

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144958/FO/2026

Date registered valid: 29 January 2026

Proposal: Change of use of part of the fourth floor to educational use (Class F1).

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

Ward(s): Piccadilly Ward

Applicant: Adam Handley, APAM

Agent (if any): Miss Lucy Ashton, The Friday Project

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 01 April 2026

Application Details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 5 February 2026

Standard consultations:

Printed: 4 February 2026 Expired: 25 February 2026

Neighbour notifications

Printed: 4 February 2026 Expired: 25 February 2026

Site notice

Posted: 5 February 2026 Expired: 26 February 2026

Press advert

Published: 10 February 2026 Expired: 3 March 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Grade II

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order: Not applicable

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

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

The main frontage to the building faces out on to Whitworth Street, in an area historically known as Gaythorn, in the South-West of the City Centre. The character of the area comprises many different uses, including the Palace Theatre, shops, restaurants, hotels, residential accommodation, offices, takeaways and cafés.

The site is located within the Whitworth Street Conservation Area.

Description of Development

The proposal seeks a change of use of part of the fourth floor to educational use (Class F1).

Relevant Site History

140240/FO/2024 - Change of use for the fourth floor of Bridgewater House from the extant Class E (g) office use to a Class F1(a) educational use.

Approved August 2024.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. At the time of writing this report, no representations have been received because of this publicity.

Highway Services – Requested that a travel plan be included as a condition.

Environmental Health - Have no comments to make on this application.

Greater Manchester Police - Were consulted but no consultation response was received.

Policy

The **Places for Everyone Plan - Joint Development Plan Document**, for nine of the 10 boroughs

which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat 1 - Core Growth Area
- Policy JP-Strat2 - City Centre
- Policy JP-J1 - Supporting Long-Term Economic Growth
- Policy JP-J2 - Employment Sites and Premises
- Policy JP-J3 - Office Development
- Policy JP-P2 - Heritage
- Policy JP-P5 - Education, Skills and Knowledge
- Policy JP-C6 - Walking and Cycling

The **Manchester Core Strategy - Development Plan Document 2012-2027** ("the **Core Strategy**") was adopted by the City Council on the 11th of July 2012:

- Policy SP1 - Spatial Principles
- Policy EC1 - Employment and Economic Growth in Manchester
- Policy EC2 - Existing Employment Space
- Policy EC3 - The Regional Centre
- Policy CC1 - Primary Economic Development Focus (City Centre and fringe)
- Policy CC9 - Design and Heritage
- Policy CC10 - A Place for Everyone
- Policy T1 - Sustainable Transport
- Policy T2 - Accessible Areas of Opportunity and Need
- Policy EN1 - Design Principle and Strategic Characters Areas
- Policy EN3 - Heritage
- Policy EN19 - Waste
- Policy DM1 - Development Management

The **Unitary Development Plan for Manchester** - For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC19 - Listed Buildings
- Policy DC26 - Development and Noise

National Planning Policy Framework (NPPF) (2024):

- Chapter 9 - Promoting Sustainable Transport
- Chapter 12 - Achieving Well-Designed Places
- Chapter 16 - Conserving and Enhancing the Historic Environment

Draft National Planning Policy Framework (NPPF) (2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

Issues

Principle of Development

The application site is located within a large City Centre office building which houses a number of different uses, including Use Class E (g-i) offices and Use Class F1 (a) educational uses. The Class F1 (a) uses relate to the applicant's business, INTO, which already has a premises on the ground floor, second floor, third floor, and the other part of the fourth floor of Bridgewater House.

INTO provide a connection between UK Universities and international students, in this case, the connection is with The University of Manchester. They place students according to courses and specialise in Aerospace, Biosciences, Mechanical & Electrical Engineering, Pharmacy and Psychology.

The supply of good quality office stock within the City Centre remains a key priority and fundamental to its continued economic growth. Maintaining consistent office supply ensures that the city becomes an attractive location for business, creating new jobs and supporting other sectors within the city centre.

The applicant has submitted evidence that, at the time the application was submitted, that 45.93% of the floorspace in Class F1 use.

The proposal would result in a further 3.05% of the floorspace becoming Class F1, taking it up to 48.98% overall. Therefore, Class E uses in the building would, remain the majority, at 51.02%.

The building management company has stated that take up of office space is low in the building, with this area of the fourth floor unoccupied since March 2023. Prior to this, AECOM (M & E Services) accommodated the fourth floor for circa 3 years prior.

A brochure has been provided from this date showing that this has been advertised as office space since this date without any success in renting it out. There are other offices currently advertised as being available as well, including all of the 6th floor and part of the 8th floor.

The proposed use to this area of the fourth floor would complement that already currently offered at Bridgewater House on the fourth floor and the ground, second, and third floors. The expansion of into the rest of the fourth floor to create a greater level of Use Class F floorspace would be at the expense of Use Class E provision, resulting in a loss of this form of employment space in the City Centre.

The loss of the floorspace would result 655 sqm which in a small reduction in employment floorspace from the city centre.

The applicant has undertaken market testing which has demonstrated that the floorspace is not attractive.

The City Council accepts that there is a robust justification for the loss of the office accommodation in this instance. The loss of the office provision satisfies policy EC2 on the basis that the existing use is un-viable in terms of attractiveness to office tenants.

Any further Change of Use to Class F1 in this building would not be supported, as it would result in a fundamental change to the predominant Class E use of the building.

It is considered that the development would help contribute to the local economy and the educational and employment offer in the City Centre. Given the above positive predicted contribution to the economic vitality of Manchester, the application is supported pursuant to policy EC1 of the Manchester Core Strategy (2012).

Access

There is level access into the building and up to the fourth floor via existing lifts. The building is in a highly sustainable location, accessible by numerous nearby tram and bus services. Access to the building would be through the existing building reception, which is serviced 24 hours a day.

The hours would be Monday to Friday 06:00 – 18:00 and closed on Saturday/Sunday/Bank Holiday. The building is accessible 24 hours a day with a presence at the front desk at all times, with reception hours are between 7 to 6:30, with a night guard outside of this. Therefore, the access by students, particularly at arrival and departure times can be satisfactorily managed. Given the above access arrangements, the proposal is considered acceptable pursuant to policy CC10 of the Manchester Core Strategy (2012).

Highways impact

The site is well accessed by sustainable modes given the city centre location. The site is located within walking distance of bus and tram services. No vehicle parking spaces will be proposed as part application. Given the city centre location, this is deemed acceptable.

There are 44no bike racks in the internal courtyard, which is considered sufficient provision by MCC Highways. To encourage sustainable travel with the aim to minimise the number of private trips generated by the proposed development, MCC Highways Services have requested a Travel Plan, which has been conditioned.

Given the above, the travel and highways arrangements are considered acceptable pursuant to policies T1 and T2 of the Manchester Core Strategy (2012).

Visual amenity

No external alterations are considered as part of this application as confirmed in the applicant's covering letter, which states that none are required to deliver the scheme.

Impact on Heritage

There will be no permanent fitout fixtures proposed as a part of the Change of Use, only loose furniture. Therefore, no accompanying Listed Building Consent is required for these internal works.

Waste management

A waste storage area is provided within the internal courtyard/undercroft and would utilise INTO's existing collection arrangements. The proposed use is unlikely to generate any significant uplift in waste in comparison to the existing office use and therefore the arrangement is considered satisfactory. The proposed approach is agreed by Environmental Health and Highway Services. A condition is included to ensure compliance with the submitted strategy.

Conclusion

Given the above, the proposal is considered to be consistent with the relevant policies set out above and is therefore approved with conditions attached.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application. In this case, this has necessitated an extension of time in order to confirm further details to justify to loss of office space.

Condition(s) to be attached to decision for approval

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, received by the City Council as the Local Planning Authority on 15 January 2026:

- Location Plan

Received by the City Council as the Local Planning Authority on 29 January 2026:

- Proposed Fourth Floor Plan AK01

Received by the City Council as the Local Planning Authority on 10 March 2026:

- Design and Access Statement Rev 2

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

3) The premises shall not be open outside the following hours:

- Monday to Friday 06:00 to 19:00.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

4) The details of the approved scheme (Waste Management received by the City Council, as Local Planning Authority, on 11 Jun 2024) shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

5) Prior to the first use of the development hereby approved, a Travel Plan Framework shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce staff and student dependency of the private car by those working at the development
- ii) a commitment to surveying the travel patterns of staff and students during the first three months of the first use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified Travel Plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a Travel Plan for the development which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for staff, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

6) The cycle parking indicated on the approved plan (Drawing - Existing INTO CYCLE STORE PROVISION received by the City Council, as Local Planning Authority, on 16/08/2024) shall be made available for use prior to the building hereby approved being occupied. The cycle parking shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with policy DM1 of the Manchester Core Strategy.

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), the premises shall only be used as an education facility (Use Class F1(a)), and for no other purposes within Class F of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1.

Appendix 1 – List of consultees & neighbours notified

Greater Manchester Police
Highway Services
Environmental Health

95 Oxford Street, Manchester, M1 6ET
Flat 133, 75 Whitworth Street, Manchester, M1 6HB
Flat 55, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 80, 75 Whitworth Street, Manchester, M1 6HB
Flat 120, 75 Whitworth Street, Manchester, M1 6HB
Flat 115, 75 Whitworth Street, Manchester, M1 6HB
Flat 128, 75 Whitworth Street, Manchester, M1 6HB
Flat 24, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 5, India House, 73 Whitworth Street, Manchester, M1 6LG
75 Whitworth Street, Manchester, M1 6HB
Flat 44, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 139, 75 Whitworth Street, Manchester, M1 6HB
Flat 138, 75 Whitworth Street, Manchester, M1 6HB
Flat 95, 75 Whitworth Street, Manchester, M1 6HB
Flat 132, 75 Whitworth Street, Manchester, M1 6HB
Tenth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Seventh Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 2, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 117, 75 Whitworth Street, Manchester, M1 6HB
Flat 105, 75 Whitworth Street, Manchester, M1 6HB
Flat 1, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 36, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 125, 75 Whitworth Street, Manchester, M1 6HB
Flat 121, 75 Whitworth Street, Manchester, M1 6HB
Flat 136, 75 Whitworth Street, Manchester, M1 6HB
Sixth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 17, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 127, 75 Whitworth Street, Manchester, M1 6HB
Flat 119, 75 Whitworth Street, Manchester, M1 6HB
Flat 14, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 58, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 30, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 28, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 114, 75 Whitworth Street, Manchester, M1 6HB
Flat 134, 75 Whitworth Street, Manchester, M1 6HB
Flat 51, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 93, 75 Whitworth Street, Manchester, M1 6HB
Flat 123, 75 Whitworth Street, Manchester, M1 6HB
Flat 57, India House, 73 Whitworth Street, Manchester, M1 6LG
Fifth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
Second Floor Suite 201, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ground Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Sub Basement, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Eighth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Seventh Floor Suites 701-705, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Flat 124, 75 Whitworth Street, Manchester, M1 6HB
Flat 60, India House, 73 Whitworth Street, Manchester, M1 6LG

Flat 40, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 110, 75 Whitworth Street, Manchester, M1 6HB
Second Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 66, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 29, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 18, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 15, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 69, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 46, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 35, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 103, 75 Whitworth Street, Manchester, M1 6HB
Third Floor Suite 306, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ninth Floor Suites 902 And 902A, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Suites 101 To 103, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Third Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
Flat 54, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 65, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 26, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 49, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 27, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 88, 75 Whitworth Street, Manchester, M1 6HB
Flat 130, 75 Whitworth Street, Manchester, M1 6HB
Ground Floor Suite G02, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Flat 81, 75 Whitworth Street, Manchester, M1 6HB
Flat 37, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 85, 75 Whitworth Street, Manchester, M1 6HB
Flat 102, 75 Whitworth Street, Manchester, M1 6HB
Flat 56, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 23, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 52, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 6, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 90, 75 Whitworth Street, Manchester, M1 6HB
Flat 129, 75 Whitworth Street, Manchester, M1 6HB
Flat 137, 75 Whitworth Street, Manchester, M1 6HB
Flat 62, India House, 73 Whitworth Street, Manchester, M1 6LG
Ninth Floor Suite 904, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ninth Floor Suite 903, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Third Floor Front Right, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
62 Whitworth Street, Manchester, M1 6LT
58 - 60 Whitworth Street, Manchester, M1 6JQ
91 - 93 Oxford Street, Manchester, M1 6ET
Flat 25, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 53, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 19, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 4, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 16, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 92, 75 Whitworth Street, Manchester, M1 6HB
Flat 11, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 91, 75 Whitworth Street, Manchester, M1 6HB
Flat 106, 75 Whitworth Street, Manchester, M1 6HB
Flat 42, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 104, 75 Whitworth Street, Manchester, M1 6HB
Flat 13, India House, 73 Whitworth Street, Manchester, M1 6LG

Flat 109, 75 Whitworth Street, Manchester, M1 6HB
Seventh Floor Royscot Retailer Serv Ltd, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Principal Manchester Hotel, Oxford Road, Manchester, M60 7HA
The Stage Door, 97 Oxford Street, Manchester, M1 6ET
Palace Theatre, Oxford Street, Manchester, M1 6FT
Flat 10, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 22, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 64, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 100, 75 Whitworth Street, Manchester, M1 6HB
Flat 43, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 38, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 111, 75 Whitworth Street, Manchester, M1 6HB
Flat 84, 75 Whitworth Street, Manchester, M1 6HB
Flat 107, 75 Whitworth Street, Manchester, M1 6HB
Flat 118, 75 Whitworth Street, Manchester, M1 6HB
Flat 20, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 9, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 41, India House, 73 Whitworth Street, Manchester, M1 6LG
Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Third Floor Suite 301, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Grd Floor Suite G01, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
First Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 48, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 50, India House, 73 Whitworth Street, Manchester, M1 6LG
73 - 75 Whitworth Street, Manchester, M1 6LG
Flat 83, 75 Whitworth Street, Manchester, M1 6HB
Flat 140, 75 Whitworth Street, Manchester, M1 6HB
Flat 113, 75 Whitworth Street, Manchester, M1 6HB
Flat 98, 75 Whitworth Street, Manchester, M1 6HB
Flat 21, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 122, 75 Whitworth Street, Manchester, M1 6HB
Flat 99, 75 Whitworth Street, Manchester, M1 6HB
Flat 67, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 89, 75 Whitworth Street, Manchester, M1 6HB
Flat 63, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 126, 75 Whitworth Street, Manchester, M1 6HB
Flat 34, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 108, 75 Whitworth Street, Manchester, M1 6HB
Flat 61, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 31, India House, 73 Whitworth Street, Manchester, M1 6LG
India House, 73 - 75 Whitworth Street, Manchester, M1 6LG
Flat 116, 75 Whitworth Street, Manchester, M1 6HB
Flat 112, 75 Whitworth Street, Manchester, M1 6HB
Ninth Floor Suite 905, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
64 Whitworth Street, Manchester, M1 6LT
Ninth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
THE GUINNESS PARTNERSHIP, 1 To 3 McGinty Place, Whitworth Street, Manchester, M1 6BA
Excalibur Building, 77 Whitworth Street, Manchester, M1 6EZ
Flat 87, 75 Whitworth Street, Manchester, M1 6HB
Flat 79, 75 Whitworth Street, Manchester, M1 6HB
Flat 33, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 3, India House, 73 Whitworth Street, Manchester, M1 6LG

Flat 70, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 59, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 39, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 131, 75 Whitworth Street, Manchester, M1 6HB
Flat 101, 75 Whitworth Street, Manchester, M1 6HB
Flat 94, 75 Whitworth Street, Manchester, M1 6HB
Flat 68, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 82, 75 Whitworth Street, Manchester, M1 6HB
Flat 32, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 135, 75 Whitworth Street, Manchester, M1 6HB
Flat 97, 75 Whitworth Street, Manchester, M1 6HB
Flat 47, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 12, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 86, 75 Whitworth Street, Manchester, M1 6HB
Flat 96, 75 Whitworth Street, Manchester, M1 6HB
Flat 45, India House, 73 Whitworth Street, Manchester, M1 6LG
Basement, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ

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