

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134309/LO/2022

Date registered valid: 13 July 2022

Proposal: Listed Building Consent for elevational alterations including introduction of full height glazed meeting rooms within the Basement, First Floor and Second Floor together with infill to corner of the existing raised deck within basement

Address: Amazon House , 3 Brazil Street, Manchester, M1 3PJ

Ward(s): Piccadilly Ward

Applicant: Mr Daniel Mesrie Amazon House Properties Ground Floor Suite 3, Bruce Court, 25a Hale Road, Altrincham, WA14 2EY

Agent (if any): Mr Andrew Burns Atelier MB Suite 2A Amazon House, Brazil Street, Manchester, M1 3PJ

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

Recommendation: Approve

Date of recommendation: 5 September 2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 26 August 2022

Standard consultations:

Printed: 20 July 2022 Expired: 10 August 2022

Neighbour notifications

Printed: 20 July 2022 Expired: 10 August 2022

Site notice

Posted: 15 August 2022 Expired: 5 September 2022

Press advert

Published: 26 July 2022 Expired: 16 August 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

The above applications relate to the basement, first floor and second floor suites at Amazon House, located at 3 Brazil Street. The building is within the Whitworth Street Conservation Area and is a Grade II Listed Victorian former shipping and packing warehouse that was built in 1870 and listed in 1994. It was constructed in Sandstone ashlar and red brick with sandstone dressings and has a concealed roof. The Rochdale Canal is to the rear of the building. The upper floors of the building are currently in use as offices and the basement was last in use as a restaurant/bar that is accessed via a bridge over the canal.

Applications (ref: 076384/FO/2005/C3 and 076385/LO/2005/C3) granted approval in 2005 for the use of the third floor as Financial and Professional Services (Use Class A2) or Office (Use Class B1) with internal and external alterations at the ground floor and internal alterations on the upper levels.

Applications (ref: 086575/FO/2008 and 086576/LO/2008) granted approval in 2008 for the use of the ground floor as Financial and Professional Services (Use Class A2) with internal and external alterations at the ground floor and internal alterations on the upper levels.

Applications (ref: 090334/LO/2009/C2) granted approval in 2009 for the installation of a raised floor with single step access and skirting trunking and a new fire door to the existing lift enclosure within the first floor suite along with the relocation of the entrance to the suite.

Application (Ref: 120972/LO/2018) granted approval in 2018 for office fit-out of the second floor of the building including strip out works and the replacement of windows.

Application (Ref: 122336/JO/2019) varied condition 2 (Specified Drawings) imposed upon planning approval reference 120972/LO/2018 under section 19 of the planning (Listed Buildings and Conservation Areas) Act 1990 to include additional drawings to allow the second floor to be subdivided into two separate demises and to address Conditions 3 (Method Statement) and 4 (Final Details).

Application (Ref: 125408/LO/2019) granted approval in 2019 for office fit-out of the first floor of the building including strip out works.

Application (Ref: 127123/LO/2020) granted approval in 2021 for internal and external alterations to allow a change of use from A4 (Drinking Establishment) to B1 (office) and the creation of communal shower and bike store facilities.

Application (Ref: 130746/JO/2021) granted approval in 2021 for amendments to application referenced 125408/LO/2019 to allow amendments to the approved drawings

Surrounding uses include bars, restaurants, education, office, hotels and residential uses. A public park named Sackville Gardens is nearby.

Description of development

Listed Building Consent is sought for works to the basement suite, the first floor suite and the second floor suite of the building comprising the installation of glazed partitions to construct one meeting room on each of the three floors affected with ventilation equipment. A small infill to the existing raised deck within the basement is also proposed.

Consultations & Notification Responses

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

Issues

Issues and Policy

The Adopted Core Strategy for the City of Manchester

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

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

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

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

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

The Unitary Development Plan for the City of Manchester

Saved Policy DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character.

National Policy

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

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

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

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

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

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

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

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

The works are well considered and will make the offices more usable and likely to be occupied and are fully glazed so don't have much impact on the original volume of the spaces affected. The fixings have also been well considered to ensure that any damage to original fabric is minimised.

It is considered that the benefits of the proposal would outweigh the less substantial harm caused to the affected heritage asset 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 public benefits of the external works are the increased facilities that will help lease the spaces and result in improved maintenance of the building.

Subject to compliance with conditions, the proposals are consistent with the above identified policies.

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

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, the amendments required, and the conditions needed to allow the recommendation of approval.

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

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

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

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

The location plan referenced 1978 E(001) received by the City Council as local planning authority on 17 June 2022

The drawings referenced:

1978 P(120)
1978 P(130)

received by the City Council as local planning authority on 7 July 2022

1978 P(320) Rev A
1978 P(321) Rev A
1978 P(330) Rev A
1978 P(331) Rev A

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

1978 P(100) Rev B

received by the City Council as local planning authority on 4 August 2022

1978 P(300) Rev B
1978 P(301) Rev C

received by the City Council as local planning authority on 18 August 2022

The drawings entitled Proposed Mechanical to New Office Revision A received by the City Council as local planning authority on 18 August 2022

The following documents:

Amazon House Cat B Architectural Method Statement Referenced 1978 received by the City Council as local planning authority on 31 August 2022

Amazon House Cat B Fit-Out, Design and Access Statement, dated July 2022 referenced 1978 Rev - received by the City Council as local planning authority on 13 July 2022

The Heritage Statement, dated: July 2022 referenced 1978 received by the City Council as local planning authority on 7 July 2022

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies EN3, CC9, SP1 and DM1 of the Manchester Core Strategy, saved policies DC17.1, DC18.1 and DC19.1 and Section 10 of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation

Flat 707, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 409, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 407, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 405, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 307, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 212, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 210, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 209, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 112, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 109, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 108, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 102, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1305, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1207, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1006, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1005, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1004, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 903, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 805, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 802, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 707, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 604, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 406, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 310, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 308, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 304, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 203, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 106, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 16, 42 - 44 Sackville Street, Manchester, M1 3NF
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 1301, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1207, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1204, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1203, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1201, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1008, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1006, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 806, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 801, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 701, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 510, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 505, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 401, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 304, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
36 Canal Street, Manchester, M1 3WD
Flat 102, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 15, Regency House, 36 Whitworth Street, Manchester, M1 3NR

Flat 11, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 10, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 43, 42 - 44 Sackville Street, Manchester, M1 3NF
34 Canal Street, Manchester, M1 3WD
Flat 1302, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 706, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 25, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 507, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 206, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 205, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 801, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 709, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 603, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 506, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 601, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 410, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 409, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 403, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 309, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 303, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 305, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 7, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 2, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 41, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 36, 42 - 44 Sackville Street, Manchester, M1 3NF
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 5, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 3, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 4, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 1307, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1403, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1109, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1107, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1102, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 807, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1009, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 804, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 705, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 709, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 702, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 703, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 410, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 506, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 503, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 403, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 308, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 211, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 301, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1304, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1303, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 207, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 103, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ

Flat 809, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 702, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 605, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 906, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 810, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 608, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 604, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 105, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1202, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1106, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1003, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 908, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 907, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 610, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 609, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 606, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 905, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 607, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 606, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 110, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1107, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1104, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1103, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1008, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1002, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 906, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 904, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 14, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Basement, 34 Canal Street, Manchester, M1 3EY
40 Canal Street, Manchester, M1 3WD
Flat 17, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 11, Brazil House, 2 Brazil Street, Manchester, M1 3PW
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 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
Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 703, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 508, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 301, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 205, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 7, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 12, Brazil House, 2 Brazil Street, Manchester, M1 3PW

Flat 1404, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1306, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1304, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1302, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1202, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 808, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1103, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1003, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 910, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 710, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 708, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 611, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 602, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 511, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 502, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 501, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 311, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 310, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 302, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 201, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 104, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1204, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1009, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1001, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 905, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 804, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 803, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 701, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 404, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 402, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 307, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 302, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 210, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 110, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 107, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 24, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
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, 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
Advertising Right Site 121847.0, 33 Sackville Street, Manchester, M1 3LZ
40 Sackville Street, Manchester, M1 3WA
Flat 16, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 21, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 2, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 603, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 408, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 101, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
40 Whitworth Street, Manchester, M1 3NR
40A Whitworth Street, Manchester, M1 3NR

Flat 1002, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Richmond Tea Rooms, 46 Sackville Street, Manchester, M1 3WF
Flat 1004, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 909, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1001, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 908, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 29, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 1405, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
44A Whitworth Street, Manchester, M1 3AW
Flat 1407, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Bannatyne, 38 Whitworth Street, Manchester, M1 3NR
Restaurant Adjacent 38, Whitworth Street, Manchester, M1 3NR
Flat 32, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 30, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 5, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 26, 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 25, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 1, 42 - 44 Sackville Street, Manchester, M1 3NF
Le Ville Hotel, 42 Canal Street, Manchester, M1 3WD
The Rembrandt, 33 Sackville Street, Manchester, M1 3LZ
Flat 109, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 108, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 202, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 201, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 8, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 6, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 4, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 28, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
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
44 Canal Street, Manchester, M1 3WD
50 Sackville Street, Manchester, M1 3WF
Flat 1406, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1305, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1108, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1010, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1007, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1005, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 907, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 904, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 902, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 901, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 605, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 601, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 504, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 411, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 107, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 404, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 303, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 111, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1301, Carding Building, 42 Whitworth Street, Manchester, M1 3AT

Flat 1206, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1201, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1007, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 901, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 510, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 408, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 208, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 207, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 105, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
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 1104, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 903, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 802, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 706, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 610, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 509, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 309, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 306, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 305, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 208, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 204, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 203, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 202, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1306, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1205, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1203, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1105, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1102, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 909, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 902, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 808, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 708, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 704, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 608, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 607, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 602, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 509, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 505, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 504, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 502, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 501, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 26, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 405, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 401, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 103, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 24, 42 - 44 Sackville Street, Manchester, M1 3NF
46 Canal Street, Manchester, M1 3WD
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 1402, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1401, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1206, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1205, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1110, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1106, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1105, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1101, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 803, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 704, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 609, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 508, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 406, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 402, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 106, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 101, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1307, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1101, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 807, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 806, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 705, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 507, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 503, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 407, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 306, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 209, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 206, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 204, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 104, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 2, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 6, Brazil House, 2 Brazil Street, Manchester, M1 3PW
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 1303, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 809, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 805, Linter Building, 44 Whitworth Street, Manchester, M1 3AW

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) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL