

## Planning

## Growth & Development

### Delegated officer report for planning application

|                                |                                                                                        |                 |
|--------------------------------|----------------------------------------------------------------------------------------|-----------------|
| <b>Application no.</b>         | 144636/LO/2025                                                                         |                 |
| <b>Date registered valid:</b>  | 18 December 2025                                                                       |                 |
| <b>Proposal:</b>               | Listed Building Consent for the replacement of existing secondary glazing to 23 flats. |                 |
| <b>Address:</b>                | 73 - 75 Whitworth Street, Manchester, M1 6LG                                           |                 |
| <b>Ward(s):</b>                | Deansgate                                                                              | Ward            |
| <b>Applicant:</b>              | Mr Pat Cahill The Guinness Partnership                                                 |                 |
| <b>Agent (if any):</b>         | Mr Richard Ward Warburton Associates                                                   |                 |
| <b>Case officer:</b>           | Sam<br>Tel: 0161 219<br>Email: sam.elliott@manchester.gov.uk                           | Elliott<br>2856 |
| <b>Recommendation:</b>         | Approve                                                                                |                 |
| <b>Date of recommendation:</b> | 28/01/2026                                                                             |                 |

## Application details

|                                                           |                            |
|-----------------------------------------------------------|----------------------------|
| <b>Type of application:</b>                               | Listed Building Consent    |
| <b>Development type:</b>                                  | Listed building alteration |
| <b>Date of site visit:</b>                                | 09 January 2026            |
| <b>Standard consultations:</b><br>Printed: 5 January 2026 | Expired: 26 January 2026   |
| <b>Neighbour notifications</b><br>Printed: 5 January 2026 | Expired: 26 January 2026   |
| <b>Site notice</b><br>Posted: 09 January 2026             | Expired: 30 January 2026   |
| <b>Press advert</b><br>Published: 13 January 2026         | Expired: 3 February 2026   |
| <b>Departure from Development Plan:</b>                   | No                         |
| <b>Environmental Statement:</b>                           | Not required               |

## Description of site/building

The application relates to the Grade II\* listed India House, a seven storeyed building with a two-level basement car park underneath. Its significance partially derives from its architectural quality, being in the Edwardian Baroque style and featuring red brick and buff terracotta dressings amongst other detailing. According to the Heritage, Design & Access Statement REV A dated 16<sup>th</sup> December 2025 it was converted to apartments in 1989 with commercial offices at entrance level. As a result, there is little remaining historic fabric within the apartment's interior contributing to its significance.

The building features internal secondary glazing systems to office suites on the ground floor of the building, in accordance with Listed Building Consents 079477/LO/2006/C3 and 085945/LO/2008/C3 and to the residential flats on the upper floors in accordance with 098390/LO/2012/C2 & 100367/LO/2012/C2.

As per the applicant's Design and Access Statement and as observed on site, in several apartments the glazing system has failed due to the weight of the glass, resulting in loss of acoustic and thermal insulation.

|                                 |                                         |
|---------------------------------|-----------------------------------------|
| <b>Listed building:</b>         | Grade II*                               |
| <b>Conservation area:</b>       | Whitworth Street Conservation Area 1985 |
| <b>Tree Preservation Order:</b> | Not applicable                          |

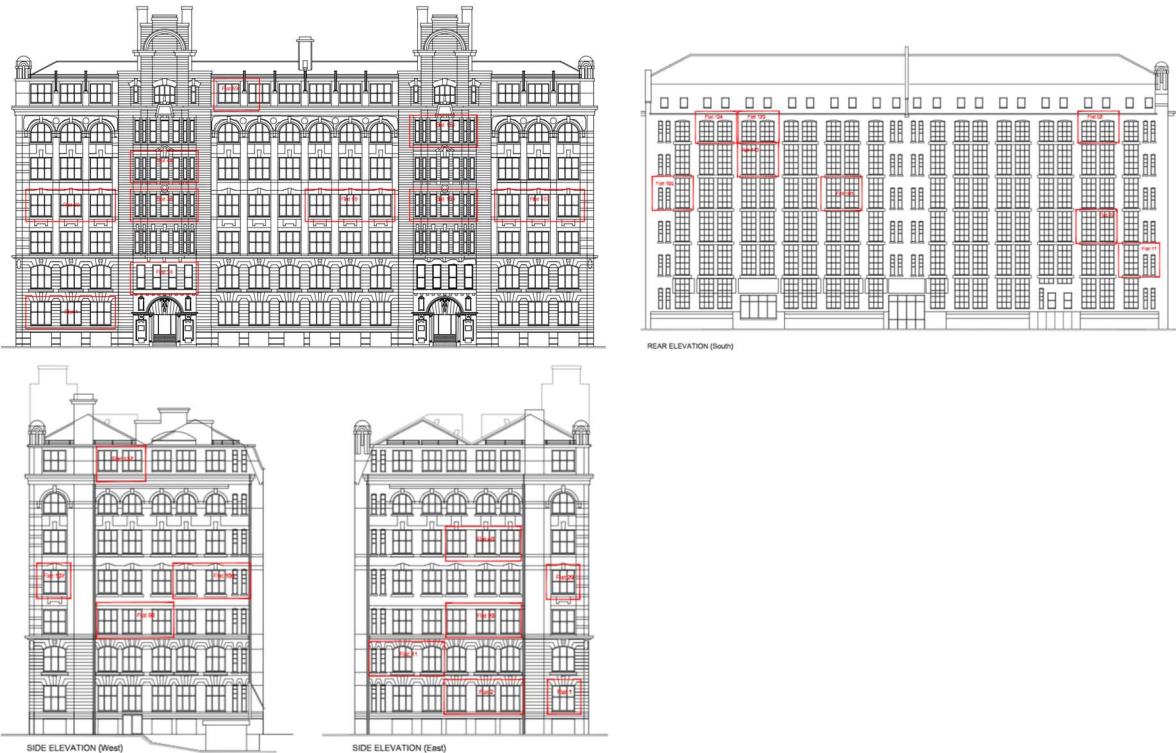
## Description of area

The area relates to the Whitworth Street Conservation Area in Manchester City Centre. Accordingly there are a number of listed buildings in the vicinity which contribute positively to the setting of the Conservation Area, including the Grade II\* listed Lancaster House and the Former

Refuge Assurance Company Offices, as well as the Grade II listed Palace Theatre and Bridgewater House.

**Description of development**

Listed Building Consent is sought for the replacement of existing secondary glazing to 23 flats within the building.



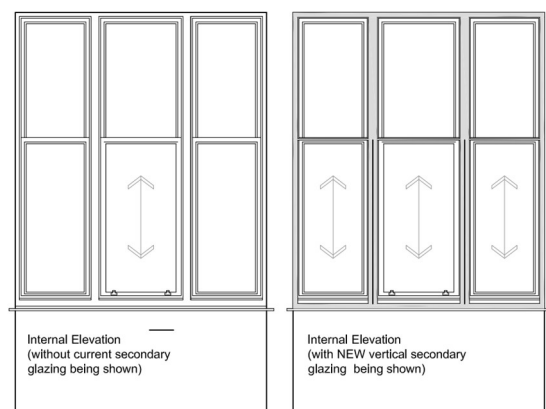
The window variants in each flat have been categorised by type, into four groups as below:

The flat numbers involved are:

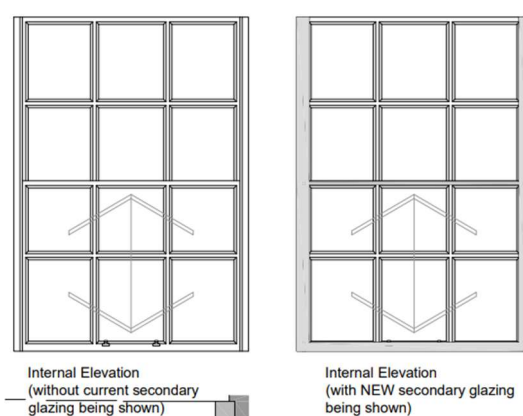
| Type 1<br>Front<br>Vertical<br>3 split | Drawing<br>Ref | Type 2<br>Rear<br>Vertical<br>Full width | Drawing<br>Ref | Type 3<br>Small<br>Vertical<br>Sash | Drawing<br>Ref | Type 4<br>Bay<br>Window | Drawing<br>Ref |
|----------------------------------------|----------------|------------------------------------------|----------------|-------------------------------------|----------------|-------------------------|----------------|
| Flat 1                                 | 5 & 10         | Flat 11                                  | 6 & 11         | Flat 11                             | 9 & 14         | Flat 18                 | 7,8,12,13      |
| Flat 2                                 |                | Flat 22                                  |                | Flat 105                            |                | Flat 38                 |                |
| Flat 11                                |                | Flat 52                                  |                |                                     |                | Flat 48                 |                |
| Flat 20                                |                | Flat 101                                 |                |                                     |                | Flat 108                |                |
| Flat 29                                |                | Flat 105                                 |                |                                     |                | Flat 128                |                |
| Flat 40                                |                | Flat 113                                 |                |                                     |                |                         |                |
| Flat 69                                |                | Flat 123                                 |                |                                     |                |                         |                |
| Flat 96                                |                | Flat 124                                 |                |                                     |                |                         |                |
| Flat 99                                |                |                                          |                |                                     |                |                         |                |
| Flat 105                               |                |                                          |                |                                     |                |                         |                |
| Flat 107                               |                |                                          |                |                                     |                |                         |                |
| Flat 137                               |                |                                          |                |                                     |                |                         |                |

The aluminium framing sections would have a grey outer face and a white inner face, and the vertical and horizontal divisions would be positioned in line with the existing timber mullions and transoms.

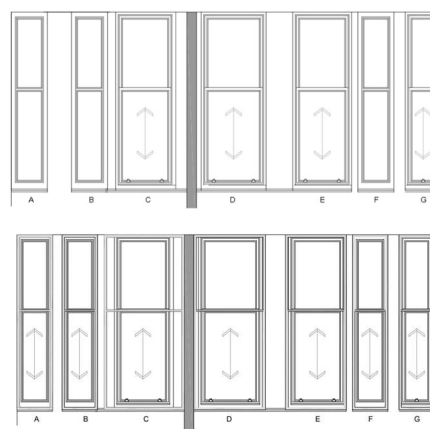
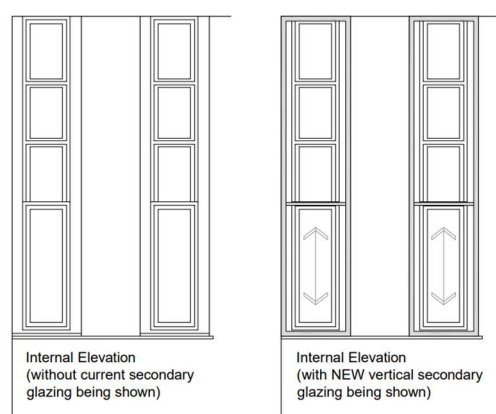
Flat 1



Flat 124 (also Flats 11, 22, 52, 101, 105, 113, 123,124)



Flat 105 (also Flats 11, 12)



## **Consultations & Notification Responses**

### **Notification:**

Occupiers of neighbouring buildings were notified of the proposal via notification letters. No representations have been received.

### **Advertisement:**

The application was advertised by site notice and in the local press as affecting a listed building. 1no. objection has been received with the following concerns:

- Impact on neighbouring buildings by virtue of blocking off route between India House and Lancaster House for long periods of time and inhibiting maintenance works.

### **Historic England:**

Response received, no comment.

## **Policy Context**

The following policies are considered relevant to this application:

### **Places for Everyone**

- JP-Strat2 – City Centre
- JP-P1 – Sustainable Places
- JP-P2 – Heritage

The Adopted Core Strategy for the City of Manchester

- SP1 – Spatial Principles
- CC9 – Design and Heritage
- EN1 – Design Principles and Strategic Character Areas
- EN3 – Heritage
- EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester

- DC19 – Listed Buildings

NPPF

- Section 12 (Achieving Well Designed Places)
- Section 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.

Listed Buildings and Conservation Areas Act 1990

- Sections 16

## **Issues**

### **Impact on Heritage Asset**

Amongst the historic fabric which contributes to the building's significance and would be visually impacted by the proposed works are its canted bay windows of terracotta tiered from 2nd to 5th floors, with various forms of enrichment including corbelled plaques, broad banded terracotta pilasters; bays with segmental-headed windows at 1st floor, round-headed at 5th floor, and square-headed elsewhere, mostly containing 3-light sashes and mostly also with triple keystones.

An options analysis was included within the Heritage, Design & Access Statement REV A dated 16<sup>th</sup> December 2025 considering upgrading the existing window frames and replacing the existing secondary glazing like-for-like. Works to the primary window frames were discounted to mitigate more harmful interventions to the listed building, and like-for-like replacements were discounted due to previous failures and associated thermal loss and noise. In view of the submitted options, it is considered that the introduction of secondary glazing causes the least level of harm as it would retain original windows in-situ and would moreover be reversible.

The proposed secondary glazing would not impact any historic fabric, though it would be visible from the exterior of the building and seen together with the existing primary windows. It is acknowledged that the proposed secondary glazing is to replace existing secondary glazing, however the proposed frames are slightly thicker than existing, resulting in some aesthetic harm as seen from outside the building via a greater build up around the windows. Internally there would be some harm through the introduction of bulkier modern features.

To mitigate this, the dark grey finish to the external facing face would help the frames appear more visually recessive when viewed from the exterior. The internal facing face of the windows would be finished white to match the white painted window frames. In the event of an approval, it

is recommended that details of the proposed frames, including RAL colour and samples, are conditioned. The applicant has also submitted a method statement for careful removal and replacement of secondary glazing, and it is recommended that these works are condition to be carried out in accordance with the document in the event of an approval.

### Assessment of Harm

It is considered that the proposal would result in a low level of less than substantial level where the bulkier secondary glazing would be seen together with the significant architectural detailing of the building's windows. In consideration of the proposal's public benefits as per the requirements of Paragraph 215 of the NPPF, the proposed secondary glazing would replace existing defective secondary glazing, improve acoustic insulation and thus reduce noise, as well as improving thermal performance. This is considered to make a positive contribution to the health, safety and wellbeing of residents in line with Core Strategy Policies SP1, EN4, and DM1.

As such, the less than substantial harm resulting from the works are at a level where the public benefits of a viable use and reinstating the historic entrance and exposing the full height of the ceiling outweigh the harm. On this basis, the proposal is considered to meet the statutory test to preserve as required by Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

In order to mitigate against the identified harms, conditions have been outlined above to require replacement and installation works to be carried out in accordance with the methodology statement submitted, as well as requiring details of the frames' colour with a sample product.

### Other Issues

Objection comments are acknowledged regarding the closure of the access route between India and Lancaster House. In the event of an approval, it is recommended that an informative highlighting applicant requirements over hoarding licenses is attached to the decision notice, should they be applicable. It is also noted the proposed works relate to internal secondary glazing to be replaced within the apartment units.

### Conclusion

In consideration of the above and subject to conditions, the proposed works are considered to not have an unacceptable adverse effect on the listed asset's architectural and historic character. The overall harm is considered to be less than substantial, and the proposed works allow improved acoustic and thermal performance, replacing defective products. The less than substantial harm resulting from the works are at a level where the public benefits outweigh the harm. On this basis, the proposal is considered to meet the statutory test to preserve as required by Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

The proposal would also meet the requirements set out in Places for Everyone Policies JP-Strat2, JP-P1, and JP-P2; Policies SP1, CC1, CC9, EN1, EN3, EN4 and DM1 of the Core Strategy; saved UDP policy DC19; and sections 12 and 16 of the NPPF as they relate to the sustaining, preservation and enhancement of heritage assets.

### **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

### **Condition(s) to be attached to decision for approval**

#### **1. LBC Time**

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. Plans and Documents**

The development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority:

Heritage, Design & Access Statement REV A dated 16<sup>th</sup> December 2025 and received 18/12/2025  
India House, Whitworth Street, Manchester Significance Statement & Impact Assessment dated March 2014 and received 18/12/2025

Secondary Glazing - Removal and Install Methodology received 28/01/2026

7604/ 00 received 28/11/2025

7604/ 10 received 28/01/2026

7604/ 11 rev.B received 18/12/2025

7604/ 13 rev.A received 28/11/2025

7604/ 14 rev.B received 18/12/2025

7604/ 15 received 28/11/2025

7604/ 16 received 28/11/2025

7604/ 17 received 28/11/2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to JP-Strat2, JP-P1, and JP-P2; Policies SP1, CC1, CC9, EN1, EN3, EN4 and DM1 of the Core Strategy; saved UDP policy DC19; Sections 12 and 16 of the NPPF; and Section 16 of the Listed Buildings and Conservation Areas Act 1990

### **3. Secondary Glazing Sample**

Notwithstanding the details as set out in condition 2 above, prior to the commencement of the installation of the secondary glazing hereby approved, final samples of the framing product and details the RAL colours for the internal and external faces of the frames shall be submitted for approval in writing by the City Council, as Local Planning Authority.

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

### **4. Removal and Replacement of Existing Secondary Glazing**

The methods for the removals and replacements of existing secondary glazing hereby approved shall be carried out in accordance with the following plans and documents:

Secondary Glazing - Removal and Install Methodology received 28/01/2026

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

## **Appendix 1 – List of consultees & neighbours notified**

Heritage & Urban Design  
Historic England (North West)

Flat 10, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Flat 91, 75 Whitworth Street, Manchester, M1 6HB  
Flat 42, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 4, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 25, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 13, India House, 73 Whitworth Street, Manchester, M1 6LG  
Seventh Floor Royscot Retailer Serv Ltd, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ  
Flat 42, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Flat 38, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Flat 31, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Apartment 403, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 313, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 210, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 113, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 112, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 513, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 506, Asia House, 82 Princess Street, Manchester, M1 6BE  
Flat 109, 75 Whitworth Street, Manchester, M1 6HB  
Flat 106, 75 Whitworth Street, Manchester, M1 6HB  
Flat 104, 75 Whitworth Street, Manchester, M1 6HB  
Flat 92, 75 Whitworth Street, Manchester, M1 6HB  
Flat 24, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 3, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 67, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 53, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 41, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 19, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 16, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 11, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 11, Asia House, 82 Princess Street, Manchester, M1 6BD  
Flat 10, Asia House, 82 Princess Street, Manchester, M1 6BD  
First Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT  
Fourth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT  
Apartment 311, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 307, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 214, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 207, Asia House, 82 Princess Street, Manchester, M1 6BD  
Flat 29, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Flat 25, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Flat 118, 75 Whitworth Street, Manchester, M1 6HB  
Principal Manchester Hotel, Oxford Road, Manchester, M60 7HA  
Flat 43, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 9, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 22, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 20, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 10, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 12, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 4, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ

Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT  
Grd Floor Suite G01, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS  
Third Floor Suite 301, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ  
Apartment 315, Asia House, 82 Princess Street, Manchester, M1 6BD  
Flat 18, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Apartment 215, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 7, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 108, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 106, Asia House, 82 Princess Street, Manchester, M1 6BD  
Flat 8, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Apartment 603, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 601, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 502, Asia House, 82 Princess Street, Manchester, M1 6BE  
Palace Theatre, Oxford Street, Manchester, M1 6FT  
Flat 84, 75 Whitworth Street, Manchester, M1 6HB  
Flat 111, 75 Whitworth Street, Manchester, M1 6HB  
Flat 107, 75 Whitworth Street, Manchester, M1 6HB  
Flat 100, 75 Whitworth Street, Manchester, M1 6HB  
The Lancaster Tavern, 80 Princess Street, Manchester, M1 6NF  
Flat 19, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 12A, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 2, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 65, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 43, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 41, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 38, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 49, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 46, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 64, India House, 73 Whitworth Street, Manchester, M1 6LG  
64 Whitworth Street, Manchester, M1 6LT  
India House, 73 - 75 Whitworth Street, Manchester, M1 6LG  
Apartment 404, Asia House, 82 Princess Street, Manchester, M1 6BE  
Serviced Apartment 5, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Flat 15, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Flat 126, 75 Whitworth Street, Manchester, M1 6HB  
Flat 113, 75 Whitworth Street, Manchester, M1 6HB  
Flat 18, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 57, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 8, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 63, India House, 73 Whitworth Street, Manchester, M1 6LG  
Ninth Floor Suite 905, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ  
Flat 3, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Apartment 407, Asia House, 82 Princess Street, Manchester, M1 6BE  
Flat 14, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Whitworth Locke Hotel, 74 Princess Street, Manchester, M1 6JD  
Apartment 610, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 608, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 604, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 5, Asia House, 82 Princess Street, Manchester, M1 6BD  
Ninth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT  
Flat 140, 75 Whitworth Street, Manchester, M1 6HB  
Flat 83, 75 Whitworth Street, Manchester, M1 6HB  
48 Whitworth Street, Manchester, M1 6JD  
Flat 122, 75 Whitworth Street, Manchester, M1 6HB

Flat 116, 75 Whitworth Street, Manchester, M1 6HB  
Flat 112, 75 Whitworth Street, Manchester, M1 6HB  
Flat 108, 75 Whitworth Street, Manchester, M1 6HB  
Flat 99, 75 Whitworth Street, Manchester, M1 6HB  
Flat 98, 75 Whitworth Street, Manchester, M1 6HB  
Flat 89, 75 Whitworth Street, Manchester, M1 6HB  
Flat 16, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 7, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 61, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 50, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 48, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 34, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 31, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 38, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 34, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 21, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 67, India House, 73 Whitworth Street, Manchester, M1 6LG  
THE GUINNESS PARTNERSHIP, 1 To 3 McGinty Place, Whitworth Street, Manchester, M1 6BA  
Apartment 503, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 409, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 406, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 305, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 3, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 201, Asia House, 82 Princess Street, Manchester, M1 6BD  
Flat 37, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Flat 42, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Excalibur Building, 77 Whitworth Street, Manchester, M1 6EZ  
Flat 131, 75 Whitworth Street, Manchester, M1 6HB  
Basement, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ  
Flat 52, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 45, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 30, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 59, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 47, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 39, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 32, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 23, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 71, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 68, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 14, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 68, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 34, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Apartment 410, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 405, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 310, Asia House, 82 Princess Street, Manchester, M1 6BD  
Flat 22, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Apartment 206, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 204, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 111, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 110, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 1, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 607, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 508, Asia House, 82 Princess Street, Manchester, M1 6BE  
Flat 135, 75 Whitworth Street, Manchester, M1 6HB

Flat 87, 75 Whitworth Street, Manchester, M1 6HB  
Flat 86, 75 Whitworth Street, Manchester, M1 6HB  
Flat 82, 75 Whitworth Street, Manchester, M1 6HB  
Flat 79, 75 Whitworth Street, Manchester, M1 6HB  
Flat 101, 75 Whitworth Street, Manchester, M1 6HB  
Flat 97, 75 Whitworth Street, Manchester, M1 6HB  
Flat 96, 75 Whitworth Street, Manchester, M1 6HB  
Flat 94, 75 Whitworth Street, Manchester, M1 6HB  
Flat 3, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 5, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 45, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 56, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 53, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 33, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 54, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 33, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 12, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 70, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 12, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 505, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 501, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 414, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 413, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 314, Asia House, 82 Princess Street, Manchester, M1 6BD  
Flat 39, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Flat 139, 75 Whitworth Street, Manchester, M1 6HB  
Flat 115, 75 Whitworth Street, Manchester, M1 6HB  
Flat 37, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 28, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 44, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 27, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Tenth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT  
Flat 4, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Apartment 412, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 401, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 303, Asia House, 82 Princess Street, Manchester, M1 6BD  
Flat 20, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Flat 1, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Apartment 8, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 211, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 105, Asia House, 82 Princess Street, Manchester, M1 6BD  
75 Whitworth Street, Manchester, M1 6HB  
Seventh Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT  
Flat 138, 75 Whitworth Street, Manchester, M1 6HB  
Flat 133, 75 Whitworth Street, Manchester, M1 6HB  
Flat 132, 75 Whitworth Street, Manchester, M1 6HB  
Flat 80, 75 Whitworth Street, Manchester, M1 6HB  
Flat 128, 75 Whitworth Street, Manchester, M1 6HB  
Flat 120, 75 Whitworth Street, Manchester, M1 6HB  
Flat 95, 75 Whitworth Street, Manchester, M1 6HB  
Flat 22, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 10, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 5, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 15, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ

Flat 55, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 44, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 29, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 24, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 9, Asia House, 82 Princess Street, Manchester, M1 6BD  
Flat 13, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Apartment 514, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 309, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 209, Asia House, 82 Princess Street, Manchester, M1 6BD  
Flat 7, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Flat 30, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Flat 21, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Flat 12, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Fifth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS  
Flat 134, 75 Whitworth Street, Manchester, M1 6HB  
Flat 123, 75 Whitworth Street, Manchester, M1 6HB  
Flat 121, 75 Whitworth Street, Manchester, M1 6HB  
Flat 93, 75 Whitworth Street, Manchester, M1 6HB  
Flat 48, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 40, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 35, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 57, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 30, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 2, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 25, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 17, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 69, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 63, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 62, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Second Floor Suite 201, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ  
Seventh Floor Suites 701-705, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ  
Ground Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ  
Flat 40, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Sixth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT  
Apartment 306, Asia House, 82 Princess Street, Manchester, M1 6BD  
Flat 16, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Flat 11, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Eighth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT  
Apartment 613, Asia House, 82 Princess Street, Manchester, M1 6BE  
Sub Basement, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ  
Apartment 213, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 107, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 104, Asia House, 82 Princess Street, Manchester, M1 6BD  
Flat 6, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Apartment 515, Asia House, 82 Princess Street, Manchester, M1 6BE  
Flat 136, 75 Whitworth Street, Manchester, M1 6HB  
Flat 127, 75 Whitworth Street, Manchester, M1 6HB  
Flat 125, 75 Whitworth Street, Manchester, M1 6HB  
Flat 119, 75 Whitworth Street, Manchester, M1 6HB  
Flat 117, 75 Whitworth Street, Manchester, M1 6HB  
Flat 114, 75 Whitworth Street, Manchester, M1 6HB  
Flat 105, 75 Whitworth Street, Manchester, M1 6HB  
Flat 26, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ

Flat 21, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 1, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 70, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 60, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 58, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 51, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 36, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 28, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 47, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 14, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 1, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Second Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT  
Apartment 605, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 6, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 302, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 205, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 203, Asia House, 82 Princess Street, Manchester, M1 6BD  
Flat 41, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Flat 23, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Flat 17, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Flat 110, 75 Whitworth Street, Manchester, M1 6HB  
Flat 50, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 35, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 20, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 15, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 66, India House, 73 Whitworth Street, Manchester, M1 6LG  
Ninth Floor Suites 902 And 902A, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ  
Third Floor Suite 306, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ  
Flat 36, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Apartment 408, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 312, Asia House, 82 Princess Street, Manchester, M1 6BD  
Flat 26, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Apartment 609, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 2, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 109, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 103, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 101, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 606, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 415, Asia House, 82 Princess Street, Manchester, M1 6BE  
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 124, 75 Whitworth Street, Manchester, M1 6HB  
Flat 103, 75 Whitworth Street, Manchester, M1 6HB  
Flat 11, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 9, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 64, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 61, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 60, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 46, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 40, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 58, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 29, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 39, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ

Flat 36, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 18, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 69, India House, 73 Whitworth Street, Manchester, M1 6LG  
Ground Floor Suite G02, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ  
62 Whitworth Street, Manchester, M1 6LT  
Apartment 602, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 512, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 510, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 402, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 4, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 102, Asia House, 82 Princess Street, Manchester, M1 6BD  
Flat 9, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Flat 35, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Flat 2, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Flat 137, 75 Whitworth Street, Manchester, M1 6HB  
Flat 129, 75 Whitworth Street, Manchester, M1 6HB  
Flat 32, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 54, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 52, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 49, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 37, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 27, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 59, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 55, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 6, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Ninth Floor Suite 903, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ  
Ninth Floor Suite 904, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ  
Third Floor Front Right, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ  
Flat 32, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Flat 28, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Apartment 308, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 304, Asia House, 82 Princess Street, Manchester, M1 6BD  
Flat 24, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Flat 19, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Apartment 301, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 612, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 611, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 208, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 202, Asia House, 82 Princess Street, Manchester, M1 6BD  
Apartment 511, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 509, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 504, Asia House, 82 Princess Street, Manchester, M1 6BE  
Flat 88, 75 Whitworth Street, Manchester, M1 6HB  
Flat 130, 75 Whitworth Street, Manchester, M1 6HB  
58 - 60 Whitworth Street, Manchester, M1 6JQ  
Flat 85, 75 Whitworth Street, Manchester, M1 6HB  
Flat 81, 75 Whitworth Street, Manchester, M1 6HB  
Flat 102, 75 Whitworth Street, Manchester, M1 6HB  
Flat 90, 75 Whitworth Street, Manchester, M1 6HB  
Flat 17, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 6, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 66, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 62, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 56, India House, 73 Whitworth Street, Manchester, M1 6LG

Flat 51, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 31, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 26, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 23, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 65, India House, 73 Whitworth Street, Manchester, M1 6LG  
Apartment 507, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 411, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 212, Asia House, 82 Princess Street, Manchester, M1 6BD  
Flat 33, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Flat 27, Lancaster House, 80 Princess Street, Manchester, M1 6NF

## **Appendix 2 – Planning constraints**

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3  
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4  
Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA  
Conservation Area - Whitworth Street Conservation Area 1985  
Flood Zones Type 2 (low to medium risk) -  
Flood Zone Plus Climate Change -  
Main River Consultation Zone -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
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) -  
Susceptible to Surf Water Flood (More) -  
Area Team Boundary - Name: CENTRAL