MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143985/FO/2025 and 143986/LO/2025
Date registered valid:	1 October 2025
Proposal:	Elevational alterations to the Whitworth Street entrance of the Kimpton Clocktower Hotel Ballroom, including the removal of the existing canopy. Listed Building Consent for elevational alterations to the Whitworth Street entrance of the Kimpton Clocktower Hotel Ballroom, including the removal of the existing canopy and installation of new lettering.
Address:	Principal Manchester Hotel, Oxford Road, Manchester, M60 7HA
Ward(s):	Deansgate Ward
Applicant:	Manchester Oxford Street Hotel Opco Limited
Agent (if any):	Jason Cartwright P4B Architecture Ltd
Case officer:	Emily Booth Tel: 0161 234 4193 Email: emily.booth@manchester.gov.uk
Recommendation:	143985/FO/2025 - Approve and 143986/LO/2025 - Approve
Date of recommendation:	143985/FO/2025 – 26 November 2025 and 143986/LO/2025 - 26 November 2025

Application details

Type of application: Full Application Consent and Listed Building Consent

Development type: Minor Other

Date of site visit: 10 October 2025

Standard consultations:
Printed: 10 October 2025 Expired: 31 October 2025

Neighbour notifications
Printed: 10 October 2025 Expired: 31 October 2025

Site notice
Posted: 13 October 2025 Expired: 3 November 2025

Press advert
Published: 14 October 2025 Expired: 4 November 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II*

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order: Not applicable

Description of Building

This application relates to the Principal Manchester Hotel that is a Grade II* listed building located on the corner of Whitworth Street and Oxford Street in the City Centre. The building formally the Refuge Assurance Company Offices is currently used as a hotel. It is bounded by Oxford Street, Whitworth Street, Mcginty Place and the River Medlock.

It was designed in 1891 by Alfred Waterhouse, extended 1910 and 1912 by his son Paul Waterhouse, and further extended in 1930s. It is constructed in red brick with liberal dressings of deep brown and buff terracotta, and grey Dalbeattie granite to base of tower. designed in the Ornate Eclectic Design with French Renaissance accent and some Baroque features.

Description of Area

The building is opposite the Grade II listed buildings of Oxford Road Station, The Palace Theatre and Bridgewater House, and is within the Whitworth Street Conservation Area. The area surrounding the application site is residential/commercial in nature.

Oxford Road/Oxford Street is a highly trafficked route from South Manchester into the City Centre, is a particularly busy bus route and experiences extremely high footfall.

The surrounding area contains a large number of listed buildings include the Grade II* Listed Churchgate House, the Grade II Listed Palace Theatre, St James Buildings, Portland Buildings and Bridgewater House. The site is also diagonally adjacent to the Whitworth Street Conservation Area.

The site is also within Corridor Manchester, which is home to numerous higher education institutions and knowledge-based industries.

Description of Proposals

The works relate to an existing entrance on the Whitworth Street elevation, which is currently boarded up with louvres above and a poor-quality canopy and solid roller shutter attached.

Planning Permission is sought for:

- The installation of a security gate
- The replacement of existing louvres with glazing
- The installation of brickwork to replace the removed canopy
- The refurbishment of the steps

Listed Building Consent is sought for:

- The removal of a non-original canopy
- The removal of the non-original roller shutter
- The installation of a security gate
- The replacement of existing louvres with glazing
- The installation of brickwork to replace the removed canopy
- The refurbishment of the steps
- Back lit individual letter signage for which advertisement consent will be submitted separately
- Installation of an internal lobby with new internal double door to match the existing

These works would remove unauthorised poor-quality alterations and include repair and reinstatement works.

Consultations & Notification Responses

Publicity

143985/FO/2025 - The application was advertised in the local press as affecting a conservation area and as affecting a listed building, a site notice was displayed on site. No representations were received.

143986/LO/2025 - The application was advertised in the local press as an application for listed building consent, a site notice was displayed on site. 1no. objection has been received and is summarised as follows:

The Kimpton makes no reference to their building being next door to a large residential apartment block (India House), and the potential noise impact it may have on residents from queues of people entering and exiting the ballroom late at night or smoking and urinating. Perhaps they have plans that people will exit the building via Oxford Road?

Further, noise caused by loud music already travels from the Kimpton; my understanding is that noise above permitted levels should cease after 11pm - this is not my experience with the

Kimpton- perhaps they are exempt?

The large signage on the corner of their building next to McGinty Place has frequently caused access problems to the India House car park in that their guests are misled into thinking McGinty Place leads to a hotel car park. It is too large a sign to be located on a listed building.

I think Kimpton management need to take steps to better manage guests.

143985/FO/2025 –

Highway Services - Advised that a Construction Management Plan is required by condition.

Greater Manchester Police Design for Security - Confirmed no objection.

Historic England – Suggest that the LPA seeks the views of their specialist conservation and archaeological advisers and refer to Historic England's published advice.

143986/LO/2025 –

Historic England – Suggest that the LPA seeks the views of their specialist conservation and archaeological advisers and refer to Historic England's published advice.

Issues

Local Policy

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-Strat2 (City Centre)
Policy JP-P1 (Sustainable Places)
Policy JP-P2 (Heritage)

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas)
Policy EN3 (Heritage)
Policy CC9 (Design and Heritage)
Policy SP1 (Spatial Principles)
Policy DM1 (Development Management)

The Unitary Development Plan for the City of Manchester

Saved Policy DC18.1 (Conservation Areas)
Saved Policy DC19.1 (Listed Buildings)
Saved Policy DC14 (Shop Fronts and Related Signs)

Shopfront Design Guide (2024)

National Policy

National Planning Policy Framework (NPPF)

- Chapter 6 - Building a strong, competitive economy
- Chapter 7 - Ensuring the vitality of town centres
- Chapter 12 - Achieving well-designed places
- Chapter 16 - Conserving and enhancing the historic environment

National Planning Practice Guidance (NPPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Principle of Development

The entrance affected by the works is in poor condition and is boarded up but contains some original decorative features. It was last open in 2021. The works are therefore acceptable in principle, and they include the restoration of this entrance.

Layout, Scale and Appearance, including the impact on the affected Heritage Assets

Canopy

The removal of the canopy would be beneficial to the character and significance of the building as it is bulky, non-original and incongruous due to its colouring and design. It is understood to have been installed by the previous tenant of the ballroom and is unauthorised. Conditions will require method statement for the removal of the canopy, protection of the fabric and making good of the damage that the canopy caused.

Signage

The signage is acceptable as it is in keeping with the age of the building and is slim individual letters. This sign also requires advertisement consent, and the applicant has been advised to submit this. It is considered to have a neutral impact as it is sited where a sign is expected to be on a fascia.

Refurbishment of the steps

This is considered to be beneficial due to the condition of the existing steps.

New Terracotta, steps and fascia

Samples and full details of the new terracotta will be required by condition. This will be installed where terracotta is damaged by the proposed and previous work and to the fascia which was removed for the canopy installation. This considered to restore the appearance of the entrance and is considered to be beneficial.

Replacement of the louvres

The 2no. louvres that have been installed within the window frames above the entrance would be removed and replaced by glazing restoring the appearance of these windows. A condition will require a sample of the glazing. These works are considered to be beneficial.

Replacement of existing roller shutter with a security gate.

Full details of the design of this gate will be required by condition. The removal and replacement of a non-original incongruous and poor-quality solid roller shutter with a gate would be much more in keeping with the building and would be beneficial.

The installation of new double door to match the existing

This would have a neutral impact due to the like for like appearance.

Installation of an internal lobby

This partition would extend an existing partition to create the internal lobby. It is considered suitable to install one as a lobby would assist with noise levels when the door is open. It would cause very minor less than substantial harm.

Overall, the impacts are considered to be beneficial. As there would be no harm it is not necessary to consider the tests within the NPPF Section 16 in relation to harm.

Paragraph 212. Of the NPPF states 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

The works would therefore overall be beneficial due to the number of beneficial works compared to the small amount of less than substantial harm. The entrance would be restored and reused, and incongruous items would be removed form it as part of this application. The works would also allow the reuse of an unused and highly significant part of the building. These works are therefore consistent with paragraph 212 of the NPPF in that they would conserve the asset by implementing these works and improve the significance of the Whitworth Street elevation.

The proposed works would therefore be consistent with sections 66 and 72 of the Planning Act in relation to preservation and enhancement and comply with Policies EN1, SP1, CC9, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC14, DC18 and DC19 of the Unitary Development Plan for the City of Manchester and Policies JP-P1, JP-Strat2 and JP-P2 of Greater Manchester's Places for Everyone Guidance in relation to the impact on visual amenity.

Highway Safety and Operations

The recommended construction management plan will be applied to the application due to the works including the removal of the canopy that oversales the street and the other works being back of pavement.

Conclusion

As described above the works are beneficial and therefore comply with all above policies.

The issues raised in the objection do not relate to this application as the works relate to an existing opening.

The entrance was last in use when the ballroom was used as a casino.

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 polices 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: 143985/FO/2025 – Approve
143986/FO/2025 – Approve

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included pre-application advice about the information required to be submitted to support the application and the agreement of changes to the proposals.

Condition(s) to be attached to decision for approval of application referenced 143985/FO/2025

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 have been carried out in accordance with the following drawings and documents:

The location plan received by the City Council as local planning authority on 16 September 2025

The Stage 3 Developed Design Rev F Received by the City Council as local planning authority on 20 November 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) Prior to the commencement of development, a Construction Management Plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- Dust suppression measures
- Compound locations where relevant
- Details of an emergency contact telephone number
- A community consultation plan
- A pedestrian management plan
- Details of proposed hoarding, including location
- Traffic Management Plan
- Waste Management Plan
- Details of vehicle movements and demolition vehicle entrance and exit points
- A site plan showing the effects of demolition on pedestrians and vehicles
- Location of parking facilities for contractors and visitors
- A dilapidation survey of nearby highway to ensure highway repaired if damaged

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies EN19 and DM1 of the Manchester Core Strategy and saved UDP Policy DC26.

Condition(s) to be attached to decision for approval of application referenced 143986/LO/2025

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

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

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

The location plan received by the City Council as local planning authority on 16 September 2025

The Stage 3 Developed Design Rev F Received by the City Council as local planning authority on 20 November 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) Prior to the removal of the existing canopy, a detailed method statement for its removal, including measures to protect the surrounding fabric, the method of removal and the details of how any damage caused by the installation of the canopy will be repaired, shall be submitted to

and approved in writing by the City Council as local planning authority. The works to remove the canopy and repair the affected fabric shall then be carried out fully and only in accordance with the approved details and the repairs shall be completed prior to the installation of the new brickwork and stone and within 3 months of the removal of the canopy.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Prior to the removal of the existing canopy, full details including highly detailed drawings showing moulding, jointing, coursing and interface details with the existing fabric (for the items shown on drawing 11A within the Stage 3 Developed Design Rev F Received by the City Council as local planning authority on 20 November 2025) shall be submitted to and approved in writing by the City Council as local planning authority. The works shall then be carried out fully and only in accordance with the approved details and the installation of all new terracotta shall be completed within 3 months of the removal of the canopy.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Hand sized or larger samples of the following materials shall be submitted to and approved in writing by the City Council as local planning authority prior to the removal of the existing canopy:

- Signage Lettering
- Terracotta
- Metal
- Glazing
- Brick
- Mortar
- Paint/finishes

The works shall be carried out only in accordance with these approved materials.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

6) Prior to the removal of the existing canopy, full details of the proposed security gate (location shown on drawing 10A within the Stage 3 Developed Design Rev F Received by the City Council as local planning authority on 20 November 2025), including detailed drawings showing

the design, style, pattern, size, thickness and colours shall be submitted to and approved in writing by the City Council as local planning authority. The works shall then be carried out fully and only in accordance with the approved details and the removal of the roller shutter and installation of the gates shall be completed within 4 months of the removal of the canopy.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

7) Prior to the removal of the existing canopy, full details of the proposed security gate (location shown on drawing 10A within the Stage 3 Developed Design Rev F Received by the City Council as local planning authority on 20 November 2025), including highly detailed drawings showing the design, style, pattern, size, thickness and colours shall be submitted to and approved in writing by the City Council as local planning authority. The works shall then be carried out fully and only in accordance with the approved details and the removal of the roller shutter and installation of the gates shall be completed within 4 months of the removal of the canopy.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

8) Prior to any works to the steps, full details of the construction and jointing, nosing detail shall be submitted to and approved in writing by the City Council as local planning authority. These works shall be completed in accordance with the approved method using the approved finishes within 3 months of the removal of the canopy.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Informatives

1) For the avoidance of doubt, the signage hereby approved also required advertisement consent which must be sought prior to the installation of the signage.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Greater Manchester Police
Historic England (North West)

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
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
Cornerhouse, 70 Oxford Street, Manchester, M1 5NH
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
Fourth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
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 (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL