

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133639/LO/2022 and 133638/FO/2022

Date registered valid: 29 April 2022

Proposal: Listed Building Consent for the replacement of existing angled windows of the dormer with new angled windows and a set of vertical bi-folding doors, along with formation of a external terrace area.

Address: Flat 14, Brazil House, 2 Brazil Street, Manchester, M1 3PW

Ward(s): Piccadilly Ward

Applicant: Dr Richard Gardner Flat 14 Brazil House, 2 Brazil Street, Manchester, M1 3PW

Agent (if any): Mr Jason Dugdale Wiplow Limited The Old Post Room, 34 Chew Valley Road, Greenfield, Saddleworth, OL3 7DA

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

Recommendation: Approve

Date of recommendation: 24 October 2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 6 June 2022 Expired: 27 June 2022

Neighbour notifications

Printed: 6 June 2022 Expired: 27 June 2022

Site notice

No site notice has been produced

Press advert

No press advert had been published

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

This application relates to Flat 14 within Brazil House which is located on the corner of Sackville Street and Brazil Street in the City Centre . The building is Grade II listed and is within the Whitworth Street Conservation Area. There are many other listed buildings in the surrounding area, including either side on Sackville Street and adjacent on Brazil Street (all Grade II). The building is 5 storeys in height and overlooks Sackville Gardens that is located on the opposite side of Sackville Street. Beyond that is a building operated by The Manchester College. Manchester Gay Village is to the north/north-west of the site. Flat 14 is a top floor flat and has a mezzanine. It contains some original roof timbers and brick walls. The existing flat has a dormer with 2 sets of angled windows in it that was installed as part of the 1997 conversion of the former warehouse building into apartments. The area surrounding the application site is predominantly commercial and residential in nature and there are also a number of educational buildings nearby.

Description of Development

The submitted applications seek planning permission and Listed Building Consent for external alterations at top floor apartment to include replacement of 2 no. sets of existing angled windows with 1 no. set of angled windows and 1 no. set of vertical bi-folding doors, together with formation of external terrace area.

Relevant Planning History:

-127939/FO/2020 External alterations at top floor apartment to include replacement of 2 no. sets of existing angled windows with 1 no. set of angled windows and 1 no. set of vertical bifolding doors, together with formation of small external terrace area due to amended angle of new doors REFUSED 5 March 2021

-127940/LO/2020 LISTED BUILDING CONSENT for external alterations at top floor apartment to include replacement of 2 no. sets of existing angled windows with 1 no. set of angled windows and 1 no. set of vertical bifolding doors, together with formation of small external terrace area due to amended angle of new doors REFUSED 5 March 2021

Consultations & Notification Responses

Local residents were notified, a press advert was published and a site notice was posted for 21 days. One comment was received as a result of this notification and comments made can be summarised as follows:

Concerns that the proposal would cause water ingress from water running from the windows down to the terrace into neighbouring properties. The application should ensure that this issue is addressed.

Comments on objection: The development would be required to comply with approved document H of the Building regulations. Listed Buildings are not exempt from this part of the building regulations.

Policy

The main issue for consideration relates to the impact of the proposals on the identified heritage assets in regard to preserving and, where possible, enhancing identified assets. The main policies that relate to the proposal are Section 16 (Conserving and enhancing the Historic Environment) of the revised National Planning Policy Framework (NPPF) (2019), and Policies DM1 (Development Management), EN3 (Heritage), EN1 (Design Principles and Strategic Character Areas), CC9 (Design and Heritage) and SP1 (Spatial Principles) of the Adopted Core Strategy for the City of Manchester (2012), and saved policies DC18.1 (Conservation Areas), DC19.1 (Listed Buildings) of the Unitary Development Plan for Manchester (1995).

The revised NPPF (2019) Section 16 (Conserving and enhancing the Historic Environment) paragraph 199 highlights that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 202 of the revised NPPF highlights 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.

Core Strategy policy CC9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified. Developers must recognise the specific design challenges that must be overcome to ensure complementary of function and form.

Core Strategy policy EN 3 (Heritage) states that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed so as to support the Council in

preserving, or where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

Core Strategy policy SP1 (Spatial Principals) states that development in all parts of the city should protect and enhance the built and natural environment.

Core Strategy policy DM 1 (Development Management) states that development should have regard to appropriate siting, layout, scale, form, massing, materials and detail; impact on surrounding areas in terms of the design, scale and appearance of the proposed development; development should have regard to the character of the surrounding area; and effects on amenity.

Saved UDP policy DC18.1 (Conservation Areas) states that the Council will give particularly careful consideration to development proposals within Conservation Area. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering; the relationship of new structures to neighbouring buildings and spaces; and the effect of major changes to the appearance of existing buildings.

Saved UDP policy 19.1 (Listed Buildings) states that 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 settings by; not permitting any external or internal alterations or addition to a listed building where, in its opinion, there would be an adverse effect on its architectural or historic character; and seek to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

Legislation

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.

Section 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Issues

Assessment of Significance

The submitted application provides an assessment of the significance of the building, which is a substantial warehouse probably of the 1860s, part of a development by the Sackville Estate Company. The building therefore has architectural significance deriving from its form, appearance and streetscene presence along with historical significance for its connections with Manchester's supremacy in the global textile trade. This significance is embodied entirely in the original 1860s building, whose qualities (in respect of its external characteristics) are also the

basis of the building's positive contribution to the conservation area. The works connected with the 1990s apartment conversion are of low significance as they are of modern date and of note only in how they represent the conversion of the building following the textile industry's collapse

Impact of Works

Applications referenced 127940/LO/2020 and 127939/FO/2020 were refused in 2020 for the following reason:

The proposed works are unacceptable as they would cause harm to the character and appearance of the listed building and views of the application site from within the Whitworth Street Conservation Area. The proposed replacement of a set of angled windows with a vertical set of bifolding doors would harmfully diminish the angled appearance of the elevation which is typical of runs of rooflights found historically on warehouses such as the application building and introduce an uncoordinated appearance on the Sackville Street elevation. This harm would be compounded by the fact that the proposal would be highly visible from both ground level and/or taller buildings surrounding the site in various directions. For these reasons, the proposal would be unacceptable and inconsistent with guidance within the National Planning Policy Framework and policies SP1, CC9, EN3 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

The effect of the works on visual amenity and the character and appearance of the listed building

The application relates to Flat 14 which is situated on the fifth floor of the listed building and dates from its conversion to apartments around 1997. It was formed within the original roof space, and incorporates some of the original roof structure, chimney and party wall. Externally the apartment manifests itself by a dormer containing sloping windows, which belongs to the 1997 conversion and is set back behind the original parapet.

The current application has been accompanied by revised plans and a revised heritage statement. The current proposal omits the internal raised floor, and that a metal (rather than glass) balcony guard rail is now proposed. The revised heritage statement and addendum provides further information including views of the application site from surrounding streets to demonstrate how readily visible the proposal would be within the street scene.

It is considered that the current application overcomes the reasons for refusal as it has now been demonstrated that views of the proposal within the Conservation Area would be limited. It is considered therefore that providing the proposed windows and bi-folding doors are of a high-quality material and finish the, an acceptable impact on the character and appearance of the listed building, particularly as the dormer roof and windows were 1990s additions rather than original features/fabric.

For the above reasons, it is considered that the proposal would cause 'less than substantial harm' to the heritage asset in terms of the NPPF which would be outweighed by the public benefits in this instance. The benefits would include the prevention of further water ingress ensuring the longevity of the listed building.

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 listed building consent application. The City Council officers worked with the applicant during the application process to achieve an acceptable impact on visual amenity and on the character and appearance of the listed building.

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

133639/LO/2022:

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:

- Location Plan received by the City Council as local planning authority on 29 April 2022;
- Drawings referenced: P04_P_06 Rev B, P04_P_08 Rev B, P04_P_09 Rev B, P04_P_10 Rev B, P04_P_11 Rev B, P04_P_15 Rev B, P04_P_16 Rev B and P04_P_17 Rev B, P04_P_20 Rev B, P04_P_21 Rev B, P04_P_23 Rev B and P04_P_24 Rev B
- Heritage assessment February 2022
- Planning Statement - Heritage Addendum dated April 2022

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

3) Prior to any external works, samples and specifications of all materials to be used on all external elevations shall be submitted and approved by the City Council as Local Planning Authority. The development shall be implemented 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 and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

133638/FO/2022

- 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:

- Location Plan received by the City Council as local planning authority on 29 April 2022;
- Drawings referenced: P04_P_06 Rev B, P04_P_08 Rev B, P04_P_09 Rev B, P04_P_10 Rev B, P04_P_11 Rev B, P04_P_15 Rev B, P04_P_16 Rev B and P04_P_17 Rev B, P04_P_20 Rev B, P04_P_21 Rev B, P04_P_23 Rev B and P04_P_24 Rev B
- Heritage assessment February 2022
- Planning Statement - Heritage Addendum dated April 2022

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

- 3) Prior to any external works, samples and specifications of all materials to be used on all external elevations shall be submitted and approved by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation

Ground Floor, Amazon House, 3 Brazil Street, Manchester, M1 3PW
Flat 11, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Richmond Tea Rooms, 46 Sackville Street, Manchester, M1 3WF
Flat 2, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 1, 42 - 44 Sackville Street, Manchester, M1 3NF
First Floor Rear, Amazon House, 3 Brazil Street, Manchester, M1 3PW
Second Floor, Amazon House, 3 Brazil Street, Manchester, M1 3PE
Fourth Floor, Amazon House, 3 Brazil Street, Manchester, M1 3PE
BUY ASSOCIATES LIMITED, Third Floor, Amazon House, 3 Brazil Street, Manchester, M1 3PW
First Floor Front, Amazon House, 3 Brazil Street, Manchester, M1 3PW
Basement And Sub Basement, Amazon House, 3 Brazil Street, Manchester, M1 3PW
First Floor Middle, Amazon House, 3 Brazil Street, Manchester, M1 3PW
Flat 17, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 12, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 3, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 14, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 20, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 27, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 1, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Bannatyne, 38 Whitworth Street, Manchester, M1 3NR
Restaurant Adjacent 38, Whitworth Street, Manchester, M1 3NR
Flat 7, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 12, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 13, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 25, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 35, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 9, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 2, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 7, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 35, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 38, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 23, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 12, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 39, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 56, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 45, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 48, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 17, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 32, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 38, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 24, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 22, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 21, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 9, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 31, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 13, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 8, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 13, Brazil House, 2 Brazil Street, Manchester, M1 3PW

Flat 4, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 3, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 1, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 33, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 43, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 50, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 8, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 18, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 20, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 26, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 30, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 31, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 47, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 9, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 16, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 21, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 19, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 8, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 16, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 4, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 32, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 30, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 11, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 26, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 8, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 31, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 12, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 43, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 41, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 40, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 46, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 54, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 59, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 60, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 15, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 23, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 27, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 61, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 36, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 6, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 4, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 33, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 10, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 26, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 24, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 21, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 3, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 15, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 34, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 31, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 18, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 10, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 5, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 7, 42 - 44 Sackville Street, Manchester, M1 3NF

Flat 17, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 15, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 52, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 57, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 28, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 49, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 11, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 34, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 39, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 14, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 17, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 7, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 6, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 5, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 2, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 37, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 34, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 32, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 11, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 22, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 53, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 55, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 2, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 3, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 21, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 22, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 44, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 1, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 6, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 29, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 29, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 16, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 26, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 20, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 6, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 25, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 24, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 9, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 44, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 6, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 23, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 41, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 44, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 45, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 51, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 5, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 33, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 37, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 4, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 28, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 15, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 30, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 23, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR

Flat 19, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 32, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 40, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 42, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 58, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 10, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 24, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 29, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 42, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 10, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 14, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 33, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 22, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 18, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 27, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 16, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 43, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 11, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 25, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 1, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 12, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 19, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 41, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 36, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 5, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 3, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 25, 42 - 44 Sackville Street, Manchester, M1 3NF
50 Sackville Street, Manchester, M1 3WF
Flat 5, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 36, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 28, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 7, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 2, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 42, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 35, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 14, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 4, 42 - 44 Sackville Street, Manchester, M1 3NF

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: CENTRL