

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134004/FO/2022 and 134005/LO/2022

Date registered valid: 8 June 2022

Proposal: The installation of 12 no. antennas at a top height of 38m and 4 no. transmission dishes fixed to new steelwork, 4 no. equipment cabinets, and ancillary development thereto, including the installation of 2 no. GPS modules, 36no. ERSs (Ericsson Radio Systems). length of proposed pole mount masts taken by themselves is 4 metres

Address: Orient House , Granby Row, Manchester, M1 7AB

Ward(s): Piccadilly Ward

Applicant: Cornerstone C/o Agent

Agent (if any): Mr Jamaal Hafiz Clarke Telecom Unit E Madison Place, Northampton Road, Manchester, M40 5AG

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

Recommendation: Refuse

Date of recommendation: 29 July 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 15 June 2022 Expired: 6 July 2022

Neighbour notifications

Printed: 15 June 2022 Expired: 6 July 2022

Site notice

Posted: Expired:

Press advert

Published: 22 June 2022 Expired: 13 July 2022

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order:

Description of Site and Area

The application site relates to Orient House which Grade II listed building located on Granby Road in the Whitworth Street Conservation Area. The building was originally built as a shipping or packing warehouse and has a grand Edwardian style street façade with modillioned cornicing, pilastered end bays and six striking fluted columns, which pronounce its central iconic colonnade.

Orient House is currently used for residential purposes and contains a number of one bed and studio apartments.

The site is in the Whitworth Street Conservation Area which contains Victorian and Edwardian building dating from 1850 and 1920.

The Listing description is as follows:

Listing NGR: SJ8441297609

Shipping or packing warehouse. 1914, by G.H.Goldsmith. Steel frame with facade of white matt-glazed terracotta and sides of rectilinear glass curtain walling, roof concealed. Large rectangular plan parallel to street. Classical style facade to otherwise strictly functional building. Nine storeys over basement, but the facade of 6 storeys with attics, a symmetrical composition of 1:7:1 bays, the ends breaking forwards slightly, the ground and 1st floors treated as a rustic, with channelled rustication and cornices to both levels, the next 3 storeys as a 7-bay giant

colonnade, with fluted Ionic columns and pilastered end bays, an enriched frieze over the colonnade and a low 5th floor with very prominent modillioned cornice and various forms of enrichment; full attic storeys to the ends, set-back attics over the centre, and tall chimneys. Entrances in the 3rd and 7th bays, both with projected doorcases which have shallow pediments on consoles, and acroteria on the pediments; 3-light windows to all floors, those in the end bays mostly with mullions and cornices, and those in the colonnade steel framed, and canted in the first 2 levels. Interior not inspected.

Description of Development

The submitted applications seek Listed Building Consent and Full planning permission for the installation of 12 no. antennas at a top height of 38m and 4 no. transmission dishes fixed to new steelwork, 4 no. equipment cabinets, and ancillary development thereto, including the installation of 2 no. GPS modules, 36no. ERSs (Ericsson Radio Systems)

Consultation and Notification responses

The application was advertised in the press and a site notice was posted, as well as Local residents and businesses were notified. 1 objection was received, comments made can be summarised as follows:

Impact on Visual Amenity Heritage Assets

The height of the installations in the south-eastern and particularly the south-western corners means that these installations will stand well above the roof level (as illustrated in the plan extracts below) and will be visually prominent from a number of locations within the public domain and from the residential buildings to the south and south-west. Such visuals will destroy the geometric prominence and elegance of the building.

No information is provided as part of the applications as to what physical works to the listed building are required to install the equipment. The installations are substantial structures and, given their height and the height of the roof, will need to have sufficient structural strength to withstand wind loading. Extensive anchoring to the building is therefore likely to be required, which may result in further harm to the heritage asset. The lack of information submitted alongside the application makes it not possible to assess the level of harm to the building.

The development also harms the character and appearance of the Conservation Area.

The applicant has not demonstrated that alternative, less harmful alternatives to the proposed development are not possible.

The installation is utilitarian and functional in appearance and is sited in the most prominent parts of the roof of the building. No apparent effort has been made to soften or reduce the appearance to ameliorate its visual impact.

Residential Amenity

These works will result in unacceptable noise and potentially dust disturbance for residents.

Reputational Harm

The building owner has not consented to the proposed works however there are powers that can override this subject to other relevant permissions. There are concerns regarding the health impacts of 5G and this perception may dissuade potential occupiers from living in the building.

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) and DC17 (Telecommunications) 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 complementarity 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 Principles) 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.

DC17 (Telecommunications) states that the council should be satisfied that the development has been sited and designed to minimise its impact on residential amenity and in environmentally sensitive areas.

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

Impact on Visual Amenity on Heritage Assets

Legislation and planning policy seek to preserve and enhance the character, appearance, and historic interest which heritage assets possess. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that 'special regard' be paid in taking decisions affecting listed buildings and their settings and conservation areas.

The supporting documentation accompanying the application states that the heritage significance of Orient House is principally derived from the architectural and historic interest of its physical fabric, in particular:

- **Historic Interest:** Orient House comprises a fine example of a textile trade building constructed as part of the industrial and commercial development of the area in the late 19th and early 20th centuries. The connection with Goldsmith also contributes to the historic interest of the asset.
- **Architectural Interest:** This relates to its historic interest and the manner to which the building was designed in a way to encompass industrial practicality with a face of opulence.

In particular, the decorative Neo-Classical principal façade of Orient House is considered to be of high significance. The design of this façade includes detailing of the lower floors topped by a grand colonnade of Ionic columns within which are projecting bay windows.

The bay divisions provided by the colonnade are expressed on these upper elements by a row of faux chimneys. The bay divisions provided by the colonnade are expressed on these upper elements by a row of faux chimneys.

The supporting heritage statement also states that the proposal will be readily visible in conjunction within detailed views of the principal façade in views south along Samiel Ogden Street. It is evidenced from the submitted photomontages that the proposed installations would be highly visible from and be clearly seen by pedestrians at street level as well as from various buildings near to the site in various directions.

The proposal would completely disrupt the sense of consistency of the bay divisions by introducing an alien feature that would be highly prominent between the uniform row of faux chimneys. The height, design and position of the proposed telecommunications equipment would be completely out of character with the existing Listed Building and would harm the ability to experience and appreciate the architectural significance of the building particularly its highly significant principal elevation.

Additionally, no information including any method statements is provided as part of the applications as to what physical works to the listed building are required to install the equipment. It is therefore not possible to assess the extent of harm that may arise from the installations to the historic fabric of the building.

Consideration of Alternative Sites

It is not considered that the applicant has robustly demonstrated that alternative, less harmful alternatives to the proposed development are not possible.

The applicant in this instance has not provided a sufficiently detailed options appraisal that considers non-listed buildings or buildings outside the conservation area that have been considered or reasons why these have been discounted. The applicant states that some non-listed buildings have been discounted due to structural reasons however no evidence has been provided in support of this. The applicant has also not provided any evidence including structural surveys that have led to the conclusion that Orient House would be the only appropriate building for the installations. Furthermore, the applicant has not provided details of how the proposal could be modified or any interventions that have been considered to reduce the impact on the listed building such as relocating the proposals to another location on the roof or providing a sensitively designed shroud.

There are public benefits that the proposal would bring which include increased coverage and connectivity. It is considered that the proposal would result in less than substantial harm at the higher end of the scale and the harm to the heritage asset is not considered to be outweighed by the benefits as identified which include enhanced telecommunication coverage in the area. In accordance with paragraph 202 of the NPPF the application therefore will be refused.



Proposed Principal Elevation



Figure 1 *Existing view south along Samuel Ogden Street*



Figure 2 *Proposed view south along Samuel Ogden Street*



Figure 3 Existing view from the junction of Granby Row and Princess Street.



Figure 4 Existing view from the junction of Granby Row and Princess Street.

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: Refuse

Article 35 Declaration

The proposal would not improve the social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable and it is therefore not possible to approve the application.

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

134004/FO/2022

1) The proposed installations 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 installation would harmfully diminish the appearance of the principal elevation which include bay divisions and a row of faux chimneys and would introduce an alien feature that would result in an uncoordinated appearance on the principal elevation. This harm would be compounded by the fact that the proposal would be highly visible from both ground level and taller buildings surrounding the site in various directions. The proposal would result in an unduly harmful impact to the heritage assets which would amount to less than substantial harm from which the required public benefits do not exist to outweigh the level of harm caused. 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.

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- 1) There is insufficient evidence to demonstrate the level of harm that would be caused to the development site, which is a Grade II Listed Building. This is due to the lack of adequate detailed information on the works to the original fabric and a lack of method statements to confirm the acceptability of the treatment of original fabric, preventing a full assessment of the acceptability of any required interventions and alterations, which

would be detrimental to the listed building. 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.

- 2) The proposed installations 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 installation would harmfully diminish the appearance of the principal elevation which include bay divisions and a row of faux chimneys and would introduce an alien feature that would result in an uncoordinated appearance on the principal elevation. This harm would be compounded by the fact that the proposal would be highly visible from both ground level and taller buildings surrounding the site in various directions. The proposal would result in an unduly harmful impact to the heritage assets which would amount to less than substantial harm from which the required public benefits do not exist to outweigh the level of harm caused. 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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

54 Granby House, 61 Granby Row, Manchester, M1 7AR
44 Granby House, 61 Granby Row, Manchester, M1 7AR
36 Granby House, 61 Granby Row, Manchester, M1 7AR
Flat 609, Orient House, Granby Row, Manchester, M1 7AS
Flat 715, Orient House, Granby Row, Manchester, M1 7AS
Flat 704, Orient House, Granby Row, Manchester, M1 7AS
Flat 616, Orient House, Granby Row, Manchester, M1 7AS
Flat 602, Orient House, Granby Row, Manchester, M1 7AS
Flat 517, Orient House, Granby Row, Manchester, M1 7AP
Flat 412, Orient House, Granby Row, Manchester, M1 7AP
Flat 313, Orient House, Granby Row, Manchester, M1 7AP
Flat 311, Orient House, Granby Row, Manchester, M1 7AP
Flat 206, Orient House, Granby Row, Manchester, M1 7AJ
Flat 120, Orient House, Granby Row, Manchester, M1 7AJ
Flat 113, Orient House, Granby Row, Manchester, M1 7AJ
Flat 609, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 605, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 511, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 509, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 507, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 416, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 412, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 409, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 304, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 214, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 210, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 114, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 103, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 12, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 36, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 40, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 56, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 41, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 20, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 38, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 18, Stanlo House, Samuel Ogden Street, Manchester, M1 7AZ
Flat 2, Stanlo House, Samuel Ogden Street, Manchester, M1 7AZ
Flat 6, Stanlo House, Samuel Ogden Street, Manchester, M1 7AZ
Flat 16, Stanlo House, Samuel Ogden Street, Manchester, M1 7AZ
Flat 1, Stanlo House, Samuel Ogden Street, Manchester, M1 7AZ
Flat 814, Orient House, Granby Row, Manchester, M1 7AS
Flat 809, Orient House, Granby Row, Manchester, M1 7AS
Flat 708, Orient House, Granby Row, Manchester, M1 7AS
Flat 501, Orient House, Granby Row, Manchester, M1 7AP
Flat 307, Orient House, Granby Row, Manchester, M1 7AP
Flat 305, Orient House, Granby Row, Manchester, M1 7AP
Flat 14, Orient House, Granby Row, Manchester, M1 7AJ
Flat 6, Orient House, Granby Row, Manchester, M1 7AJ
Flat 3, Orient House, Granby Row, Manchester, M1 7AJ

42 Granby House, 61 Granby Row, Manchester, M1 7AR
29 Granby House, 61 Granby Row, Manchester, M1 7AR
26 Granby House, 61 Granby Row, Manchester, M1 7AR
24 Granby House, 61 Granby Row, Manchester, M1 7AR
21 Granby House, 61 Granby Row, Manchester, M1 7AR
Flat 812, Orient House, Granby Row, Manchester, M1 7AS
Basement And Ground Floor, 52 Granby Row, Manchester, M1 7AY
Orient House, Granby Row, Manchester, M1 7AS
52 Granby Row, Manchester, M1 7AY
Flat 12A, Stanlo House, 1A Samuel Ogden Street, Manchester, M1 7AZ
Flat At Old Garratt, 79 Granby Row, Manchester, M1 7AB
Old Garratt, 127 Princess Street, Manchester, M1 7AG
Flat 611, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 516, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 508, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 411, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 305, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 207, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 111, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 107, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 106, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 11, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 606, Orient House, Granby Row, Manchester, M1 7AS
Flat 810, Orient House, Granby Row, Manchester, M1 7AS
Flat 713, Orient House, Granby Row, Manchester, M1 7AS
Flat 702, Orient House, Granby Row, Manchester, M1 7AS
Flat 601, Orient House, Granby Row, Manchester, M1 7AS
Flat 520, Orient House, Granby Row, Manchester, M1 7AP
Flat 510, Orient House, Granby Row, Manchester, M1 7AP
Flat 505, Orient House, Granby Row, Manchester, M1 7AP
Flat 419, Orient House, Granby Row, Manchester, M1 7AP
Flat 415, Orient House, Granby Row, Manchester, M1 7AP
Flat 316, Orient House, Granby Row, Manchester, M1 7AP
Flat 108, Orient House, Granby Row, Manchester, M1 7AJ
Flat 101, Orient House, Granby Row, Manchester, M1 7AJ
Flat 15, Orient House, Granby Row, Manchester, M1 7AJ
Flat 13, Orient House, Granby Row, Manchester, M1 7AJ
Flat 615, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 503, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 406, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 405, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 312, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 308, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 208, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 205, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 16, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 9, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 21, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 26, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 33, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 42, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 43, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 4, Stanlo House, Samuel Ogden Street, Manchester, M1 7AZ
Flat 17, Stanlo House, Samuel Ogden Street, Manchester, M1 7AZ

37 Granby House, 61 Granby Row, Manchester, M1 7AR
Flat 22, Stanlo House, Samuel Ogden Street, Manchester, M1 7AZ
Flat 3, Stanlo House, Samuel Ogden Street, Manchester, M1 7AZ
58 Granby House, 61 Granby Row, Manchester, M1 7AR
8 Granby House, 61 Granby Row, Manchester, M1 7AR
Flat 811, Orient House, Granby Row, Manchester, M1 7AS
Flat 418, Orient House, Granby Row, Manchester, M1 7AP
Flat 312, Orient House, Granby Row, Manchester, M1 7AP
Flat 310, Orient House, Granby Row, Manchester, M1 7AP
Flat 110, Orient House, Granby Row, Manchester, M1 7AJ
56 Granby House, 61 Granby Row, Manchester, M1 7AR
32 Granby House, 61 Granby Row, Manchester, M1 7AR
28 Granby House, 61 Granby Row, Manchester, M1 7AR
4 Granby House, 61 Granby Row, Manchester, M1 7AR
Flat 816, Orient House, Granby Row, Manchester, M1 7AS
Flat 802, Orient House, Granby Row, Manchester, M1 7AS
Flat 717, Orient House, Granby Row, Manchester, M1 7AS
Flat 712, Orient House, Granby Row, Manchester, M1 7AS
Flat 710, Orient House, Granby Row, Manchester, M1 7AS
Flat 709, Orient House, Granby Row, Manchester, M1 7AS
Flat 9, Stanlo House, Samuel Ogden Street, Manchester, M1 7AZ
Flat 27, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 17, Velvet Court, Granby Row, Manchester, M1 7AB
50 Granby Row, Manchester, M1 7AY
Flat 12, Stanlo House, Samuel Ogden Street, Manchester, M1 7AZ
Flat 15, Stanlo House, Samuel Ogden Street, Manchester, M1 7AZ
61 Granby House, 61 Granby Row, Manchester, M1 7AR
52 Granby House, 61 Granby Row, Manchester, M1 7AR
46 Granby House, 61 Granby Row, Manchester, M1 7AR
22 Granby House, 61 Granby Row, Manchester, M1 7AR
Flat 506, Orient House, Granby Row, Manchester, M1 7AP
Flat 102, Orient House, Granby Row, Manchester, M1 7AJ
65 Granby House, 61 Granby Row, Manchester, M1 7AR
33 Granby House, 61 Granby Row, Manchester, M1 7AR
12 Granby House, 61 Granby Row, Manchester, M1 7AR
Flat 808, Orient House, Granby Row, Manchester, M1 7AS
Flat 805, Orient House, Granby Row, Manchester, M1 7AS
Flat 718, Orient House, Granby Row, Manchester, M1 7AS
Flat 707, Orient House, Granby Row, Manchester, M1 7AS
Flat 620, Orient House, Granby Row, Manchester, M1 7AS
Flat 607, Orient House, Granby Row, Manchester, M1 7AS
Flat 513, Orient House, Granby Row, Manchester, M1 7AP
Flat 511, Orient House, Granby Row, Manchester, M1 7AP
Flat 306, Orient House, Granby Row, Manchester, M1 7AP
Flat 216, Orient House, Granby Row, Manchester, M1 7AJ
Flat 214, Orient House, Granby Row, Manchester, M1 7AJ
Flat 209, Orient House, Granby Row, Manchester, M1 7AJ
Flat 10, Orient House, Granby Row, Manchester, M1 7AJ
Flat 2, Orient House, Granby Row, Manchester, M1 7AJ
Flat 1, Orient House, Granby Row, Manchester, M1 7AJ
Flat 616, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 608, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 404, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 502, Salisbury House, 77 Granby Row, Manchester, M1 7BG

Flat 410, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 407, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 403, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 313, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 310, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 215, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 213, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 115, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 113, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 3, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 28, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 31, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 51, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 58, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 49, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 6, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 55, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 57, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 603, Orient House, Granby Row, Manchester, M1 7AS
Flat 605, Orient House, Granby Row, Manchester, M1 7AS
Flat 604, Orient House, Granby Row, Manchester, M1 7AS
Flat 518, Orient House, Granby Row, Manchester, M1 7AP
Flat 515, Orient House, Granby Row, Manchester, M1 7AP
Flat 503, Orient House, Granby Row, Manchester, M1 7AP
Flat 420, Orient House, Granby Row, Manchester, M1 7AP
Flat 417, Orient House, Granby Row, Manchester, M1 7AP
Flat 414, Orient House, Granby Row, Manchester, M1 7AP
Flat 303, Orient House, Granby Row, Manchester, M1 7AP
Flat 220, Orient House, Granby Row, Manchester, M1 7AJ
Flat 217, Orient House, Granby Row, Manchester, M1 7AJ
Flat 208, Orient House, Granby Row, Manchester, M1 7AJ
Flat 205, Orient House, Granby Row, Manchester, M1 7AJ
Flat 203, Orient House, Granby Row, Manchester, M1 7AJ
Flat 106, Orient House, Granby Row, Manchester, M1 7AJ
Flat 5, Orient House, Granby Row, Manchester, M1 7AJ
Flat 607, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 602, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 513, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 510, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 506, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 303, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 206, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 118, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 15, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 19, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 48, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 14, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 30, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 24, Velvet Court, Granby Row, Manchester, M1 7AB
43 Granby House, 61 Granby Row, Manchester, M1 7AR
Flat 53, Velvet Court, Granby Row, Manchester, M1 7AB
Stanlo House, Samuel Ogden Street, Manchester, M1 7AZ
Flat 11, Stanlo House, Samuel Ogden Street, Manchester, M1 7AZ
18 Granby House, 61 Granby Row, Manchester, M1 7AR

Flat 211, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 714, Orient House, Granby Row, Manchester, M1 7AS
Flat 703, Orient House, Granby Row, Manchester, M1 7AS
Flat 408, Orient House, Granby Row, Manchester, M1 7AP
Flat 405, Orient House, Granby Row, Manchester, M1 7AP
Flat 315, Orient House, Granby Row, Manchester, M1 7AP
Flat 512, Orient House, Granby Row, Manchester, M1 7AP
41 Granby House, 61 Granby Row, Manchester, M1 7AR
19 Granby House, 61 Granby Row, Manchester, M1 7AR
17 Granby House, 61 Granby Row, Manchester, M1 7AR
11 Granby House, 61 Granby Row, Manchester, M1 7AR
7 Granby House, 61 Granby Row, Manchester, M1 7AR
6 Granby House, 61 Granby Row, Manchester, M1 7AR
2 Granby House, 61 Granby Row, Manchester, M1 7AR
Flat 701, Orient House, Granby Row, Manchester, M1 7AS
Flat 615, Orient House, Granby Row, Manchester, M1 7AS
Flat 10, Stanlo House, Samuel Ogden Street, Manchester, M1 7AZ
Flat 23, Stanlo House, Samuel Ogden Street, Manchester, M1 7AZ
Flat 14, Stanlo House, Samuel Ogden Street, Manchester, M1 7AZ
Flat 24, Stanlo House, Samuel Ogden Street, Manchester, M1 7AZ
Flat 8, Stanlo House, Samuel Ogden Street, Manchester, M1 7AZ
Flat 26, Stanlo House, Samuel Ogden Street, Manchester, M1 7AZ
34 Granby House, 61 Granby Row, Manchester, M1 7AR
Flat 804, Orient House, Granby Row, Manchester, M1 7AS
Flat 706, Orient House, Granby Row, Manchester, M1 7AS
Flat 504, Orient House, Granby Row, Manchester, M1 7AP
Flat 411, Orient House, Granby Row, Manchester, M1 7AP
Flat 112, Orient House, Granby Row, Manchester, M1 7AJ
Flat 104, Orient House, Granby Row, Manchester, M1 7AJ
Flat 11, Orient House, Granby Row, Manchester, M1 7AJ
Flat 8, Orient House, Granby Row, Manchester, M1 7AJ
68 Granby House, 61 Granby Row, Manchester, M1 7AR
59 Granby House, 61 Granby Row, Manchester, M1 7AR
47 Granby House, 61 Granby Row, Manchester, M1 7AR
45 Granby House, 61 Granby Row, Manchester, M1 7AR
38 Granby House, 61 Granby Row, Manchester, M1 7AR
23 Granby House, 61 Granby Row, Manchester, M1 7AR
Flat 803, Orient House, Granby Row, Manchester, M1 7AS
Flat 614, Orient House, Granby Row, Manchester, M1 7AS
Flat 516, Orient House, Granby Row, Manchester, M1 7AP
Flat 508, Orient House, Granby Row, Manchester, M1 7AP
Flat 502, Orient House, Granby Row, Manchester, M1 7AP
Flat 319, Orient House, Granby Row, Manchester, M1 7AP
Flat 218, Orient House, Granby Row, Manchester, M1 7AJ
Flat 212, Orient House, Granby Row, Manchester, M1 7AJ
Flat 201, Orient House, Granby Row, Manchester, M1 7AJ
Flat 117, Orient House, Granby Row, Manchester, M1 7AJ
Flat 610, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 103, Orient House, Granby Row, Manchester, M1 7AJ
Flat 17, Orient House, Granby Row, Manchester, M1 7AJ
Flat 7, Orient House, Granby Row, Manchester, M1 7AJ
Flat 604, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 501, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 414, Salisbury House, 77 Granby Row, Manchester, M1 7BG

Flat 315, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 610, Orient House, Granby Row, Manchester, M1 7AS
Flat 611, Orient House, Granby Row, Manchester, M1 7AS
Flat 410, Orient House, Granby Row, Manchester, M1 7AP
Flat 409, Orient House, Granby Row, Manchester, M1 7AP
Flat 404, Orient House, Granby Row, Manchester, M1 7AP
Flat 402, Orient House, Granby Row, Manchester, M1 7AP
Flat 309, Orient House, Granby Row, Manchester, M1 7AP
Flat 308, Orient House, Granby Row, Manchester, M1 7AP
Flat 301, Orient House, Granby Row, Manchester, M1 7AP
Flat 215, Orient House, Granby Row, Manchester, M1 7AJ
Flat 119, Orient House, Granby Row, Manchester, M1 7AJ
Flat 105, Orient House, Granby Row, Manchester, M1 7AJ
Flat 212, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 307, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 306, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 302, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 204, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 116, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 108, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 104, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 18, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 5, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 10, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 25, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 54, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 47, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 44, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 32, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 50, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 39, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 21, Stanlo House, Samuel Ogden Street, Manchester, M1 7AZ
Flat 7, Stanlo House, Samuel Ogden Street, Manchester, M1 7AZ
Flat 19, Stanlo House, Samuel Ogden Street, Manchester, M1 7AZ
64 Granby House, 61 Granby Row, Manchester, M1 7AR
55 Granby House, 61 Granby Row, Manchester, M1 7AR
39 Granby House, 61 Granby Row, Manchester, M1 7AR
27 Granby House, 61 Granby Row, Manchester, M1 7AR
16 Granby House, 61 Granby Row, Manchester, M1 7AR
13 Granby House, 61 Granby Row, Manchester, M1 7AR
Flat 711, Orient House, Granby Row, Manchester, M1 7AS
Flat 509, Orient House, Granby Row, Manchester, M1 7AP
Flat 403, Orient House, Granby Row, Manchester, M1 7AP
Flat 318, Orient House, Granby Row, Manchester, M1 7AP
Flat 302, Orient House, Granby Row, Manchester, M1 7AP
Flat 107, Orient House, Granby Row, Manchester, M1 7AJ
Flat 16, Orient House, Granby Row, Manchester, M1 7AJ
66 Granby House, 61 Granby Row, Manchester, M1 7AR
63 Granby House, 61 Granby Row, Manchester, M1 7AR
57 Granby House, 61 Granby Row, Manchester, M1 7AR
53 Granby House, 61 Granby Row, Manchester, M1 7AR
15 Granby House, 61 Granby Row, Manchester, M1 7AR
5 Granby House, 61 Granby Row, Manchester, M1 7AR
Flat 807, Orient House, Granby Row, Manchester, M1 7AS

1 Granby House, 61 Granby Row, Manchester, M1 7AR
Flat 815, Orient House, Granby Row, Manchester, M1 7AS
Flat 813, Orient House, Granby Row, Manchester, M1 7AS
Flat 705, Orient House, Granby Row, Manchester, M1 7AS
Flat 619, Orient House, Granby Row, Manchester, M1 7AS
Flat 617, Orient House, Granby Row, Manchester, M1 7AS
Flat 519, Orient House, Granby Row, Manchester, M1 7AP
Flat 407, Orient House, Granby Row, Manchester, M1 7AP
Flat 406, Orient House, Granby Row, Manchester, M1 7AP
Flat 314, Orient House, Granby Row, Manchester, M1 7AP
Flat 304, Orient House, Granby Row, Manchester, M1 7AP
Flat 210, Orient House, Granby Row, Manchester, M1 7AJ
Flat 202, Orient House, Granby Row, Manchester, M1 7AJ
Flat 118, Orient House, Granby Row, Manchester, M1 7AJ
Flat 116, Orient House, Granby Row, Manchester, M1 7AJ
Flat 115, Orient House, Granby Row, Manchester, M1 7AJ
Flat 109, Orient House, Granby Row, Manchester, M1 7AJ
Flat 4, Orient House, Granby Row, Manchester, M1 7AJ
Flat 613, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 612, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 515, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 514, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 512, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 504, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 415, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 413, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 408, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 401, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 316, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 309, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 216, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 203, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 201, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 112, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 110, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 105, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 102, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 2, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 22, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 29, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 34, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 35, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 20, Stanlo House, Samuel Ogden Street, Manchester, M1 7AZ
48 Granby House, 61 Granby Row, Manchester, M1 7AR
31 Granby House, 61 Granby Row, Manchester, M1 7AR
Flat 716, Orient House, Granby Row, Manchester, M1 7AS
Flat 320, Orient House, Granby Row, Manchester, M1 7AP
67 Granby House, 61 Granby Row, Manchester, M1 7AR
62 Granby House, 61 Granby Row, Manchester, M1 7AR
51 Granby House, 61 Granby Row, Manchester, M1 7AR
Flat 612, Orient House, Granby Row, Manchester, M1 7AS
49 Granby House, 61 Granby Row, Manchester, M1 7AR
35 Granby House, 61 Granby Row, Manchester, M1 7AR
14 Granby House, 61 Granby Row, Manchester, M1 7AR

3 Granby House, 61 Granby Row, Manchester, M1 7AR
Flat 618, Orient House, Granby Row, Manchester, M1 7AS
Flat 613, Orient House, Granby Row, Manchester, M1 7AS
Flat 514, Orient House, Granby Row, Manchester, M1 7AP
Flat 507, Orient House, Granby Row, Manchester, M1 7AP
Flat 401, Orient House, Granby Row, Manchester, M1 7AP
Flat 317, Orient House, Granby Row, Manchester, M1 7AP
Flat 219, Orient House, Granby Row, Manchester, M1 7AJ
Flat 213, Orient House, Granby Row, Manchester, M1 7AJ
Flat 211, Orient House, Granby Row, Manchester, M1 7AJ
Flat 207, Orient House, Granby Row, Manchester, M1 7AJ
Flat 204, Orient House, Granby Row, Manchester, M1 7AJ
Flat 114, Orient House, Granby Row, Manchester, M1 7AJ
Flat 111, Orient House, Granby Row, Manchester, M1 7AJ
Flat 12, Orient House, Granby Row, Manchester, M1 7AJ
Flat 9, Orient House, Granby Row, Manchester, M1 7AJ
Flat 614, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 606, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 603, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 601, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 505, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 402, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 314, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 311, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 301, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 209, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 202, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 117, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 109, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 101, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 7, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 8, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 23, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 37, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 46, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 52, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 13, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 45, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 4, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 25, Stanlo House, Samuel Ogden Street, Manchester, M1 7AZ
Flat 5, Stanlo House, Samuel Ogden Street, Manchester, M1 7AZ
25 Granby House, 61 Granby Row, Manchester, M1 7AR
Flat 806, Orient House, Granby Row, Manchester, M1 7AS
Flat 801, Orient House, Granby Row, Manchester, M1 7AS
Flat 608, Orient House, Granby Row, Manchester, M1 7AS
Flat 416, Orient House, Granby Row, Manchester, M1 7AP
Flat 413, Orient House, Granby Row, Manchester, M1 7AP
69 Granby House, 61 Granby Row, Manchester, M1 7AR

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