Plan
- AXI 160 Rev 01 Proposed 5th & 6th Floor Existing And Proposed Lobby Doors
- AXI 201 Rev 01 Proposed 6th Floor Wall Set Out
- AXI 301 Rev 01 Proposed 6th Floor Reflected Ceiling Plan
- AXI 602 Rev 01 Proposed 6th Floor Finishes
- AXI 603 Rev 01 Proposed 6th Floor Wall Finishes
- Email from Agent

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

3) The proposed replacement lobby doors should be coloured dark grey/black as shown on the submitted plans, unless other RAL finish is agreed in writing by the City Council as Local Planning Authority

Reason : Because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation
Historic England (North West)
National Amenity Societies

75 Whitworth Street, Manchester, M1 6HB
THE GUINNESS PARTNERSHIP, 1 To 3 McGinty Place, Whitworth Street, Manchester, M1 6BA
Third Floor, Rhodesia House, 52 Oxford Street, Manchester, M1 6JX
Rhodesia House, 52 Princess Street, Manchester, M1 6JX
India House, 73 - 75 Whitworth Street, Manchester, M1 6LG
Ninth Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
Excalibur Building, 77 Whitworth Street, Manchester, M1 6EZ
Second And Third Floor, Linley House, Dickinson Street, Manchester, M1 4LF
First Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 42, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
St. James Safe Deposit Company Ltd, 77 Oxford Street, Manchester, M1 6EG
Second Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Principal Manchester Hotel, Oxford Road, Manchester, M60 7HA
Fifth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
Sixth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Seventh Floor, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
58 - 60 Whitworth Street, Manchester, M1 6JQ
Flat 24, China House, 14 Harter Street, Manchester, M1 6HP
Fifth Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
73 - 75 Whitworth Street, Manchester, M1 6LG
Grd Floor Suite G01, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
Ninth Floor Suite 904, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Seventh Floor Royscot Retailer Serv Ltd, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Tenth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Ninth Floor Suite 903, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Basement, St James Building, 61 - 65 Oxford Street, Manchester, M1 6EQ
The Lancaster Tavern, 80 Princess Street, Manchester, M1 6NF
Ground Floor Suite G02, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Basement, 56 Princess Street, Manchester, M1 6JX
Sub Basement, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Third Floor Suite 306, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ninth Floor Suites 902 And 902A, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ninth Floor Suite 905, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
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
Flat 19, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 14, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 1, Lancaster House, 80 Princess Street, Manchester, M1 6NF

Flat 16, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 20, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 18, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 11, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Basement Store, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
Seventh Floor, St. James Building, 79 Oxford Street, Manchester, M1 6HT
Second Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
Fourth Floor, St. James Building, 79 Oxford Street, Manchester, M1 6HT
St James Court, Oxford Street, Manchester, M1 6FQ
First Floor Suite 7, St James Court, Oxford Street, Manchester, M1 6FQ
First Floor Suite 2, St James Court, Oxford Street, Manchester, M1 6FQ
First Floor Suite 8-9, St James Court, Oxford Street, Manchester, M1 6FQ
Suite 1, St James Court, Oxford Street, Manchester, M1 6FQ
Ground Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Third Floor Front Right, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Fourth Floor, Linley House, Dickinson Street, Manchester, M1 4LF
First Floor, St James Building, 79 Oxford Street, Manchester, M1 6PP
Second Floor, 56 Princess Street, Manchester, M1 6HS
Fourth Floor, 61 - 73 Oxford Street, Manchester, M1 6EQ
Second Floor Suite 201, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Flat 30, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 2, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 126, 75 Whitworth Street, Manchester, M1 6HB
Flat 15, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 10, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 38, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 34, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 138, 75 Whitworth Street, Manchester, M1 6HB
Flat 87, 75 Whitworth Street, Manchester, M1 6HB
Flat 86, 75 Whitworth Street, Manchester, M1 6HB
Flat 85, 75 Whitworth Street, Manchester, M1 6HB
Flat 79, 75 Whitworth Street, Manchester, M1 6HB
Flat 47, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 46, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 19, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 41, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 24, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 1, India House, 73 Whitworth Street, Manchester, M1 6LG
TESCO Express, Unit A, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Eighth Floor, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6FQ
Ground Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
Fourth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Basement, 67 - 73 Oxford Street, Manchester, M1 6EQ
Lower Ground Floor, 48 - 50 Whitworth Street, Manchester, M1 6HR
China House, 14 Harter Street, Manchester, M1 6HP
Flat 39, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 35, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 139, 75 Whitworth Street, Manchester, M1 6HB
Flat 131, 75 Whitworth Street, Manchester, M1 6HB
Flat 121, 75 Whitworth Street, Manchester, M1 6HB
Flat 93, 75 Whitworth Street, Manchester, M1 6HB
Flat 52, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 48, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 37, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ

Flat 28, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 20, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 8, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 59, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 54, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 42, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 25, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 68, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 40, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Third Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Flat 132, 75 Whitworth Street, Manchester, M1 6HB
Flat 122, 75 Whitworth Street, Manchester, M1 6HB
Flat 111, 75 Whitworth Street, Manchester, M1 6HB
Flat 109, 75 Whitworth Street, Manchester, M1 6HB
Flat 105, 75 Whitworth Street, Manchester, M1 6HB
Flat 101, 75 Whitworth Street, Manchester, M1 6HB
Flat 97, 75 Whitworth Street, Manchester, M1 6HB
Flat 89, 75 Whitworth Street, Manchester, M1 6HB
Flat 70, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 65, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 54, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 41, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 33, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 21, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 17, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 12A, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 3, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 10, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 58, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 34, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 21, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 32, China House, 14 Harter Street, Manchester, M1 6HP
Flat 18, 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 1, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Fifth Floor, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
MY HOME MOVE LTD, Fifth And Sixth Floor, Linley House, Dickinson Street, Manchester, M1 4LF
Third Floor, 56 Princess Street, Manchester, M1 6HS
Suite 9, 67 - 73 Oxford Street, Manchester, M1 6EQ
61 - 65 Oxford Street, Manchester, M1 6EQ
Flat 9, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 29, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 27, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 21, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 12, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 10, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 110, 75 Whitworth Street, Manchester, M1 6HB
Flat 91, 75 Whitworth Street, Manchester, M1 6HB
Flat 35, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 57, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 47, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 44, India House, 73 Whitworth Street, Manchester, M1 6LG

Flat 2, India House, 73 Whitworth Street, Manchester, M1 6LG
The Stage Door, 97 Oxford Street, Manchester, M1 6ET
Flat 31, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 3, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 22, Lancaster House, 80 Princess Street, Manchester, M1 6NF
74 Princess Street, Manchester, M1 6JD
Ninth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Seventh Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 128, 75 Whitworth Street, Manchester, M1 6HB
Flat 119, 75 Whitworth Street, Manchester, M1 6HB
Flat 116, 75 Whitworth Street, Manchester, M1 6HB
Flat 112, 75 Whitworth Street, Manchester, M1 6HB
Flat 99, 75 Whitworth Street, Manchester, M1 6HB
Flat 94, 75 Whitworth Street, Manchester, M1 6HB
Flat 58, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 44, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 39, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 24, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 11, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 40, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 23, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 19, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 39, China House, 14 Harter Street, Manchester, M1 6HP
Flat 36, China House, 14 Harter Street, Manchester, M1 6HP
Flat 67, India House, 73 Whitworth Street, Manchester, M1 6LG
Suite 3B, Brunel House, 54 Princess Street, Manchester, M1 6HS
Second Floor, Brunel House, 54 Princess Street, Manchester, M1 6HS
Ground Floor, 56 Princess Street, Manchester, M1 6JX
Seventh Floor Suites 701-705, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ground Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Flat 7, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 37, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 25, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 118, 75 Whitworth Street, Manchester, M1 6HB
Flat 113, 75 Whitworth Street, Manchester, M1 6HB
Flat 69, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 59, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 45, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 27, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 23, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 35, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 22, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 9, India House, 73 Whitworth Street, Manchester, M1 6LG
75 Oxford Street, Manchester, M1 6EQ
95 Oxford Street, Manchester, M1 6ET
Flat 66, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 36, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 32, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 28, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Palace Theatre, Oxford Street, Manchester, M1 6FT
Flat 135, 75 Whitworth Street, Manchester, M1 6HB
Flat 125, 75 Whitworth Street, Manchester, M1 6HB
Flat 117, 75 Whitworth Street, Manchester, M1 6HB

Flat 107, 75 Whitworth Street, Manchester, M1 6HB
Flat 98, 75 Whitworth Street, Manchester, M1 6HB
Flat 96, 75 Whitworth Street, Manchester, M1 6HB
Flat 88, 75 Whitworth Street, Manchester, M1 6HB
Flat 61, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 60, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 53, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 34, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 26, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 15, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 53, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 50, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 38, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 36, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 33, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 26, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 11, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 3, India House, 73 Whitworth Street, Manchester, M1 6LG
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 69, India House, 73 Whitworth Street, Manchester, M1 6LG
Cafe Nero, Unit C, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Part Ground Floor, Brunel House, 54 Princess Street, Manchester, M1 6HS
Sixth Floor, St. James Building, 79 Oxford Street, Manchester, M1 6HT
PIZZAEXPRESS, Unit B, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Sixth Floor, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Fourth Floor, 56 Princess Street, Manchester, M1 6JX
First Floor, 56 Princess Street, Manchester, M1 6JX
Third Floor Suite 301, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Flat 26, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 24, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Third Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
Basement Office, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
Flat 4, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 5, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 6, India House, 73 Whitworth Street, Manchester, M1 6LG
Fifth Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6EQ
Flat 66, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 64, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 67, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 56, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 38, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 36, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 29, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 51, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 49, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 31, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 16, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 7, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 5, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 9, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 2, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 31, India House, 73 Whitworth Street, Manchester, M1 6LG

Flat 29, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 28, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 38, China House, 14 Harter Street, Manchester, M1 6HP
Flat 37, China House, 14 Harter Street, Manchester, M1 6HP
Fourth Floor, Brunel House, 54 Princess Street, Manchester, M1 6HS
Suite 3A, Brunel House, 54 Princess Street, Manchester, M1 6HS
First Floor, Brunel House, 54 Princess Street, Manchester, M1 6HS
Basement, Brunel House, 54 Princess Street, Manchester, M1 6HS
64 Whitworth Street, Manchester, M1 6LT
62 Whitworth Street, Manchester, M1 6LT
Third Floor, St. James Building, 79 Oxford Street, Manchester, M1 6FQ
Eighth Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
Ground Floor, 61 - 73 Oxford Street, Manchester, M1 6EQ
Third Floor, 61 - 73 Oxford Street, Manchester, M1 6EQ
St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Second Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Ground Floor To Third Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Suites 101 To 103, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Flat 33, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 134, 75 Whitworth Street, Manchester, M1 6HB
Flat 123, 75 Whitworth Street, Manchester, M1 6HB
Flat 68, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 57, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 55, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 14, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 6, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 30, India House, 73 Whitworth Street, Manchester, M1 6LG
87 Oxford Street, Manchester, M1 6EG
85 Oxford Street, Manchester, M1 6ET
Flat 6, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 140, 75 Whitworth Street, Manchester, M1 6HB
Flat 133, 75 Whitworth Street, Manchester, M1 6HB
Flat 130, 75 Whitworth Street, Manchester, M1 6HB
Flat 124, 75 Whitworth Street, Manchester, M1 6HB
Flat 106, 75 Whitworth Street, Manchester, M1 6HB
Flat 104, 75 Whitworth Street, Manchester, M1 6HB
Flat 103, 75 Whitworth Street, Manchester, M1 6HB
Flat 55, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 43, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 14, India House, 73 Whitworth Street, Manchester, M1 6LG
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
67 - 73 Oxford Street, Manchester, M1 6EQ
61 Oxford Street, Manchester, M1 6EQ
Serviced Apartment 5, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 41, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 15, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 115, 75 Whitworth Street, Manchester, M1 6HB
Flat 43, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 30, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 18, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 52, India House, 73 Whitworth Street, Manchester, M1 6LG

Flat 27, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 13, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 42, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 120, 75 Whitworth Street, Manchester, M1 6HB
Flat 100, 75 Whitworth Street, Manchester, M1 6HB
Flat 92, 75 Whitworth Street, Manchester, M1 6HB
Flat 83, 75 Whitworth Street, Manchester, M1 6HB
48 Whitworth Street, Manchester, M1 6JD
Flat 46, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 16, India House, 73 Whitworth Street, Manchester, M1 6LG
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 70, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 64, India House, 73 Whitworth Street, Manchester, M1 6LG
Fourth Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Brunel House, 54 Princess Street, Manchester, M1 6HS
Flat 17, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 129, 75 Whitworth Street, Manchester, M1 6HB
Flat 40, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 12, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 49, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 37, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 4, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 136, 75 Whitworth Street, Manchester, M1 6HB
Flat 114, 75 Whitworth Street, Manchester, M1 6HB
Flat 102, 75 Whitworth Street, Manchester, M1 6HB
Flat 95, 75 Whitworth Street, Manchester, M1 6HB
Flat 84, 75 Whitworth Street, Manchester, M1 6HB
Flat 82, 75 Whitworth Street, Manchester, M1 6HB
Flat 61, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 60, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 12, India House, 73 Whitworth Street, Manchester, M1 6LG
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
81 Oxford Street, Manchester, M1 6EG
83 Oxford Street, Manchester, M1 6EG
Flat 13, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Ground Floor Right, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
48 - 50 Whitworth Street, Manchester, M1 6LS
Basement, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Flat 23, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 50, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 32, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 4, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 39, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 32, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 20, India House, 73 Whitworth Street, Manchester, M1 6LG

Flat 17, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 63, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 8, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Eighth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 127, 75 Whitworth Street, Manchester, M1 6HB
Flat 108, 75 Whitworth Street, Manchester, M1 6HB
Flat 90, 75 Whitworth Street, Manchester, M1 6HB
Flat 81, 75 Whitworth Street, Manchester, M1 6HB
Flat 80, 75 Whitworth Street, Manchester, M1 6HB
Flat 22, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 71, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 63, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 62, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 137, 75 Whitworth Street, Manchester, M1 6HB
Flat 25, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 18, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 51, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 48, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 45, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 62, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 56, India House, 73 Whitworth Street, Manchester, M1 6LG
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
91 - 93 Oxford Street, Manchester, M1 6ET
Flat 65, India House, 73 Whitworth Street, Manchester, M1 6LG

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