

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139974/FO/2024

Date registered valid: 30 May 2025

Proposal: Change of use to restaurant (Class E) with associated external alterations including installation of 1no. louvre and extraction vent.

Address: 48 Princess Street, Manchester, M1 6HR

Ward(s): Piccadilly Ward

Applicant: Ms Nhan Do

Agent (if any): Mr Matthew McNulty Architects

Case officer: James
Tel: 0161 219
Email: james.bridgman@manchester.gov.uk
Bridgman 6202

Recommendation: Approve

Date of recommendation: 3 November 2025

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 17 July 2025

Standard consultations:

Printed: 9 June 2025 Expired: 30 June 2025

Neighbour notifications

Printed: 9 June 2025 Expired: 30 June 2025

Site notice

Posted: 12 June 2025 Expired: 3 July 2025

Press advert

Published: 17 June 2025 Expired: 8 July 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

The application site relates to the basement of No.48 Princess Street, a Grade II listed building which is bounded by Princess Street and Harter Street. The site is within the Whitworth Street Conservation Area.



Figure 1 – Aerial of the applicant site

The building is constructed in red brick with sandstone dressings and a slate roof. The building was a former shipping and packing warehouse and the ground and upper floors have been converted into apartments. The basement is currently vacant but has been previously altered internally when it was occupied as a nightclub.

This application refers to the basement has which has previously been altered internally and is of lower significance generally but still retains the original columns.

Description of development

Planning permission is sought for the change of use to a restaurant (Class E).

External alterations:

- New handles to main entrance door to the side elevation
- Replacement of glazing
- Reinstatement of glazing to existing boarded panels
- Installation of 1no. air vent/louvre to side elevation
- Installation of extraction flue within enclosed lightwell

Related Applications

142206/AO/2025 - Installation of 1no. illuminated projection sign – under consideration alongside this application

139975/LO/2024 - Listed Building Consent for external projecting signage, and internal alterations – under consideration alongside this application

Consultations & Notification Responses

Publicity - The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of a listed building and the conservation area. Letters have also been sent

out to local businesses and residents. Two representations in objection have been received as part of that process.

Local residents/public opinion – Notification in May 2025, two representations were received in objection of the proposal:

- Adverse impact on residential amenity from noise and disturbance
- Increase in foot traffic and main entrance door adjacent to residential windows
- Late night operations and associated anti-social behaviour
- Proposed to relocate the entrance to less sensitive area
- Attract higher volumes of visitors, deliveries and waste collections compared to the existing use
- Pedestrian/queueing system could block pavements/safety hazards
- Impact on privacy of windows
- Potential harm to the character and setting of the listed building
- Nuisance from odours extraction
- Limit opening hours to close by 10pm
- Waste arrangements show bins would be stored in eurobins
- No noise assessment on odour/external plant

Notification in September 2025 – Five representations were received in objection of the proposal:

- Affect on value of property
- Increase in rodent activity with more bins associated with restaurant
- Noise and smell impacting on amenity of apartments
- Issues with servicing
- Anti-social behaviour
- Increase in rodent activity with more bins associated with restaurant
- Concerns hours of use will not be controlled
- Entrance door is located close to residential apartments
- Where are bins stored
- No guarantee noise can be controlled through the ceiling of the basement/flooring
- Concerns with fire safety
- The restaurant within the basement of the adjoining unit has not been operating commercially for some time so indicates current proposal is not commercially viable.

Highway Services – The proposed cycle parking arrangements are acceptable. Waste will be collected from Harter Street which is acceptable.

Environmental Health – The use will have a eurobin that will be stored on the ground floor. A waste management strategy has been submitted confirming it will be collected via Harter Street.

Odour extraction strategy and assessment is acceptable as any extraction will discharge above roof level. Noise impact assessment for the extraction vent and air intake louvre is acceptable.

The noise impact assessment/scheme with the acoustic insulation is supported subject to a condition for verification to be submitted.

The use would cease from 11pm and would not fall under the nighttime hours.

Greater Manchester Police – Support the application and recommendations within Section 3.3 of the Crime Impact Statement.

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-Strat1 – Core Growth Area
- Policy JP-Strat2 – City Centre
- Policy JP-Strat14 – A Sustainable and Integrated Transport Network
- Policy JP-S1- Sustainable Development
- Policy JP-J1 – Supporting Long Term Economic Growth
- Policy JP-J2 – Employment Sites and Premises
- Policy JP-P1 – Sustainable Places
- Policy JP-P2 – Heritage
- Policy JP-P4 – New Retail and Leisure Uses in Town Centres
- Policy JP-C3 – Public Transport
- Policy JP-C4 – The Strategic Road Network
- Policy JP-C5 – Streets for All

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 SO2 – Economy
- Policy EC1 – Employment and Economic Growth in Manchester
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus
- Policy CC2 – Retail
- Policy CC9 – Design and Heritage
- Policy CC7 – Mixed Use Development
- Policy C10 - Leisure and the Evening Economy
- Policy CC10 – A Place for Everyone
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:

- Policy DC10 – Food and Drink Uses
- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed and beautiful places
- Chapter 15 – Conserving and enchanting the Natural Environment
- Chapter 16 – Conserving and enhancing the Historic Environment

Other Legislative Considerations

National Planning Policy for Waste

Issues

Principle

The application site within Manchester City Centre where restaurants support the vitality and vibrancy of an area. The growth of restaurant uses has been a key part of the attractiveness of the City Centre as a place to live, visit and work.

The restaurant would contribute to the daytime and evening economy aspirations of further regenerating Manchester City Centre.

The proposal would be consistent with planning policies SP1, EC3, CC1, CC2 and C10 of the Core Strategy by developing a vacant floor of a property in the heart of the City Centre.

Design and Heritage

External works

Anodised steel bar handles would be attached to the main entrance door which is an existing modern intervention.

None of the existing windows appear to be original as several of the brick jambs show evidence of previous frames. The existing boarded windows would be replaced with glazing and provides a heritage benefit as it would improve the visual appearance of the listed building.

The lower sections would be clear glass to allow more natural light into the basement, and the upper sections would be obscure glass to conceal the internal suspended ceiling. The existing louvres to the Harter Street side elevation would be removed and replaced with glazing.

Replacement glazing and reinstatement of glazing to boarded panels would be a heritage benefit and would enhance the appearance of the listed building. Glass samples and a methodology for the repairs to frames or detailed design of new frames and installation of glass shall be submitted for approval through condition.

Air intake vent is proposed to the Harter Street elevation to allow for ventilation. A bespoke louvre design or screen is proposed with the final details to be agreed through condition.

The development is considered to be acceptable and would not result in any harm to the listed building. The proposal complies with policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy, saved UDP policies DC18 and DC19, Places for Everyone Plan policy JP-P2, and guidance within the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Noise and disturbance

The restaurant would be located within the basement area with residential apartments directly above on the ground floor and upper floors. The hours of use would be 11:00 until 23:00 daily.

The application was supported by a Noise Impact Assessment which details measured of acoustic insulation/upgrading of walls and ceilings within the fire escape and basement and installation of a lobbied door. Environmental Health accept the hours of use, the noise levels and noise abatement measures are subject to a verification report to be submitted prior to the first use of the restaurant.

The Noise Impact Assessment assesses the impact of the new plant which includes an extraction vent and air intake louvre. Environmental Health are satisfied the noise abatement measures are

sufficient to mitigate any noise on residential amenity. The details and noise levels will be subject to testing prior to the first use of the restaurant.

Concerns have been raised by a resident by the noise associated with the comings and goings of the entrance door and its proximity to residential windows. The Council consider this use to be appropriate within its city centre location. Additionally, there is enough space internally to manage a queueing system.

The hours of any servicing, deliveries and collections will be restricted through condition to avoid any impact on the amenity of nearby residents.

Overall, the proposed measures are considered to be acceptable to prevent any noise and disturbance to residential amenity in accordance with Core Strategy Policy DM1 and Saved Unitary Development Plan Policy DC.26.

Fumes

The original development included an extraction system with louvres located to the side elevation of the listed building. Environmental Health raised concerns regarding the extraction of fumes, vapours and odours below habitable windows.

The extraction vent is located within the internal courtyard and replaces an existing redundant vent of a similar siting and scale.

The vent will discharge/extract above roof level and therefore would not impact on the amenity of occupiers of the residential apartments to the ground and upper floors of the building.

Waste Management

The waste management details state the eurobin will be stored on the ground floor internal bin store. The bins would be collected from Harter Street and returned to the bin store.

This arrangement would prevent bins being left on the street that would impact on the amenity of the area. Environmental Health and Highway services are satisfied the waste management strategy is acceptable.

Impact on highway network

The site is in a sustainable location, near to public transport, walking and cycle routes.

The basement floor plan details a dedicated area for cycle parking.

Subject to conditions relating to waste management and hours for servicing/deliveries, Highways have no objections to the proposal.

Accessibility

The unit has stepped access to the front door and a staircase down into the basement where the restaurant would be located.

The applicant has stated it is not possible to install a platform lift within the existing stair core and surrounding circulation space as it would require extensive alterations to the listed building that would extend beyond the ownership of the building owner. The area beyond the stairwell forms residential accommodation at ground floor.

Additionally, the applicant has stated that a lift is not feasible as there is insufficient space within the applicant's ownership. The applicant only has ownership of the stairwell and there are existing residential apartments directly above the restaurant.

Within the applicant's strategy they have stated staff will assist with any users who required assistance on the staircase.

The above assessment confirms level access will not be achievable for wheelchair users or those with restricted mobility. The proposal would not comply with policies SP1, CC10 and DM1 of the Core Strategy for the City of Manchester, the Design and Accessibility principles of the Guide to Development in Manchester SPD and saved policy DC14.2 of the Unitary Development Plan for the City of Manchester and policy JP-P 1 of Places for Everyone,

The limited available space, potential harm to the historic fabric and ensuring a viable use to a vacant basement area is sufficient justification to outweigh the above.

Crime and Safety

Greater Manchester Police support the proposed development subject to addressing the recommendations of section 3.3 of the CIS. This has been conditioned.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and has been determined within a timely manner.

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:

- Front and Rear Elevations: 2337-201 REV B
- Side Elevation: 2337-202 REV B
- Detailed Elevations: 2337-203 REV E
- Door and Sign Details: 2337-210 REV B
- Ground Floor Plan: 2337-103
- Basement Floor Plan: 2337-101 REV C
- Proposed Site Plan 2337-1001 REV B
- Location Plan: 2337-1002 REV A

All received by the Local Planning Authority on the 16 October 2025

- Elevations of Extraction: A1-002 REV G
- Noise Impact Assessment: J005171-8113-SH-04 ISSUE 04

All received by the Local Planning Authority on the 13 October 2025

- Odour Assessment

Received by the Local Planning Authority on 8 September 2025

- Access Statement

Received by the Local Planning Authority on the 30 May 2025

- Demolition-Basement Floor Plan: 2337-002

All received by the Local Planning Authority on the 5 May 2025

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 and the National Planning Policy Framework.

- 3) a) The scheme to acoustically insulate the premises to limit break out noise shall be implemented in accordance with the approved Noise Impact Assessment, PDA Acoustic Consultants: J005171-8113-SH-04 ISSUE 04 Dated October 2025 (Received 13 October 2025 by the Local Planning Authority) for the duration of the development.

Where entertainment noise is proposed the L_{Aeq} (entertainment noise) shall be controlled to 5dB below the L_{A90} (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB ($L_{eq,5min}$), respectively.

b) Prior to the first occupation/use of the development, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met.

c) In the event of any non-conformity with the approved acoustic consultants' scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

Reason - In interests of amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 4) a) The externally mounted plant (extraction vent and air intake louvre), equipment and servicing shall be installed in accordance with the approved Noise Impact Assessment, PDA Acoustic Consultants: J005171-8113-SH-04 ISSUE 04 Dated October 2025 (Received 13 October 2025 by the Local Planning Authority).

For the avoidance of doubt, any plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 dB (L_{Aeq}) below the typical background (L_{A90}) level at the nearest noise sensitive location.

b) Prior to the first of the use of the restaurant (basement level), a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (L_{Aeq}) below the typical background (L_{A90}) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (L_{Aeq}) below the typical background (L_{A90}) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

- 5) a) The fume extraction for the development shall be carried out in accordance with the details within the Odour Assessment, prepared by LDM Design (Received by the Local Planning Authority on 8 September 2025). The approved scheme shall then be implemented prior to the first use of the development (basement) and thereafter retained and maintained in situ. For the avoidance of doubt this refers to internal treatment in hoods and no external extraction/vents.

b) Prior to first use of the development hereby approved confirmation shall be submitted for the approval of the City Council as Local Planning Authority that the approved scheme has been implemented.

Reason - To ensure appropriate fume extraction is provided for the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 6) Prior to the installation of the louvre as shown on drawings 2337-203 REV E and 2337-202 REV B , a bespoke louvre design or design of a decorative screen shall be submitted to and approved in writing by the Local Planning Authority. This shall include drawings, cross sections and a full size sample which, for the avoidance of doubt, should not be in situ. The approved details shall be implemented in full as part of the development.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

- 7) Development shall be carried out in accordance with the Section 3.3 of the Crime Impact Statement 2022/0417/CIS/01 Version A, prepared by Greater Manchester Police and stamped as received by the City Council as Local Planning Authority on 17 June 2025.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

- 8) The details of the approved Waste Management Proforma (Received 23 October) and internal bin store shown on Ground Floor Plan: 2337-103 (Received 16 October 2025) shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy.

- 9) The use hereby approved shall not operate outside the following hours:

- Monday to Sunday 11:00 to 23:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy

- 10) Deliveries, servicing and collections associated with the management of the building and ancillary uses within it including waste collections shall not take place outside the following hours:

- Monday to Sunday: 7:30 to 20:00
- Sundays and Bank Holidays: 10:00 to 18:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Informative

- 1) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email [-highwaylicences@manchester.gov.uk](mailto:highwaylicences@manchester.gov.uk).
- 2) Fit out works shall be carried out under the below hours:
 - Monday - Friday: 7.30am - 6pm
 - Saturday: 8.30am - 2pm
 - Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Fourth Floor, 101 Princess Street, Manchester, M1 6DD
Basement, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Flat 40, China House, 14 Harter Street, Manchester, M1 6HP
Flat 2, 2 Harter Street, Manchester, M1 6HY
Flat 3, 2 Harter Street, Manchester, M1 6HY
Flat 1, 2 Harter Street, Manchester, M1 6HY
Ground Floor, 44 Princess Street, Manchester, M1 6HR
52 Princess Street, Manchester, M1 6JX
National Museum Of Labour History, 103 Princess Street, Manchester, M1 6DD
46 Princess Street, Manchester, M1 6DE
Third Floor, 52 Princess Street, Manchester, M1 6JX
Flat 24, China House, 14 Harter Street, Manchester, M1 6HP
China House, 14 Harter Street, Manchester, M1 6HP
Basement, 101 Princess Street, Manchester, M1 6DD
101 Princess Street, Manchester, M1 6DD
Upper Ground Floor, 101 Princess Street, Manchester, M1 6DD
Third Floor, 101 Princess Street, Manchester, M1 6DD
Flat 30, China House, 14 Harter Street, Manchester, M1 6HP
Flat 29, China House, 14 Harter Street, Manchester, M1 6HP
Flat 27, China House, 14 Harter Street, Manchester, M1 6HP
Flat 36, China House, 14 Harter Street, Manchester, M1 6HP
Flat 33, China House, 14 Harter Street, Manchester, M1 6HP
Flat 32, China House, 14 Harter Street, Manchester, M1 6HP
Flat 28, China House, 14 Harter Street, Manchester, M1 6HP
Flat 26, China House, 14 Harter Street, Manchester, M1 6HP
Flat 34, China House, 14 Harter Street, Manchester, M1 6HP
Flat 31, China House, 14 Harter Street, Manchester, M1 6HP
Flat 25, China House, 14 Harter Street, Manchester, M1 6HP
Flat 22, 2 Harter Street, Manchester, M1 6HY
Flat 18, 2 Harter Street, Manchester, M1 6HY
Flat 20, 2 Harter Street, Manchester, M1 6HY
Flat 17, 2 Harter Street, Manchester, M1 6HY
Flat 19, 2 Harter Street, Manchester, M1 6HY
Flat 21, 2 Harter Street, Manchester, M1 6HY
Flat 12, 2 Harter Street, Manchester, M1 6HY
Flat 14, 2 Harter Street, Manchester, M1 6HY
Flat 15, 2 Harter Street, Manchester, M1 6HY

Flat 13, 2 Harter Street, Manchester, M1 6HY
Serviced Apartment 16, 2 Harter Street, Manchester, M1 6HY
Third Floor, 52 Oxford Street, Manchester, M1 6JX
Ground Floor Right, 52 Princess Street, Manchester, M1 6JX
Second Floor, 101 Princess Street, Manchester, M1 6DD
First Floor, 101 Princess Street, Manchester, M1 6DD
Second Floor Front, 101 Princess Street, Manchester, M1 6DD
Fifth Floor, 101 Princess Street, Manchester, M1 6DD
Ground Floor, 46 Princess Street, Manchester, M1 6HR
Fourth Floor, 52 Princess Street, Manchester, M1 6JX
Basement To First Floor, National Museum Of Labour History, 103 Princess Street, Manchester, M1 6DD
Ground Floor To Third Floor, 103 Princess Street, Manchester, M1 6DD
Second Floor, 52 Princess Street, Manchester, M1 6JX
Second Floor, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Fifth Floor, 52 Princess Street, Manchester, M1 6JX
Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Flat 102, 2 Waterloo Street, Manchester, M1 6HX
Flat 9, 2 Harter Street, Manchester, M1 6HY
Flat 45, 48 Princess Street, Manchester, M1 6HR
Flat 42, 48 Princess Street, Manchester, M1 6HR
Charlies Night Club, 1 Harter Street, Manchester, M1 6HY
Flat 31, 48 Princess Street, Manchester, M1 6HR
Flat 6, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 12, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 10, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 22, 48 Princess Street, Manchester, M1 6HR
Flat 18, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 24, 48 Princess Street, Manchester, M1 6HR
Flat 23, China House, 14 Harter Street, Manchester, M1 6HP
Flat 13, China House, 14 Harter Street, Manchester, M1 6HP
Flat 37, China House, 14 Harter Street, Manchester, M1 6HP
Flat 301, 11 Harter Street, Manchester, M1 6HY
Flat 5, 2 Harter Street, Manchester, M1 6HY
Second Floor Rear Left, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Flat 17, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 19, 48 Princess Street, Manchester, M1 6HR
Flat 14, China House, 14 Harter Street, Manchester, M1 6HP
Flat 9, China House, 14 Harter Street, Manchester, M1 6HP
Flat 1, 48 Princess Street, Manchester, M1 6HR
Flat 5, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 13, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 5, 48 Princess Street, Manchester, M1 6HR
Flat 8, China House, 14 Harter Street, Manchester, M1 6HP
Flat 402, 11 Harter Street, Manchester, M1 6HY
Flat 302, 11 Harter Street, Manchester, M1 6HY
Flat 202, 2 Waterloo Street, Manchester, M1 6HX
Flat 12, 48 Princess Street, Manchester, M1 6HR
Flat 3, 48 Princess Street, Manchester, M1 6HR
Flat 14, 48 Princess Street, Manchester, M1 6HR
Flat 20, 48 Princess Street, Manchester, M1 6HR
Flat 9, M1 Building, 50 Princess Street, Manchester, M1 6HR
Basement, 48 Princess Street, Manchester, M1 6HR
Flat 21, China House, 14 Harter Street, Manchester, M1 6HP

Flat 6, China House, 14 Harter Street, Manchester, M1 6HP
Flat 403, 11 Harter Street, Manchester, M1 6HY
Flat 11, 48 Princess Street, Manchester, M1 6HR
Flat 4, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 6, 48 Princess Street, Manchester, M1 6HR
Fourth Floor Front, 101 Princess Street, Manchester, M1 6DD
Flat 17, China House, 14 Harter Street, Manchester, M1 6HP
Flat 17, 48 Princess Street, Manchester, M1 6HR
Flat 33, 48 Princess Street, Manchester, M1 6HR
Flat 44, 48 Princess Street, Manchester, M1 6HR
Flat 35, 48 Princess Street, Manchester, M1 6HR
Flat 43, 48 Princess Street, Manchester, M1 6HR
Flat 16, 48 Princess Street, Manchester, M1 6HR
Flat 41, 48 Princess Street, Manchester, M1 6HR
Flat 25, 48 Princess Street, Manchester, M1 6HR
Flat 2, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 14, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 7, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 3, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 501, 11 Harter Street, Manchester, M1 6HY
Flat 303, 11 Harter Street, Manchester, M1 6HY
Flat 101, 11 Harter Street, Manchester, M1 6HY
Flat G01, 11 Harter Street, Manchester, M1 6HY
Flat 201, 2 Waterloo Street, Manchester, M1 6HX
Flat 503, 11 Harter Street, Manchester, M1 6HY
Flat 502, 11 Harter Street, Manchester, M1 6HY
Flat 401, 11 Harter Street, Manchester, M1 6HY
Flat G02, 11 Harter Street, Manchester, M1 6HY
Flat 7, 2 Harter Street, Manchester, M1 6HY
Flat 6, 2 Harter Street, Manchester, M1 6HY
Flat 11, 2 Harter Street, Manchester, M1 6HY
Flat 10, 2 Harter Street, Manchester, M1 6HY
Second Floor Front Right, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Flat 8, 2 Harter Street, Manchester, M1 6HY
Flat 8, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 15, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 19, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 4, 48 Princess Street, Manchester, M1 6HR
Flat 35, China House, 14 Harter Street, Manchester, M1 6HP
Flat 7, China House, 14 Harter Street, Manchester, M1 6HP
Flat 2, China House, 14 Harter Street, Manchester, M1 6HP
Flat 4, China House, 14 Harter Street, Manchester, M1 6HP
Flat 19, China House, 14 Harter Street, Manchester, M1 6HP
Flat 12, China House, 14 Harter Street, Manchester, M1 6HP
First Floor, 52 Princess Street, Manchester, M1 6JX
Flat 4, 2 Harter Street, Manchester, M1 6HY
Third Floor, Princess House, 105 - 107 Princess Street, Manchester, M1 1DD
Fourth Floor, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Ground Floor, 52 Princess Street, Manchester, M1 6JX
Ground Floor To Third Floor, 52 Princess Street, Manchester, M1 6JX
103 Princess Street, Manchester, M1 6DD
Flat 16, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 18, China House, 14 Harter Street, Manchester, M1 6HP
Flat 16, China House, 14 Harter Street, Manchester, M1 6HP

Flat 1, China House, 14 Harter Street, Manchester, M1 6HP
Flat 21, 48 Princess Street, Manchester, M1 6HR
Flat 34, 48 Princess Street, Manchester, M1 6HR
Flat 11, China House, 14 Harter Street, Manchester, M1 6HP
Flat 10, China House, 14 Harter Street, Manchester, M1 6HP
Flat 2, 48 Princess Street, Manchester, M1 6HR
Serviced Apartment 11, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 46, 48 Princess Street, Manchester, M1 6HR
Flat 15, China House, 14 Harter Street, Manchester, M1 6HP
Flat 5, China House, 14 Harter Street, Manchester, M1 6HP
Flat 3, China House, 14 Harter Street, Manchester, M1 6HP
Flat 39, China House, 14 Harter Street, Manchester, M1 6HP
Flat 10, 48 Princess Street, Manchester, M1 6HR
Manchester Central College, Harter Street, Manchester, M1 6HY
Flat 15, 48 Princess Street, Manchester, M1 6HR
Flat 32, 48 Princess Street, Manchester, M1 6HR
Flat 23, 48 Princess Street, Manchester, M1 6HR
Flat 22, China House, 14 Harter Street, Manchester, M1 6HP
Flat 20, China House, 14 Harter Street, Manchester, M1 6HP
Flat 38, China House, 14 Harter Street, Manchester, M1 6HP

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Whitworth Street Conservation Area 1985
Area Team Boundary - Name: CENTRAL