

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130342/FO/2021

Date registered valid: 28 June 2021

Proposal: Alterations to the use of the ground floor to form 3 no. commercial units comprising Unit 2A and Unit 2B for the sale, display and occasional consumption of alcohol (Use Class E(a)); and the use of Unit 2C as food deli for preparation and sale of food (Use Class E(a)), together with associated external alterations..

Address: 45 Henry Street, Manchester, M4 5DH

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Gareth Smith, Unit 4 Royal Mills, 17 Redhill Street, Manchester, M4 5BA

Agent (if any):

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 July 2021

Application details

Type of application: Full Application Consent

Development type: Minor Retail

Date of site visit: 7 July 2021

Standard consultations:

Printed: 1 July 2021 Expired: 22 July 2021

Neighbour notifications

Printed: 1 July 2021 Expired: 22 July 2021

Site notice

Posted: 7 July 2021 Expired: 28 July 2021

Press advert

Published: 6 July 2021 Expired: 27 July 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to the ground floor of a four storey building, which forms an extension to the Edinburgh Castle public house.

The host building which immediately fronts the cobbled road of Henry Street is predominantly constructed from red brick masonry with buff detailing and grey aluminium window/door openings.

The ground floor which is presently vacant, has permission for two units comprising a restaurant and restaurant and bar (previously classes A3 and A4).

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order: No

Description of area

The site is located within the Ancoats Conservation Area, a short distance to the south west from Cutting Room Square - an area of public realm which has been created to serve the residents of Ancoats and opened in 2008 and extended in 2014

The site is bounded by Cotton Street to the north east, Blossom Street to the south east and to the south west by Henry Street. The application site is situated within the Ancoats Conservation Area, which also includes some important Listed Buildings nearby, but none that directly affect the application site.

To the north east of the application site is Cutting Room Square which is an area of public realm which has been created to serve the residents of Ancoats and opened in 2008 and was extended in 2014.

Along the northern edge of the square is the Ice Plant, a part 7, part 9 storey building. In the north eastern part of the square is St Peters Hall a Grade II Listed Building now used by the Halle Orchestra. To the west of the square is the Fairbairn Building, a mixed use development which consists principally of car parking and residential accommodation. Situated immediately to the south of the application site is Paragon Mill, a Grade II* Listed Building which forms part of the Royal Mills complex. This building measures 7 storeys in height.

Beyond the immediate area is Great Ancoats Street which provides access to the City Centre and the other amenities. The application site is located within a highly sustainable area and is within walking distance of Metrolink stops and the City's train stations ensuring access to non car modes of transport.

The application site has a history of minor variations to the original planning permission referenced 109467/FO/2015/N1 which allowed for the erection of a part four, part six storey building and extension to Edinburgh Castle Public House to form 21 residential units (Use Class C3) with ground floor restaurant/cafe (Use Class A3) (555 sqm) and second floor office space (B1) within the cutting room (128 sqm) within associated building refurbishments following demolition of former backpackers building.

Description of development

Planning permission is sought for the alterations to the use of part of the ground floor to form 3 no. commercial units comprising Unit 2A and Unit 2B for the sale, display and occasional consumption of alcohol (Use Class E(a)); and the use of Unit 2C as food deli for preparation and sale of food (Use Class E(a)).

The proposed units comprise the following:

Unit 2A – 82m² – Craft beer shop with sales, tasting and occasional drinking on the premises.

Unit 2B – 42m² - Wine shop with sales, tasting and occasional drinking on the premises.

Unit 2C – 100m² -food deli with sales with the preparation of food on the premises for consumption off the premises

The ground floor is vacant following planning permission being granted for the variation of conditions 1 (specified plans) and 15 (waste management) attached to planning permission referenced 118525/JO/2017 to provide 2 no. commercial units at ground floor level for class use A3 and A4 and associated elevational alterations (Ref: 122649/JO/2019).

In addition, elevational alterations are proposed to the Henry Street building frontage, involving the replacement of a door to unit 2c with a fixed window pane and a new shopfront and door to unit 2b. Internally, alterations are proposed to allow the sub-division of the floorspace.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Environmental Health – No objection. Conditions are advised with respect to acoustic insulation, external equipment, fumes, servicing, waste management and hours of use.

Flood Risk Management – No objection. It is advised that the applicant should design and construct a drainage system to prevent the increased risk of flooding.

Highway Services - Highways are generally accepting in-principle of the proposals, subject to confirmation of intended arrangements for accepting deliveries in terms of highway location, vehicle numbers and types, provision or otherwise for access to secure cycle parking (for staff and visitors, frequency and adequacy of vehicular access for waste collection and arrangements for fit-out / construction activity.

Greater Manchester Police (Design for Security) – Various security measures are recommended, including the specification for external openings, lighting, roller shutters, CCTV and management/maintenance.

Policy

The following policy and guidance is considered relevant to the consideration of this application:

- Saved policies DC10, DC18.1 and DC26 of the Unitary Development Plan;
- Policies DM1, C10, CC1, EC1, EC3, EN3, EN19, SP1 of the Manchester Core Strategy;
- Guide to Development in Manchester (SPD);
- Ancoats and New Islington Regeneration Framework (2014);
- Manchester Strategy;
- National Planning Policy Framework (July 2021).

Other legislative requirements

Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Issues

Principle

The principle of this development has largely been established through the granting of application 109467/FO/2015/N1 which allowed for the use of the ground floor for use as two commercial units involving the sale of food and drink for consumption on the premises, including for one of the units involving the sale of alcohol.

Whilst the proposed uses now fall within a different use class following recent legislative changes to the Use Classes Order, it is believed that the addition of a further unit for a similar use and without any increase in overall floorspace is unlikely to result in any significant negative effects.

The application site is located within the regional centre, as defined within the Manchester Core Strategy (2012), and forms part of the East Manchester Regeneration area.

Policy SP1 of the Core Strategy states that this area will be the focus for economic and commercial development, retail, leisure and cultural activity alongside high quality city living.

Policy C1 seeks to support a balanced and socially inclusive evening/night-time economy where there is an appropriate balance of day time and night time uses and where residential amenity will not be undermined. This is considered to be the case in this instance.

In light of the above, the proposed use of the floorspace is considered to comply with overarching policy for the area and promotes the aims of facilitating economic and commercial development, alongside high-quality city living.

It is further considered that the proposed elevational alterations are minor in nature and do not impact negatively on the overall design and appearance of the development. No additional harm will be caused to the character and appearance of the Conservation Area.

Specific matters are outlined further below.

The Impact on the Highway

In comparison to other nearby premises in the area and given the constraints of the site, no off-road parking is proposed as part of the application.

The application site is located within a highly sustainable area within a short walking distance of the Northern Quarter and city centre, and within walking distance of Metrolink stops and the city's train stations, ensuring access to non-car modes of transport.

Given the accessible nature of the site within a city centre environment and the use of traffic regulation orders along Henry Street which would prevent on-street parking, coupled within the likelihood that patrons would visit the venues by non-car modes, there are no material concerns relating to the impact upon the local highway network, highway safety or on-street parking. On this basis, the proposed development is considered satisfactory.

Servicing

Servicing to the ground floor commercial units will take place on-street adjacent to the application site, which reflects a typical servicing arrangement for a city centre commercial use. The existing Traffic Regulation Order regime around the site would allow this to occur legally and the local road network is relatively quietly trafficked so that the free flow of traffic is unlikely to be disrupted by infrequent servicing events.

Given the size of the floorspace proposed and the nature of the operations, the frequency of servicing movements is not anticipated to be high or involve large vehicles.

To safeguard the amenity of nearby occupiers, the times that servicing can take place is controlled by an appropriate planning condition.

Residential Amenity

Given the context of the site within the city centre, together with the authorised use of the floorspace, the mixed use nature of the neighbourhood, existing background noise levels and current levels of activity, it is not believed that the proposed use would result in an undue impact, harmful to the amenity or the living conditions of the nearest residential occupiers.

It is however important to protect neighbouring occupiers from undue noise and disturbance. Conditions are therefore recommended in relation to acoustic insulation to prevent noise breakout, the control of fumes and odours, hours of use, servicing and waste management arrangements. These conditions require further details to be submitted and agreed.

Visual Amenity and the Impact to the Conservation Area

The proposal involves minor alterations to the front, ground floor façade fronting Henry Street. Namely, the replacement of a door to unit 2c with a fixed window pane and a new shopfront and door to unit 2b.

The submitted drawing indicates that the proposed alterations will reflect the profile and design of existing openings. It is considered that the changes to the shop front will assimilate sympathetically without any undue visual disruption to the character and appearance of the façade and ultimately the character and appearance of the conservation area.

As a safeguard, in order to ensure the use of matching materials to mirror existing openings, a condition has been included.

Waste Management

The application has been accompanied by a waste management strategy which indicates the use of internal waste stores. Further details of collection and recycling arrangements are requested by Environmental Health. A condition requiring further details to be agreed has been included accordingly.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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:

Drawings numbered (04) 001/C14, (05) 504/PS and 059/02b, received by the City Council as Local Planning Authority on 28 June 2021.

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.

3) The materials to be used on the external surfaces of the building, shall match those of the existing building in type, size, colour and texture.

Reason - To ensure the appearance of the building is not adversely affected by the materials to be used for the elevational alterations, pursuant to policy DM1 of the Manchester Core Strategy.

4) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday. No deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy DM1 of the Manchester Core Strategy.

5) The premises shall not be open outside the following hours -

08.00 - 23.30 hrs daily.

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

6) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.

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

Reason - To safeguard amenity, pursuant to saved policy DC10 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

7) a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as Local Planning Authority.

The scheme shall be implemented in full before the uses commence.

Where entertainment noise is proposed, the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (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, respectively.

b) Prior to the uses hereby approved becoming operational, a verification report will 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. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

8) a) Externally mounted ancillary 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 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved, the scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority in order to secure a reduction in the level of noise emanating from the site.

b) Prior to the uses hereby approved becoming operational, an approved a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non - conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

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 saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

9) Notwithstanding details submitted, the uses hereby approved shall not commence until scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to saved policy DC5 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

10) 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 for the following purpose(s) of contained within Schedule 2, Part A, Class E of 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).

E(a) Display or retail sale of goods, other than hot food

- E(b) Sale of food and drink for consumption (mostly) on the premises
- E(c) Provision of:
 - E(c)(i) Financial services,
 - E(c)(ii) Professional services (other than health or medical services), or
 - E(c)(iii) Other appropriate services in a commercial, business or service locality
- E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- E(f) Creche, day nursery or day centre (not including a residential use)
- E(g) Uses which can be carried out in a residential area without detriment to its amenity:
 - E(g)(i) Offices to carry out any operational or administrative functions,
 - E(g)(ii) Research and development of products or processes

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

Informative

1) Greater Manchester Police (Design for Security) advise the following measures:

All external doors (single and double leaf) must be compliant with and certified to BS PAS 24, STS 202, or LPS1175 SR2. All escape-only doors should be alarmed (audible upon opening) and designed without visible external ironmongery.

Glazing to a height of 2400mm (or if otherwise accessible) must incorporate at least one pane of glass with a v1.5mm PVB interlayer (e.g. 7.5mm laminated glass), or a glass rated as P4A under EN 356. The remaining panel in a double glazed unit may be toughened glass.

Dusk til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors.

Any CCTV system that may be used within this proposal will require certain specifications and intelligent placement of cameras to compliment the design of the development. Designers should consider the following points when planning a CCTV strategy:

CCTV systems (and lighting that support them) require regular cleaning and maintenance to remain effective.

Where necessary, cameras that are vulnerable to damage should be protected from attack either by relocation to a higher level and using a bigger lens to achieve the view required or through the fitting of a vandal resistant housing.

With regards to the retention of footage, the police prefer quality over quantity. The overall retention period should be dictated by what the system is designed to achieve, though it would be better to have good quality images over a 14-day period than poor ones over a 30-day period.

Procedures for recovery of recordings are recommended to be established (e.g. trained staff / the CCTV system instruction manual to be readily available). This is to ensure that the images produced will be of an acceptable standard that will allow for identification of an individual which will stand up to scrutiny in court.

There should be a comprehensive security regime in place for the day-to-day running of the site. There should be regular reviews/exercises to ensure that it remains accurate, workable

and up-to-date. All staff should understand and accept the need for security measures and it should be made easy for people to raise concerns or report observations.

Any external bin store should be a secure, lockable and fire resistant enclosure. A strategy should be defined to ensure waste collection can take place whilst retaining a secure development and servicing activities should also not require any service doors to remain open and unattended for prolonged periods.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police

22 Cotton House, 21 Blossom Street, Manchester, M4 5EP
30 George Leigh Street, Manchester, M4 5DG
46 Henry Street, Manchester, M4 5DD
Flat 15, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 8, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Apartment 501, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
11 Cotton Street, Manchester, M4 5BF
9 Cotton Street, Manchester, M4 5BF
29 Blossom Street, Manchester, M4 6AJ
24 - 28 George Leigh Street, Manchester, M4 5DQ
6 Loom Street, Manchester, M4 6AN
Ground Floor, 24 - 28 George Leigh Street, Manchester, M4 5DQ
First Floor And Second Floor, 24 - 28 George Leigh Street, Manchester, M4 5DQ
Second Floor, 24 - 28 George Leigh Street, Manchester, M4 5DQ
Flat 6, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Apartment 506, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 413, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 412, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 408, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Flat 1, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
6 Cotton House, 21 Blossom Street, Manchester, M4 5EP
Apartment 505, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Flat 10, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 9, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 5, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 2, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
19 Cotton House, 21 Blossom Street, Manchester, M4 5EP
48 Henry Street, Manchester, M4 5DD
Apartment 503, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 403, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 402, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
17 Cotton House, 21 Blossom Street, Manchester, M4 5EP
16 Cotton House, 21 Blossom Street, Manchester, M4 5EP
8 Cotton House, 21 Blossom Street, Manchester, M4 5EP
7 Cotton House, 21 Blossom Street, Manchester, M4 5EP
2 Cotton House, 21 Blossom Street, Manchester, M4 5EP
17 Blossom Street, Manchester, M4 5EP
Flat 13, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 12, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 14, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 4, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 3, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 7, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 11, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
1 Cotton House, 21 Blossom Street, Manchester, M4 5EP
19 Blossom Street, Manchester, M4 5EP
Apartment 504, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH

Apartment 502, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
52 Henry Street, Manchester, M4 5DD
50 Henry Street, Manchester, M4 5DD
16 Blossom Street, Manchester, M4 5AW
27 Blossom Street, Manchester, M4 6AJ
9 Cotton House, 21 Blossom Street, Manchester, M4 5EP
4 Cotton House, 21 Blossom Street, Manchester, M4 5EP
5 Cotton House, 21 Blossom Street, Manchester, M4 5EP
3 Cotton House, 21 Blossom Street, Manchester, M4 5EP
11 Cotton House, 21 Blossom Street, Manchester, M4 5EP
10 Cotton House, 21 Blossom Street, Manchester, M4 5EP
15 Cotton House, 21 Blossom Street, Manchester, M4 5EP
14 Cotton House, 21 Blossom Street, Manchester, M4 5EP
18 Cotton House, 21 Blossom Street, Manchester, M4 5EP
20 Cotton House, 21 Blossom Street, Manchester, M4 5EP
13 Cotton House, 21 Blossom Street, Manchester, M4 5EP
12 Cotton House, 21 Blossom Street, Manchester, M4 5EP
23 Blossom Street, Manchester, M4 5EP
21 Cotton House, 21 Blossom Street, Manchester, M4 5EP
LATITUDE LAW LIMITED, Rebs Corner, 2 Loom Street, Manchester, M4 6AN
Apartment 410, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 414, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 407, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 411, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 409, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 406, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 405, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 404, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 401, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 416, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 415, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH

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
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Ancoats Conservation Area 1989
Area Team Boundary - Name: NORTH1