MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145018/FO/2026
Date registered valid:	27 February 2026
Proposal:	Conversion of under croft car park to form 3no. apartments with associated external alterations, installation of windows and louvres to lower ground level and erection of substation.
Address:	Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Ward(s):	Deansgate Ward
Applicant:	J Metcalfe Newco (Barclay House Manchester) Limited
Agent (if any):	Mr DK Seddon Howard & Seddon ARIBA
Case officer:	James Bridgman Tel: 0161 219 6202 Email: james.bridgman@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	22 April 2026

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 26 March 2026

Standard consultations:
Printed: 5 March 2026 Expired: 26 March 2026

Neighbour notifications
Printed: 5 March 2026 Expired: 26 March 2026

Site notice
Posted: 26 March 2026 Expired: 16 April 2026

Press advert
Published: 10 March 2026 Expired: 31 March 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

This application refers to a building called Barclay House that is on Whitworth Street West in the City Centre.

The lower ground floor of the building was a former snooker club, and the upper ground floors were formerly used as offices. In 2017, prior approval was granted at the site for the conversion of the office floors to residential apartments under app. 118033/P3OPA/2017 and subsequently in 2020, permission was granted for a rooftop extension for 9 duplex apartment and the conversion of car park to create four duplex apartments under 128804/FO/2020.

The area surrounding the application site is commercial and residential in nature. Oxford Road train station lies in close proximity to the site, as does Deansgate train station and the Deansgate Castlefield Tram Stop.

There are a number of entertainment venues in close proximity including the O2 Ritz nightclub and the Gorilla bar/grill music venue. There are residential apartments nearby such as The Lock building.

Description of development

Planning permission is sought for the conversion of the under-croft car park to form 3no. apartments with associated external alterations including installation of windows and louvres to lower ground level and the erection of a substation.

Conversion of car park to form 3 Apartments

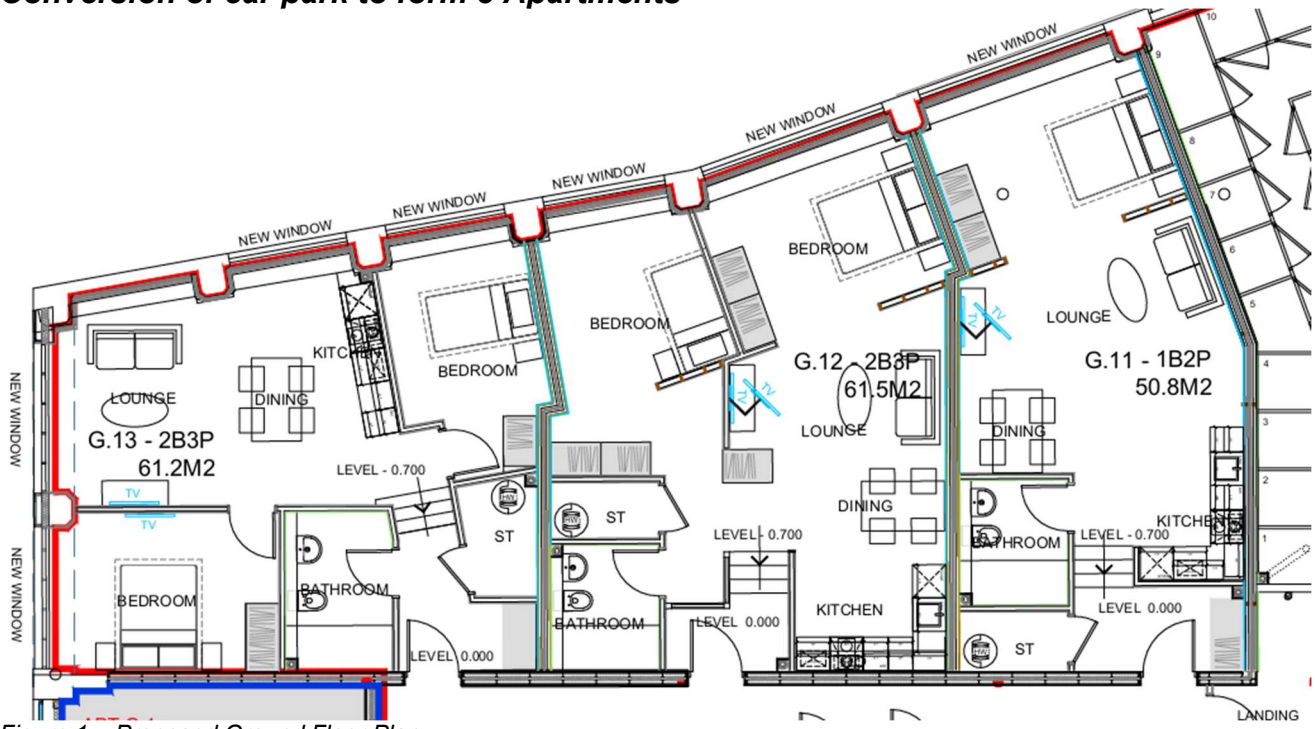


Figure 1 – Proposed Ground Floor Plan

Accommodation 3no. Apartments:

- G13: 2 bedroom apartment – 61.2m^2
- G12: 2 bedroom apartment – 61.5m^2
- G11: 1 bedroom apartment – 50.8m^2

Installation of lower ground floor windows



Figure 2 – Partial Proposed Front Elevation showing lower ground floor windows (Whitworth Street West)

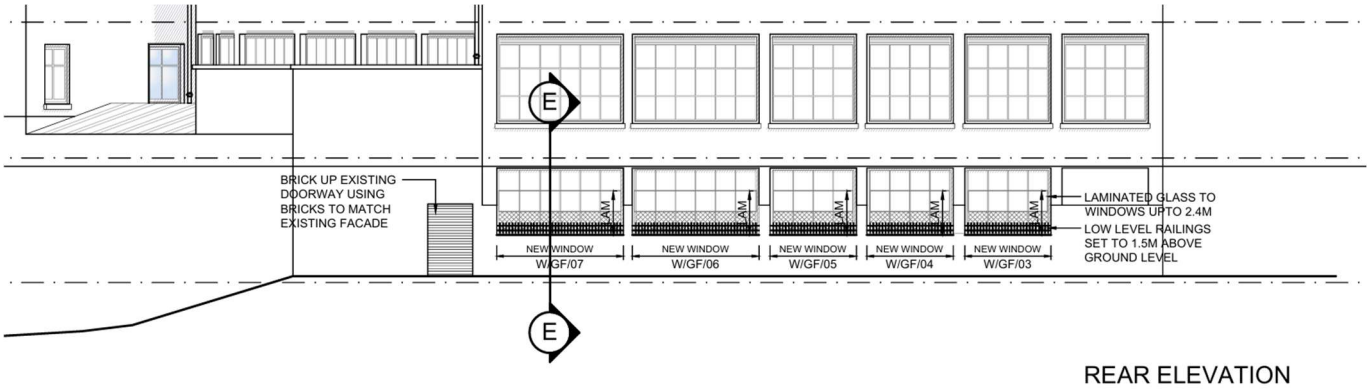


Figure 3 – Partial Proposed Rear Elevation showing installation of windows (Rochdale Canal)

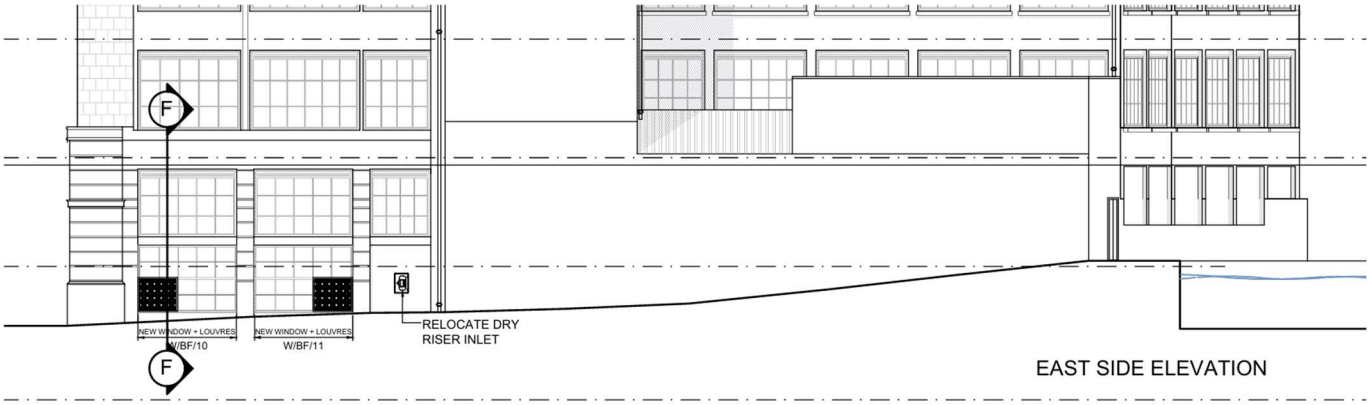


Figure 4 – Partial Proposed East Side Elevation showing installation of windows and louvre with decorative screen

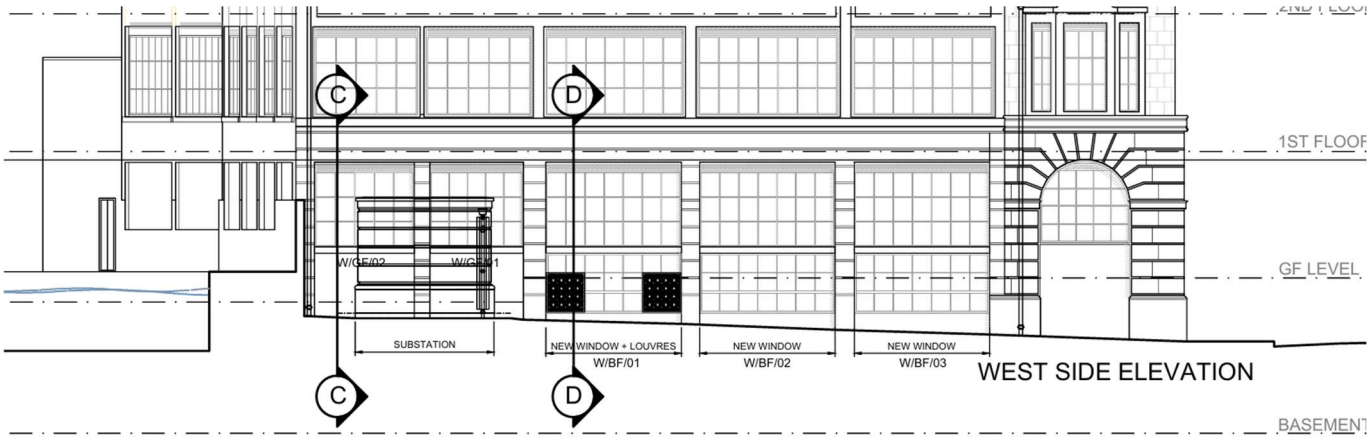


Figure 5 – Partial Proposed West Side Elevation showing installation of windows, louvre with decorative screen and substation

Decorative Screen to conceal louvres

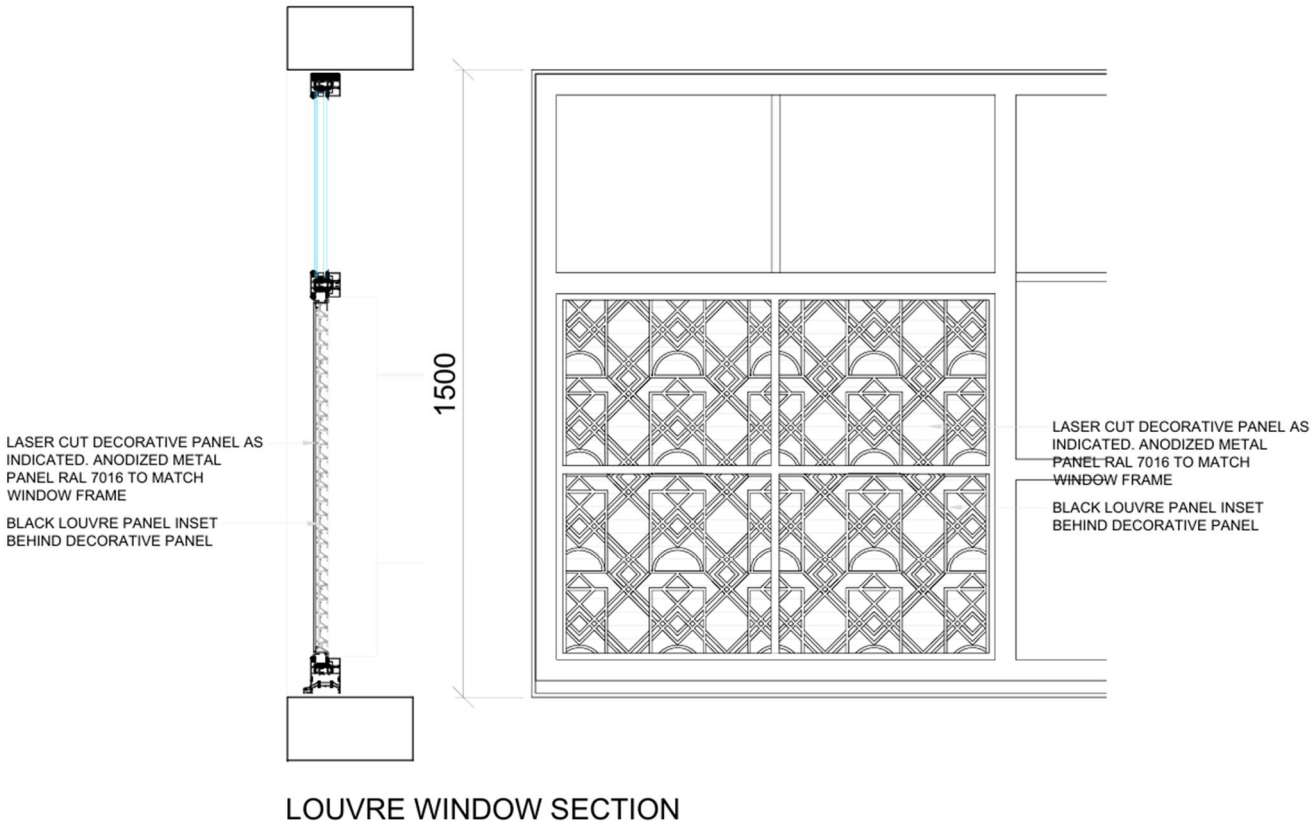


Figure 6 – Detailed design of louvre screen and section showing it would sit flush with window framing

Substation



Figure 7 – Proposed Elevations of substation

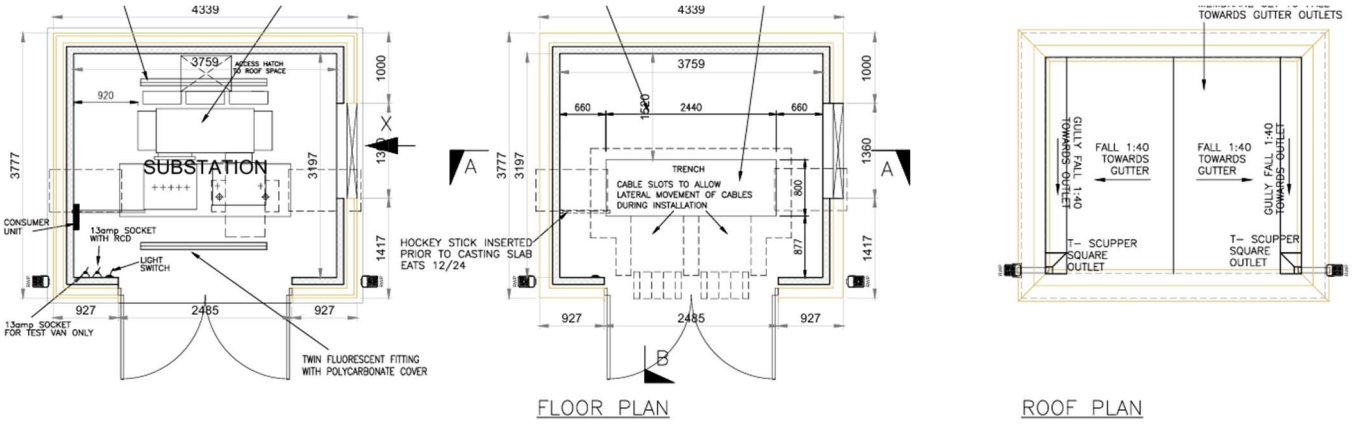


Figure 8 – Proposed Substation Floor Plan

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. Letters have also been sent out to local businesses and residents. No comments have been as part of that process.

Highway Services – CMP should be implemented and a dilapidation survey should be secured through planning condition.

Environmental Health – advised the CMP is acceptable, residential noise overheating assessment is required, waste is as approved under extant permission 128804/FO/2020 and plant noise for substation is sufficient subject to testing.

Greater Manchester Police – advised the residential windows fronting Rochdale Canal should be protected and is recommended metal railings are provided to form a visual deterrent and deter criminal damage, nuisance and funnel pedestrian movement away from them. The height of the railings should be no lower than 1500mm. Obscure glazing should be a minimum of 1500mm and glazing to a height of 2400mm (or if otherwise accessible) must incorporate at least one pane of glass rated as P1A under EN 356. The remaining pane in a double-glazed unit may be toughened glass.

Canal and River Trust – advise the increase in windows fronting the canal would assist with passive surveillance of the canal corridor. Advise on informative relating to contact for Canal and River Trust Engineering Team.

They also note there is an existing access point to the canal towpath alongside the site from Whitworth Street and advise that works should ensure that this route is available for us at all times during and post construction.

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:

Objective 1: Meet our housing need
Objective 2: Create neighbourhoods of choice
Objective 3: Playing our part in ensuring a thriving and productive economy in all parts of Greater Manchester
Objective 4: Maximise the potential arising from our national and international
Objective 5: Reduce inequalities and improve prosperity
Objective 6: Promote the sustainable movement of people, goods and information.
Objective 7: Playing our part in ensuring that Greater Manchester is a more resilient and carbon neutral city-region
Objective 8: Improve the quality of our natural environment and access to green spaces
Objective 9: Ensure access to physical and social infrastructure
Objective 10: Promote the health and wellbeing of communities.

- Policy JP-Strat2 – City Centre
- Policy JP-P1 - Sustainable Places
- Policy JP-P2 – Heritage
- Policy JP-S2 - Carbon and Energy
- Policy JP-H3: Type, Size and Design of New Housing
- Policy JP-H4: Density of New Housing
- Policy JP-C1 - An Integrated Network

- Policy JP-C3 – Public Transport
- Policy JP-C5 - Streets for All
- Policy JP-C6 - Walking and Cycling
- Policy JP-C7: Transport Requirements of New Development
- Policy JP-S3: Heat and Energy Networks

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 EC3 The Regional Centre', Primary Economic Development Focus (City Centre and Fringe
- Policy CC5 Transport
- Policy CC9 – Design and Heritage
- Policy CC10 - A Place for Everyone
- Policy H1 Overall Housing Provision
- Policy H5 Central Manchester
- Policy T1 Sustainable Transport Policy
- T2 Accessible Areas of Opportunity and Need
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- Policy EN6 Target Framework for CO2 reductions from low or zero carbon energy supplies
- Policy EN8 Adaptation to Climate Change
- Policy EN 16 Air Quality
- 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 DC7 New Housing Development
- Policy DC19 – Listed Buildings
- Policy JP-P1 - Sustainable Places
- Policy JP-P2 – Heritage
- Policy DC26 Development and noise

Manchester Draft Local Plan

The Manchester Draft Local Plan went out to Regulation 18 consultation on 22 September 2025. The Plan will set out a framework for how land in Manchester should be developed and will guide decisions on planning applications. However, due to its formative state, under paragraph 49 of the NPPF it has no weight in the determination of this application.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

This Supplementary Planning Document supplements guidance within the Core Strategy with advice on development principles including on design, accessibility, design for health and promotion of a safer environment.

Manchester Residential Quality Guidance (2016)

This document provides specific guidance for Manchester and includes a section on the consideration of space and daylight. The guide states that space standards within dwellings should comply with the National Described Space Standards as a minimum. In assessing space standards for a particular development, consideration needs to be given to the planning and laying out of the home and the manner in which its design creates distinct and adequate spaces for living, sleeping, kitchens, bathrooms and storage. The size of rooms should be sufficient to allow users adequate space to move around comfortably, anticipating and accommodating changing needs and circumstances.

Manchester Housing Strategy 2022-2032

This seeks to deliver 36,000 new homes by 2032, including 10,000 affordable homes and supports high density housing in the conurbation core. Residents require access to good quality homes across different types, tenures, and price ranges.

Residential Growth Strategy (2017)

This recognises the critical relationship between housing and economic growth. There is an urgent need to build more new homes for sale and rent to meet demand from the growing population. Housing is one of the key Spatial Objectives of the Core Strategy and the Council aims to provide for a significant increase in high quality housing at sustainable locations and the creation of high-quality neighbourhoods with a strong sense of place.

National Planning Policy Framework (NPPF)

• Chapter 6 – Building a strong, competitive economy
• Chapter 7 – Ensuring the vitality of town centres
• Chapter 9 – Promoting Sustainable Transport
• Chapter 12 – Achieving well-designed places
• Chapter 16 – Conserving and enhancing the historic environment

Draft National Planning Policy Framework (December 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.

Relevant Planning History

143096/NMC/2025 - Non-material amendment to amend condition 5 (Materials) of planning permission 128804/FO/2020 to allow for two separate phases of the development.
Decision: Withdrawn 15 July 2025

143105/LE/2025 – Excavation work to form the boundary wall foundation adjacent to 35b Whitworth Street West and running parallel to Whitworth Street West. Decision: 5 August 2025

133770/JO/2022 - Variation of condition number 2 (specified plans) from planning permission reference 128804/FO/2020 for an amendment to the approved site plan to include the updated site plan and additional information in connection with the construction of the sub-station.

Decision: Approved 20 October 2022

128804/FO/2020 - Erection of a two-storey rooftop extension to form 9 duplex apartments and the conversion of the existing redundant internal car park to create a further 4 duplex apartments at Barclay House, Whitworth Street West, Manchester.
Decision: Approved 25 February 2020

125928/JO/2020 – Variation of condition 2 (specified plans) attached to previously approved planning application 121381/FO/2018 to allow for integral louvres within new window frames.
Decision: Approved 15 April 2020

121381/FO/2018 - Installation of replacement aluminium windows following removal of existing steel-framed windows to all elevations of building. Decision: Approved 19.07.2019

118033/P3OPA/2017 – Notification for Prior Approval for a Proposed Change of Use of building (excluding basement) from Office Use (Class B1 (a)) to a provide 90 no. residential apartments (Use Class C3). Decision: Approved 17 January 2018

Issues

Principle

Regeneration is an important planning consideration as the City Centre is the primary economic driver in the region and is crucial to its economic success. There is an important link between economic growth and regeneration, and more homes are required to support economic growth.

The proposal would convert an existing carpark at Barclay House and would make use of existing vacant spaces. It would provide homes within a highly sustainable location within the city centre and would contribute positively to economic, social and environmental requirements of policies EC1, H1 and H5 of the Core Strategy.

The principle of the conversion was established under the extant consent 128804/FO/2020 which included the provision of four duplex apartments at ground floor level.

Accessibility and Accommodation Mix

This proposal is for 3 homes as it only refers to the ground floor area of Barclay House. Under previous consents there would be additional approx. 99 homes (118033/P3OPA/2017 and 128804/FO/2020).

Under extant permission there is approval for four apartments within the ground floor as they were duplexes with mezzanines. Following further investigations due to several down stand beams within the existing structure and restricted heights the applicant was unable to achieve the required headroom clearance at both levels. Whilst the development would reduce the overall number of residential units by one, this is considered to be acceptable due to the constrains with the site as outlined above.

Given the mezzanines were removed the number of proposed apartments has been reduced from four to three. The accommodation mix includes 2no. two-bedroom and 1no. one-bedroom apartments. The apartment mix is considered acceptable as it would provide a mix one and two bedrooms.

Level access into the building would be achieved from the side of the building via platform lifts. Each apartment would have steps and could be altered to achieve step free access to comply with Part M4(2) of the Building Regulations.

The 2-bedroom apartments for 3 persons would exceed the minimum requirement of 61m^2 and the 1-bedroom apartment for 2 persons would exceed the minimum requirement of 50m^2. All apartments will include the provision of built in storage. The development therefore complies with the Manchester Emerging Space Standards as outlined in the Manchester Residential Quality Guide.

The 3 homes proposed falls below the 15 dwelling thresholds for affordable housing in Core Strategy Policy H8.

Design and Appearance

The reinstatement of windows to the lower ground floor would contribute positively to the visual appearance of the building. It would increase the activation along Whitworth Street West.

To the rear elevation, the glazing would be increased within the boundary wall fronting the Rochdale Canal. This would improve the visual appearance of the building whilst travelling along the canal route.

To accommodate the occupation of commercial premises at basement level, the development includes the installation of decorative screens to conceal louvres to serve new plant to the elevation fronting the car park. The bespoke screens would minimise the visual impacts of any new plant and a sample should be agreed prior to their installation.

The scale of the substation is acceptable, and the principle/design was previously established under planning consent 133770/JO/2022.

The brick infill to the rear would be constructed in matching brick and mortar. A sample brick and mortar specification would be approved through condition prior to the infill.

External materials would match those evident on the existing building including Portland Stone, Aluminium windows, granite plinths, brick and concrete columns.

Heritage

Barclay House is considered to be a Non-Designated Heritage Asset (NDHA) and is within the setting of the Grade II Listed Manchester Oxford Road Station and Grade II Listed Ritz Dance Hall.

The reinstatement of openings to the lower ground floor would contribute positively to the appearance of the NDHA and would not result in any harm to the setting or significance of nearby listed assets.

Residential Amenity

The apartment windows would front the Rochdale Canal which has pedestrian and cyclist activity. In the interests of privacy, the windows would be obscurely glazed to a minimum of 1.8m above ground level.

The residential windows to the lower ground floor would front the Rochdale Canal and further beyond this a surface car park. The directly facing residential windows to No.86 Bridgewater

Street would have a separation distance of approximately 40m and therefore there would be no overlooking or unacceptable loss of privacy to nearby residents, in accordance with Policy DM1.

Noise and Vibration

The main sources of noise to the homes would be from traffic on nearby roads and plant. The mechanical ventilation system and glazing specifications are to be agreed and would be subject to verification testing prior to occupation.

The noise impact assessment evidence the substation would not result in noise disamenity to nearby residents or occupiers. Prior to the use of the substation, it would be subject to noise verification testing.

Provided that the plant equipment and residential accommodation is appropriately insulated the proposal would be in accordance with policy DM1 of the Core Strategy, extant policy DC26 of the UDP and the NPPF.

Construction Management

The work would take place close to existing homes, but comings and goings during construction works from the site are likely to be less noticeable due to the location of the building within the city centre.

These impacts are predictable and can be mitigated. A construction management plan has been submitted in support of the application which refers to the proposed works and ongoing wider works in line with the extant permission 128804/FO/2020.

Highways Services and Environmental Health are satisfied the submitted construction management plan includes sufficient measures to minimise the impact of construction activities, in accordance with policies SP1 and DM1 of the Core Strategy and extant policy DC26 of the Unitary Development Plan.

Climate Change, Sustainability and Energy Efficiency

In line with the extant consent 128804/FO/2020, the refurbishment of Barclay House included improvements to the building to achieve a 15% improvement over Part L of Building Regulations.

There are specific measures to the apartments including low energy efficient fixings and passive control measures to limit the effects of solar gains.

Impact on Highway Network

The substation is required to be relocated by approximately 300mm from the location approved under consent 133770/JO/2022. This is to allow for a 1m easement for maintenance around it.

The proposed site plan shows an allocation of one car parking space for maintenance and would reduce the number of spaces from 13 (approved on 133770/JO/2022) to 12 parking spaces.

Given the development refers to one less apartment than previously approved and the site is within a highly sustainable location, the loss of one parking space is not anticipating resulting in any unacceptable impact on the highway network.

The cycle store within Barclay House can accommodate 50 cycles. The development reduces the overall provision of residential units by one since the consent in 2020. There would not be any additional cycle parking demand at the site as a result of the development.

Drainage and Flood Risk

The site is within Flood Zone 1 which is identified as having low probability of flooding.
The car park to the side of the building would be constructed with block paving. The site plan demonstrates the car park has been designed so surface water run off is directed towards the drainage channels.

Waste Management

The apartments would be part of the residential waste management strategy within the building with the waste store located on the ground floor. It can be accessed from the side of the building via Whitworth Street West so the bins can be removed, emptied and returned without being left on the street at any time of collection.

Highway Services and Environmental Health are satisfied with the waste management arrangements, and a compliance condition should be attached.

Crime and Disorder

The windows to the rear elevation would be laminated glass up to 2.4m above ground level in line with Greater Manchester Police's recommendations.

To minimise any damage and restrict anti-social behaviour, the lower panel windows would have low level railings set to 1.5m above ground level. The final details are to be secured through planning condition.

Rochdale Canal

The canal and river trust welcome the increase in glazing to the rear elevation as it would assist with passive surveillance of the canal corridor. An informative has been added to the decision to contact the canal and river trust for details of construction works.

Other Matters

For the avoidance of doubt, this planning permission does not relate to the use of the basement area. It was a former snooker hall, and the Council have advised the applicant to submit a Lawful Development Certificate to establish the lawful use.

Conclusion

The design would provide homes within a non-designated heritage asset with positive alterations to the front elevation.

There would be no unduly harmful impacts on noise or overlooking. The building is fully accessible, and apartments could be altered if required.

The waste can be managed and recycled in line with the waste hierarchy. Construction impacts can also be appropriately mitigated to minimise the effect on residents and businesses.

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: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

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:

- Proposed Substation Drawing: 12982-2060 Rev P5
- Material Schedule: 12,982/MS/RevB

Received by the Local Planning Authority on 22 April 2026

- Proposed Elevations: 12982-14-Rev D

Received by the Local Planning Authority on 21 April 2026

- Louvre Window Detail: 12,982-7006-P1

Received by the Local Planning Authority on 15 April 2026

- Basement Window Schedule: 12,982-7004-P4

Received by the Local Planning Authority on 13 April 2026

- Lower Ground Floor Window Schedule: 12,982-7003-P2
- Site Plan Access and Set Up: 12,982-M27A

Received by the Local Planning Authority on 10 April 2026

- Proposed Façade Section A-A: 12982-15-Rev A
- Proposed Façade Section B-B: 12982-16-Rev A
- Proposed Façade Section C-C: 12982-17-Rev A
- Proposed Façade Section E-E: 12982-19 Rev A

All received by the Local Planning Authority on 26 February 2026

- Proposed Site Plan: 12982-10-Rev B

Received by the Local Planning Authority on 24 February 2026

- Proposed Basement Floor Plan: 12982-02 Rev A
- Proposed Basement Upper Floor Plan: 12982-03 Rev A
- Proposed Basement Low Level Plan: 12982-11 Rev A
- Proposed Basement Plan Upper Level: 12982-12 Rev A
- Proposed Ground Floor Plan: 12982-13 Rev A
- Design and Access Statement: 12982, Jan 2026 Revision A

All received by the Local Planning Authority on 22 January 2026

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)Notwithstanding the Noise Impact Assessment: R2463-REP02-PC, prepared by red acoustics and received by the Local Planning Authority on 27 February 2026:

a) Prior to the first occupation of the three apartments hereby approved a scheme for acoustically insulating and mechanically ventilating the residential dwellings at shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the MVHR system (plan, intake/extract points, silencers, operational noise levels) and details of the performance of the glazing.

The potential for overheating shall also be assessed, and the noise insulation scheme shall take this into account. The approved noise insulation scheme shall be completed before the occupation of the residential dwellinghouses hereby approved.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise insulation and ventilation scheme.

c) In the event of any non-conformity with the approved noise insulation and ventilation 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 - To secure a reduction in noise from traffic and other sources and in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

4) a) The substation hereby approved shall be carried out in accordance with the Noise Impact Assessment: R2463-REP02-PC, prepared by red acoustics and received by the Local Planning Authority on 27 February 2026. This demonstrates that the plant with proposed attenuation measures will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

b) Prior to the first use of the substation 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 (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c)In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) 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 of the generator.

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) Prior to the installation of the bespoke decorative louvre screens as shown on the Louvre Window Detail drawing 12,982-7006-P1 (Received 15 April 2026), a full-size sample shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the full-size sample should not be in situ.

The approved details shall then be implemented in full as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

6) Prior to the installation of the fire escape and entrance doors to the Whitworth Street elevation as shown on drawing no.12982-14-Rev C, a product specification shall be submitted to and approved in writing by the Local Planning Authority.

The approved details shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

7) Prior to the installation of the windows hereby approved, a product specification of the powder coated aluminium windows (RAL 7016), shall be submitted to and approved in writing by the Local Planning Authority.

The approved details shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

8) Prior to the first occupation of the development, the window panels as shown on drawing 12982-14-Rev D (Proposed Elevations) and 12982-7003-P2 (Lower Ground Floor Window Schedule) of the development hereby approved shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall be retained as such thereafter.

Reason – In the interests of occupier privacy and amenity in accordance with policies SP1 and DM1 of the Core Strategy.

9) Prior to the brick infill to the opening on the rear elevation as shown on drawing no.12982-14-Rev D, a brick sample and mortar specification shall be submitted to and approved in writing by the Local Planning Authority.

The approved details shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

10) The materials used to the external surfaces of the substation hereby approved shall be those as specified on drawing No.12982-2060-P5 as received by the Local Planning Authority on 22 April 2026.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

11) Prior to the installation of the security railings to the ground floor rear elevation as shown on drawing 12982-14-Rev D as received by the Local Planning Authority on 21 April 2026, final design details including scaled elevations, sections and details of any finishes shall be submitted to and approved in writing by the Local Planning Authority.

The approved details/railings shall then be implemented as part of the development prior to the first occupation of the apartments hereby approved.

Reason – To reduce crime, in the interests of security and to ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

12) The materials used in the external surfaces of the development hereby approved (unless specified by other planning conditions) shall be those as specified on drawing nos.12982-16-RevA (Proposed Façade Section B-B), 12982-17-RevA (Proposed Façade Section C-C) and the materials schedule: 12,982/MS/RevA.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

13) The external surface of the car park hereby approved as shown the approved Site Plan: 12982-10-RevB as received by the Local Planning Authority on 24 February 2026 shall be block paving (Marshals 60mm Charcoal) and shall be maintained and retained in situ for the lifetime of the development.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

14) The details of the approved Waste Management and Servicing Strategy outlined within the Design and Access Statement: 12,982, Jan 2026 Revision A as received by the Local Planning Authority on 22 January 2026 shall be implemented as part of the development and be in place prior to the first occupation 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.

15) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

16) The residential apartments hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

17) Level access shall be provided into the building in accordance with the Design and Access Statement: 12982-Jan-2026-RevA. In the event that the apartments are required to be altered to M (4) 2 standard, this shall be carried out prior to the first occupation of the apartment(s) hereby approved.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1 and Places for Everyone Plan Policy JP-H3.

18) The construction phase of the development shall be completed in accordance with the submitted Construction Method Statement, prepared by PLP Constructions, as received by the City Council as Local Planning Authority on 10 April 2026.

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1 and DM1 of the Manchester Core Strategy (July 2012).

Informative

1. The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, skips and temporary access points (Section 50) with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

2. The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via highwaynetworkmanagement@manchester.gov.uk

3. The applicant is advised to contact the Canal & River Trust's Works Engineering Team via switchboard on 0303 040 4040 or at Enquiries.TPWNorth@canalrivertrust.org.uk in order to ensure that any necessary consents are obtained and that the works will comply with Trust's 'Code of Practice for Works Affecting the Canal & River Trust'

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Canal and River Trust
Greater Manchester Police

Flat 65, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 46, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 511, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 811, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
ISmart Communications, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 8, 35A Whitworth Street West, Manchester, M1 5ND
Flat 4, 35A Whitworth Street West, Manchester, M1 5ND
Flat 216, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 507, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 807, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 118, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 201, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 415, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 316, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 618, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 602, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 903, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 103, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD

Flat 906, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 212, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 709, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 414, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 213, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 38, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 49, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 45, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Basement, 35 Whitworth Street West, Manchester, M1 5NG
Flat 74, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 76, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 78, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 60, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 30, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 85, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 9, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 58, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 16, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 2, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 54, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 7, 35A Whitworth Street West, Manchester, M1 5ND
Flat 905, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 715, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 610, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 513, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 317, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 813, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 506, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 214, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 708, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 615, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 405, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 307, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 411, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 613, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 309, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 205, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 301, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 1001, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 706, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 25, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 18, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 83, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 33, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 63, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 44, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 47, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 71, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 56, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 12, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 203, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 112, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 705, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 814, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE

Flat 413, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 306, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 512, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 303, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 10, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
35B Whitworth Street West, Manchester, M1 5NG
Flat 1, 35A Whitworth Street West, Manchester, M1 5ND
Flat 509, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 1004, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 810, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 802, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 105, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 604, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 407, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 116, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 801, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 713, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 815, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 910, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 514, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 607, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 614, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 812, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Unit 1A, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 80, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 7, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 40, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 42, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 27, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 19, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 5, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 308, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 208, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 401, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 104, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 89, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 53, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 6, 35A Whitworth Street West, Manchester, M1 5ND
Flat 901, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 914, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 908, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 207, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 605, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 608, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 305, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 115, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 601, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 516, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 109, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 912, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 310, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 712, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 314, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Unit 1E, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD

Flat 52, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 41, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 14, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 15, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 21, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 59, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 29, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 70, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 8, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 808, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 611, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 717, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 315, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 86, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 3, 35A Whitworth Street West, Manchester, M1 5ND
Flat 5, 35A Whitworth Street West, Manchester, M1 5ND
Flat 1003, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 417, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 409, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 302, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 805, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 313, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 403, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 215, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 710, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 504, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 210, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 113, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 1002, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 501, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 202, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 211, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 904, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 402, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 110, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 32, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 39, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 17, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 50, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 75, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 87, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 73, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 24, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 66, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 312, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 703, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 418, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 806, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Unit 1D, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Unit 1C, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 4, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 36, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 84, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 3, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG

Flat 2, 35A Whitworth Street West, Manchester, M1 5ND
Flat 304, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 502, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 609, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 515, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 915, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 716, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 612, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 1006, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 505, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 517, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 907, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 416, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 702, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 311, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 102, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 204, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 508, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 1, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 77, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 11, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 90, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 34, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 72, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 37, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 909, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 111, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 22, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 55, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 117, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 114, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 804, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 714, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 1007, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 803, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 913, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 107, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 408, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 518, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 902, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 510, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 603, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 718, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Unit 1F, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 13, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 28, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 64, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 69, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 62, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 43, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 79, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 20, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 26, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 57, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG

Flat 35, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 406, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 101, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Smiler, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 88, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 6, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 48, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 209, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 1008, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 617, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 701, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 412, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 503, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 704, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 217, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 1005, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 606, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 404, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 106, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 809, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 711, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 616, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 410, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 206, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 108, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 911, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 707, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Unit 1B, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Unit 2, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 68, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 51, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 82, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 61, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 81, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 31, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 67, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG
Flat 23, Barclay House, 35 Whitworth Street West, Manchester, M1 5NG

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