

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126083/FO/2020

Date registered valid: 30 March 2020

Proposal: Change of use of ground floor takeaway and upper floor flat to dental surgery (Use Class D1) in conjunction with existing dental surgery at 155 Kenyon Lane together with single storey rear extension, elevational alterations including new shop front and alterations to upper floor windows following removal of rear fume extraction system

Address: Moston Dental Practice, 153 Kenyon Lane, Manchester, M40 9DJ

Ward(s): Moston Ward

Applicant: Mr S Manzur Silverline Properties 155 Kenyon Lane, Manchester, M40 9DJ

Agent (if any): Phil Holmes PHA Architects Ltd 1 Cranleigh Avenue, Stockport, SK4 3PZ

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: j.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 9 July 2020

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 21 April 2020 Expired: 12 May 2020

Neighbour notifications

Printed: 21 April 2020 Expired: 12 May 2020

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application seeks planning permission to change the use of a vacant ground and first floor of the property that has previously been used as a hot food takeaway to dental surgery (Use Class D1) in conjunction with existing dental surgery at 155 Kenyon Lane together with single storey rear extension, elevational alterations including new shop front and alterations to the windows.

The application site lies between Harpurhey and Newton heath Distract centre and is one of four commercial premises in a row

The area is predominantly residential however a number of commercial units are present in the vicinity that front Kenyon Lane. Immediately opposite the site lies Lightbown Evangelistic Church and 3 other commercial premises.

The site has no car parking provision and the refuse storage takes place at the rear of the property.

The hours of operation are:

Monday to Friday 08:00 - 19:00

Saturday. Sunday and Bank Holiday 08:00 - 18:00

One additional full time and one part time member of staff would be required as result of the proposal.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted and no representations were received.

The Environmental Health Team were consulted and commented a scheme for storage and disposal of refuse be provided along with a gas membrane condition.

The Highways Team were consulted and made the following comments:

The site is considered to be suitably accessible by sustainable modes and is in close proximity to a range of public transport facilities.

It is anticipated that the proposals are unlikely to generate a significant increase in the level of vehicular trips therefore they do not raise any network capacity concerns.

No parking is being offered as part of the development. Given the width of Kenyon Lane, on-street car parking is available on both sides. We consider that the overall demand for on-street parking for proposed D1 use is more or less comparable to the existing A5 use although demands are likely to be generated during the daytime rather than in the evening.

No cycle storage was provided and further details are sought in relation to waste management particularly regarding storage at the time the application was assessed by highways. On request the applicant provided further information relating to cycle parking and refuse storage which was considered to be acceptable by the highways team. Appropriate conditions have been attached to the consent.

Greater Manchester Police has made suggestions regarding security measures and an informative has been added to the consent.

Issues

The following policies are applicable to the scheme.

DM1, SP1, T2, C9 ,EN19 of the Core Strategy for Manchester and UDP Policy DC26.

Nation Planning Policy Framework (NPPF)

8. Promoting healthy and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs - for example through the provision of local shops.

92. To provide services the community needs, planning policies and decisions should: a (such as local services to enhance the sustainability of communities and residential environments;

b) take into account and support the delivery of local strategies to improve health and well-being for all sections of the community;

c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;

d) ensure that established facilities and services are able to develop and modernise, and are retained for the benefit of the community; and

e) ensure an integrated approach to considering the location of services.

The Development is considered to be consistent with the NPPF section 8. Promoting healthy and safe communities sub section 91 and 92. The provision of a dental practise in this location is considered to be acceptable, as it lies within an area that has become a small hub for a mixture of different uses and is also within close proximity to a high number of residential dwelling house. Therefore the dental practise would provides a service in a sustainable location that makes a positive contribution to the health and well-being of residents. The application by its very nature increases the size of the existing dental practise along with a single storey extension to the proposed unit at 153 Kenyon Lane and accords with sub section (d) of section 8 of the NPPF which states, that should be able to develop and modernise, and are retained for the benefit of the community.

Manchester's Core Strategy:

Policy SP1 - Core Development Principles states:

The key spatial principles which will guide the strategic development of Manchester to 2027 are:

The Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living.

Beyond these areas, the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment. The majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester, East Manchester and Central Manchester Regeneration Areas.

New development will maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and use of the public transport. The extension to the Metrolink network through the Oldham and Ashton lines will create key corridors for new development.

Core development Principles

Development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

The Development is considered to be consistent with the Policy SP1- as the dental practise provides a service within a neighbourhood which for many residents would be able to access by walking or cycling. There is no dedicated car parking provision however the site is served by the public transport network which is easily accessible from this location. The proposed rear

extension is considered to be of a design which is acceptable and has no harmful impact on the amenity of the surrounding properties and the implementation of the extension would effectively contribute the functionality of the existing dental practise. Therefore, the proposal is considered to be in accordance with policy SP1.

Policy DM1 states - All development should have regard to:

Appropriate siting, layout, scale, form, massing, materials and detail.

Impact on surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Effects upon amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

Community safety and crime prevention.

Design for health.

Refuse storage and collection.

The Development is consistent with Policy DM1 single storey extension to the rear does not have detrimental impact of the amenity of the surrounding area. The extension in terms of its height, scale and massing is acceptable. The position of the extension within the confines of an alleyway surrounded by similar extension is conducive with the character of the area in which it would be located.

The impact of the proposal in terms of the proposed use is acceptable as there are no concerns in relation to the unacceptable effects upon noise and air quality. The expansion of an existing dental practise within a building that is physically attached on one side of the unit to the existing dental practise, which has been in operation and the proposed use is considered to have less impact in terms of comings and goings than the hot food takeaway use it replaces is considered to be acceptable.

Policy T 2

Accessible areas of opportunity and need. The Council will actively manage the pattern of development to ensure that new development: -

Is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities. This application site lies within a cluster of commercial properties and is easily accessible via public transport.

Furthermore, given the type of neighbourhood in which the dental practise would be situated there are opportunities that residence that visit the dental practise could do so either walking and cycling which is consistent with Policy T2.

Local Centres

Local centres meet local needs for small scale retail and services to meet day-day needs. There are 24 identified local centres, including new local centres at Moston Lane, Collyhurst and Merseybank Avenue. Locations which are not identified in the Local Development Framework

but which perform the same function in terms of scale and meeting local needs will also be considered to be local centres.

Policy EN19 Waste requires consideration of the submitted details relating to the applicants has given due consideration of measures to deal with the storage and collection of waste; including the provision of a waste management plan to demonstrate how the sustainable waste management needs of the end user will be met. The applicant has identified the area in which the refuse can be effectively stored. However, details of waste recycling and segregating will be provide in the form of condition discharge prior to the commencement if the use.

Saved Unitary Development Plan (UDP) policies:

The following saved UDP policies are applicable to the proposed development:

Policy 26 Development and Noise states:

DC26.1 The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

DC26.5 The Council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

The proposal is considered to be in accordance with policy DC26 as the noise impact of the dental practise is relatively low and the intensification of the use would take place between an established practise and a void between the neighbouring residential apartments. Therefore, the activity associated with a dental practise in this instance does not require any noise mitigation measures to be incorporated into the proposal to control noise from the premiers.

DC14 Shop Fronts and Related Signs.

This policy applies to all retail premises and to other commercial premises which have similar physical characteristics e.g. betting shops, banks, building society offices, optician's premises etc. DC14.1 In determining applications relating to these premises for shop fronts, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts, where appropriate, and of the area within which the premises are located.

The proposed shop front and the enlarged windows consist with policy DC14 in terms of there design and appearance as they are considered to be in keeping with the host building and the neighbouring property next door.

ISSUES

Principle of the Development

The principle of a new dental practice is considered to be an effective use of a vacant building is in this location and is therefore, considered to be acceptable.

In terms of the dental surgery in this location weight has been given to the appropriateness to change the use of vacant building formally used as a hot food takeaway and merge the existing practise in to the neighbouring building. There is an obvious need for this type of community facility within the Moston Ward and this proposal seeks to increase capacity of dental provision for patients within the same site which the current facility fails to provide. The existing dental practise is located within a building that does not have much scope for further development due to the physical constraints associated with the site and the alternative to extend the dental practise into the neighbouring premises was considered to be a viable option. Furthermore, coupled with the proposed use will create a useful local amenity within a growing residential neighbourhood and due to its position next to an established commercial use and because of the relatively small capacity of the practice, there are unlikely to be any significant, negative impacts upon the amenity of the nearest residential occupiers or upon additional on street parking demand.

It is considered the proposed development is acceptable in terms of the National Planning Policy Framework (NPPF), and Manchester's Core Strategy, including policies DM1, SP1 and T2, and saved Unitary Development Plan policy DC26.

Residential Amenity

It is considered that the proposed change of use will not unduly adversely affect the amenities of the occupiers of neighbouring residential properties, pursuant to policies DM1 and DC26.

The proposed use will uplift the intensity and level of use of the premises, however, this is an established site for medical provision in this location and it is considered that no mitigation measure in terms of noise outbreak is required for this scheme and the change in the use will not unduly affect residential amenity, and will assist to provide the community with additional medical provision, pursuant to policy SP1. The dental surgery will provide an important service for the local community by making a positive contribution to the health, safety and well-being of residents. It is considered that due to the largely residential nature of the area, and the planning approvals for similar development, that it would not adversely impact upon current levels of residential amenity currently experienced.

The introduction of a dental surgery within a currently vacant building in this location will marginally increase activity levels in the immediate vicinity however, to mitigate the impact of comings and goings an additional access door to the premises would be created to assimilate the appearance the of the existing entrance to the operational dental practise.

It is anticipated that there will be an element of heightened levels of activity associated with the use of dental equipment within the application site however, environmental health have assessed the proposal and have not request acoustic insulation of the premises. Furthermore, the hours of operation have been assessed and agreed with environmental health.

The proposal does not include any external plant and equipment to be attached to the building.

The application site is situated next to a residential apartment block, however, is separated with a considerable gap between the two buildings. Furthermore, the site is not considered to be in close to noise sensitive locations other than the neighbouring apartments. Therefore, given that the two premises are not jointed, it is anticipated that the activity associated with the dental practise would not detrimental to residential amenity.

Visual Amenity

The proposal includes some minor building works to the premises, the installation of a new door and shopfront and the introduction of larger windows at first floor level, and a single storey rear extension. The rear court yard area has already been extended and this proposal is to further extend the rear outbuilding to create extra facilities and storage. The proposal utilises the void within the courtyard which is not usually considered to be acceptable. However, this particular proposal incorporates the neighbouring rear yard area into the scheme that has space with no built form. There are a number of similar extension along the row and as a result the proposed extension it's not out of character within the area, nor does the extension detract from within the street scene. The introduction of a new shop front and the creation of a new door and larger windows at first floor level are considered to be acceptable. The alterations to the shop front in terms of its appearance and design does not detract from the appearance and character of the architecture of the host building and is necessary to gain access to the first floor. Collectively the introduction of new windows and a new shop front in terms of their design and materials are considered to modernise the exterior of the building. Consideration of this type of alteration to the elevations are also assessed on the visual impact on the neighbouring property, and in this instance the neighbouring property has remodelled the ground floor which has improved the visual aesthetic of the unit. The neighbouring units does differ in terms of design and appearance in relation to the application site, however, given that both design solutions are considered to be an improved aesthetic compared with what was there previously and as a result of the implementation of the alteration would not detract from the character and appearance of the host building nor would the changes detract from within the street scene. The alterations are considered to be acceptable.

Highways

Highways have advised that secure cycle parking to be offered within the site and an appropriate condition has been added to the consent. The proposal is in accordance with the Council's Core Strategy commitment to sustainable development.

Bins

The proposal incorporates adequate space for the storage of the bins. Further details have been requested in terms of a recycling which is subject to a condition.

Travel

It is not considered that the uplift in numbers of visitors to the premises will result in an unsustainable use in terms of travel, pursuant to policies DM1 and T2. The site is located within a sustainable location and is situated close to residential properties. There are currently car parking facilities within the vicinity if required therefore, the proposal is considered to be acceptable. A Travel plan condition was not required for this proposal.

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. Further information was sought from officers during the application and amendments were made to the proposal.

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:

FO4/AK/04 Rev A, stamped as received on the 3 February 2020,
FO4/AK/08, stamped as received on the 30 March 2020,
FO4/AK/06, stamped as received on the 3 February 2020,
FO4/AK/02, stamped as received on the 3 February 2020,
Then Waste Management Strategy Proforma and the Highways and Transport Statement,
stamped as received on the 30 March 2020.
FO4/AK/09, stamped as received on the 1 July 2020.

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 premises shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:-

Monday to Friday 08:00 - 19:00

Saturday, Sunday and Bank Holiday 08:00 - 1700

Reason - In interests of residential amenity, in order to reduce noise and general disturbance, in accordance with policies H2.2 and DC26 of the adopted Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's emerging Core Strategy.

4) Prior to the first use of the development hereby approved a 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 residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for

5) The use hereby approved shall not commence until secure, covered space and facilities for bicycle parking for both staff and visitors have been provided in accordance with details to be submitted to and approved in writing by the City Council as Local Planning Authority. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) the only uses permitted within Class D1 are for "Dental Surgery" purposes only and for no other purpose, including any other purpose falling within Class D1 as set out within 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).

Reason -In the interests of amenity, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

7) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill had ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill had pursuant to policy EN18 of the Manchester Core Strategy (2012).

8) The external facing materials to be used on the extension hereby permitted shall match those of the existing buildings in terms of type, colour, texture and scale.

Reason - To ensure that the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy

9) Notwithstanding the details shown on the submitted drawing numbered F04/AK/06, stamped as received on the 3rd February 2020, the planning permission hereby granted does not grant or imply a grant of expressed consent for any signage.

Reason - Any new signage will require a separate permission for advertisement consent, pursuant to policy DM1 of the Core Strategy.

10) Before the development hereby approved is first occupied a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those [attending or] employed in the development
- ii) a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the premises, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

11) Prior to the installation of any roller shutters, full details shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt the shutters shall be fitted internally to the shop front. The development shall be implemented in accordance with the approved details and retained thereafter.

Reason - In the interests of visual amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Informatives

0) If any new external fittings (i.e. shutters, windows or doors) are to be installed they should be certified to Secured by Design standards.

If cash is to be kept within the property overnight then a time delay safe certified to LPS 1183 should be installed and kept within a secure room that is only accessible by the members of staff.

Any staff areas that are to be included within the property should be access controlled and restricted to members of staff only.

An intruder alarm should be installed with contacts on all external doors and with movement detectors in all ground floor rooms with windows. The alarm should be monitored by an appropriate body-

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

14 Chinley Avenue, Manchester, M40 9HT
9 Chinley Avenue, Manchester, M40 9HT
5 Chinley Avenue, Manchester, M40 9HT
4 Chinley Avenue, Manchester, M40 9HT
12 Chinley Avenue, Manchester, M40 9HT
10 Chinley Avenue, Manchester, M40 9HT
Flat 20, Kenyon Court, 141 Kenyon Lane, Manchester, M40 9DJ
Flat 19, Kenyon Court, 141 Kenyon Lane, Manchester, M40 9DJ
Flat 18, Kenyon Court, 141 Kenyon Lane, Manchester, M40 9DJ
Flat 17, Kenyon Court, 141 Kenyon Lane, Manchester, M40 9DJ
Flat 16, Kenyon Court, 141 Kenyon Lane, Manchester, M40 9DJ
Flat 15, Kenyon Court, 141 Kenyon Lane, Manchester, M40 9DJ
Flat 14, Kenyon Court, 141 Kenyon Lane, Manchester, M40 9DJ
Flat 13, Kenyon Court, 141 Kenyon Lane, Manchester, M40 9DJ
Flat 12, Kenyon Court, 141 Kenyon Lane, Manchester, M40 9DJ
Flat 11, Kenyon Court, 141 Kenyon Lane, Manchester, M40 9DJ
Flat 10, Kenyon Court, 141 Kenyon Lane, Manchester, M40 9DJ
Flat 9, Kenyon Court, 141 Kenyon Lane, Manchester, M40 9DJ
Flat 8, Kenyon Court, 141 Kenyon Lane, Manchester, M40 9DJ
Flat 7, Kenyon Court, 141 Kenyon Lane, Manchester, M40 9DJ
Flat 6, Kenyon Court, 141 Kenyon Lane, Manchester, M40 9DJ
Flat 5, Kenyon Court, 141 Kenyon Lane, Manchester, M40 9DJ
Flat 4, Kenyon Court, 141 Kenyon Lane, Manchester, M40 9DJ
Flat 3, Kenyon Court, 141 Kenyon Lane, Manchester, M40 9DJ
Flat 2, Kenyon Court, 141 Kenyon Lane, Manchester, M40 9DJ
Flat 21, Kenyon Court, 141 Kenyon Lane, Manchester, M40 9DJ
Flat 22, Kenyon Court, 141 Kenyon Lane, Manchester, M40 9DJ
Flat 1, Kenyon Court, 141 Kenyon Lane, Manchester, M40 9DJ
LIGHTBOWNE EVANGELICAL CHURCH, 120 Kenyon Lane, Manchester, M40 9DF
110 Kenyon Lane, Manchester, M40 9DH
Top Flat, 153 Kenyon Lane, Manchester, M40 9DJ
159 Kenyon Lane, Manchester, M40 9DJ
3 Bacup Street, Manchester, M40 9HF
1 Bacup Street, Manchester, M40 9HF
7 Chinley Avenue, Manchester, M40 9HT
157 Kenyon Lane, Manchester, M40 9DJ
8 Chinley Avenue, Manchester, M40 9HT
6 Chinley Avenue, Manchester, M40 9HT
3 Chinley Avenue, Manchester, M40 9HT
1 Chinley Avenue, Manchester, M40 9HT
153 Kenyon Lane, Manchester, M40 9DJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1