

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143900/VO/2025

Date registered valid: 4 September 2025

Proposal: City Council Development for the temporary change of use of public open space for the purpose of a Christmas Market for a period of 46 days.

Address: St Ann's Square & Exchange Street, Manchester

Ward(s): Deansgate Ward

Applicant: Robert Hutchinson Manchester City Council

Agent (if any):

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20 October 2025

Application details

Type of application: Regulation 3 Consent

Development type: Change of use

Date of site visit: 11 September 2025

Standard consultations:

Printed: 11 September 2025 Expired: 2 October 2025

Neighbour notifications

Printed: 11 September 2025 Expired: 2 October 2025

Site notice

Posted: 11 September 2025 Expired: 2 October 2025

Press advert

Published: 16 September 2025 Expired: 7 October 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of Site

This application relates to a pedestrianised area within the City Centre known as St. Ann's Square and Exchange Street, this includes a public open square and a partly pedestrianised street that is located in between St. Ann's Street and New Cathedral Street.

The site is within the St. Ann's Square Conservation Area and there a number of listed buildings surrounding the Square, including the Grade II listed Royal Exchange Building, and the Grade I listed St. Ann's Church.

The buildings surrounding St Ann's Square are predominately historic with stone being the main material, with some constructed of brick and some finished in stucco. The area surrounding the application site is mostly commercial in nature. There are also a few modern buildings.

The building is within the Retail Core of Manchester City Centre and surrounding uses include shops, offices, cafes, restaurants and a theatre.

The site benefits from excellent connectivity being close to Victoria Train Station and Exchange Square Metrolink.

Bus stops are also close to the site on Deansgate and Cross Street.

Description of Development

Temporary planning permission is sought for the use of St. Ann's Street and Exchange Street between the 7th of November 2025 and 22nd December 2025 as a Christmas Market. This particular market would operate with the following hours: 10:00 to 21:00 but finishing at 18:00 on the last day.

The St. Ann's Square market would consist of a beer garden as well as stalls offering hot food and a range of wooden craft and gifts.

The applicants have stated that the layout of the market has been designed to allow adequate access for emergency vehicles. Crowd control to the bar area would be managed by trained security stewards.

Vehicular access onto the site would only be outside of trading hours and would take place from St. Ann's Street, off Deansgate.

Refuse would be taken to a refuse trailer on St. Anns Street.

The submitted Design and Access Statement contains details in relation to how the Market would operate in terms of Management, Security and Stewarding, Crowd Control, Vehicle Control, Impact on Local Businesses, Toilet Provision, Waste Management and Recycling, Safety and First Aid and Accident Reporting. These measures would be required to be implemented by condition.

Related Applications

The application is being considered in tandem with the following applications for other locations within the City Centre:

143948/VO/2025 - City Council Development - Temporary change of use of public open space for the purpose of a Christmas Market and traditional fairground rides for a period of 59 days at Albert Square, Manchester.

143873/VO/2025 - City Council Development - Temporary change of use of public open space for the purpose of a Christmas Market for a period of 73 days at Cathedral Gardens, Manchester.

143891/VO/2025 - City Council Development - Temporary change of use of public square for the purpose of a Christmas Market for a period of 46 days at the Corn Exchange and Exchange Square, Manchester.

143885/VO/2025 - City Council Development - Temporary change of use of public open space for the purpose of a Christmas Market for a period of 46 days at King Street, Manchester.

143879/VO/2025 - City Council Development - Temporary change of use of public open space for the purpose of a Christmas Market for a period of 46 days at Market Street, Manchester.

143906/VO/2025 - City Council Development - Temporary change of use of public open space for the purpose of a Christmas Market for a period of 46 days at New Cathedral Street, Manchester.

143890/VO/2025 - City Council Development - Temporary change of use of public open space for the purpose of a Christmas Market for a period of 46 days at Piccadilly Gardens, Manchester.

Consultations & Notification Responses

Highway Services - Confirmed that they have no concerns.

Environmental Health - Confirmed that they have no comments.

Greater Manchester Police - Confirmed that having looked at the proposals and liaised with the Counter Terrorism Security Advisor for the City Centre area they have no concerns with the proposals.

Transport For Greater Manchester - Confirmed that they have no comments

Counter Terrorism Policing Northwest (CTPNW) - No comments received.

Publicity - A site notice and local press advert were produced. At the time of writing this report, no representations have been received as a result of this publicity.

Issues

Policy

The Places for Everyone Plan - Joint Development Plan Document, for nine of the ten boroughs which make up Greater Manchester adopted on 21st of March 2024:

Policy JP-Strat1 (Core Growth Area)

Policy JP-Strat2 (City Centre)

Policy JP-P2 (Heritage)

Policy JP-C5 (Streets for All)

The Manchester Core Strategy - Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:

Policy SP1 (Spatial Principles)

Policy CC1 (Primary Economic Development Focus (City Centre and Fringe))

Policy CC2 (Retail)

Policy CC4 (Visitors - Tourism, Culture and Leisure)

Policy CC9 (Design and Heritage)

Policy CC10 (A Place for Everyone)

Policy C10 (Leisure and the Evening Economy)

Policy EN1 (Design Principles and Strategic Character Areas)

Policy EN3 (Heritage)

Policy EN19 (Waste)

Policy DM1 (Development Management)

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

Policy DC10 (Food and Drink Uses)

Policy DC18 (Conservation Areas)

Policy DC19 (Listed Buildings)

Policy DC26 (Development and Noise)

National Planning Policy Framework (NPPF)

Chapter 6 - Building a strong, competitive economy

Chapter 9 - Promoting Sustainable Transport

Chapter 12 - Achieving well-designed and beautiful places

Chapter 16 - Conserving and Enhancing the Historic Environment

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy for Waste

Issues

Principle of the Development

The submitted planning application seeks permission for a temporary change of use that has been carried out for a number of years in locations around the City Centre. All of the Markets would be located in appropriate retail areas, thus leading to an increase in foot traffic for other local businesses. The markets draw in additional local, regional, national and international visitors to the City Centre, promoting the city's facilities and enhancing the city's reputation as a host to quality, cultural markets offering a diverse and complimentary retail product. The markets help to increase the profile of the City as tourist destination particularly during the festive period.

In view of the above it is considered that on a temporary basis the proposal would add to the area's vibrancy, promote Manchester as a tourist destination and contribute to the mixed-use character of this part of the City Centre enhancing and complementing the City's retail offer and attractiveness as a place to visit in run up to the festive period.

Whilst permanent siting of such structures on a pedestrianised road would not ordinarily be supported, as the proposals are only temporary and beneficial, it is considered the development accords with Places for Everyone Plan Policies JP-Strat1 and JP-Start2, Core Strategy Policies SP1, CC1, CC2, CC4, C10 and DM1, in principle, subject to the matters discussed below.

Layout, Scale and Appearance, including the impact on the conservation area and nearby listed buildings -

As described above the site is within the St Anns Square Conservation Area and there 4 Grade II Listed buildings, 1 Grade II* Listed building and 1 Grade I Listed building surrounding the square and there are also non-designated heritage assets. Grade I listed buildings are the most significant buildings in the country.

However, the development is temporary and ancillary storage areas, including that of the generators would be screened from view. The market buildings would be low height and would be seen in context with the buildings but would not greatly prevent views of the Heritage Assets. It is considered that the less than substantial harm caused to the setting of these highly significant buildings within a conservation area would be minor in nature and temporary.

The harm caused by the use would be outweighed by the public benefits to the economy of Manchester, in particular that they would leading to an increase in foot traffic benefiting other local businesses and the attracting visitors from other countries and other areas of this country

promoting the City's facilities and enhancing the City's reputation as a host of quality, cultural markets offering a diverse and complimentary retail product leading to benefits for the people of Manchester.

This is also an important part of the Ice Village, which includes the ice rink so would attract more visitors than the standard markets elsewhere in the City. The ice rink would also require planning permission and would be applied for separate to this application.

These works are therefore consistent with paragraph 215 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement: and comply with Policies SP1, CC9, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester and Policies JP-P1, JP-Strat2 and JP-P2 of Greater Manchester's Places for Everyone Guidance in relation to the impact on visual amenity.

Residential Amenity -

The proposed development would operate from 10:00 till 21:00 which are not considered to be unreasonable hours given its location in a busy area of the City Centre where many other uses are operating within those times. Environmental Health do not object to the proposals.

The development is therefore acceptable in this regard and accords with Core Strategy Policy DM1, Saved Unitary Development Plan Policies DC10 and DC26, and the National Planning Policy Framework.

Crime and Disorder / Public Safety

The operation of the markets will be carried out in accordance with an appropriate management strategy to ensure the smooth, safe and efficient running of the Christmas Markets and it is considered that in terms of crime and disorder issues this will create a safe and accessible environment. The layouts are designed to keep maximum access and egress around the market areas and to preclude any risks from overcrowding. Deliveries and collections will only be possible through dedicated and supervised access and egress points. The proposed Management, Security and Stewarding Measures set out within the submitted documents are capable of being a condition of any consent granted.

No objection has been received by the Counter Terrorism Policing Northwest unit. Greater Manchester Police do not object to the proposal and do note that after liaising with the Counter Terrorism Security Adviser and that they had no objection. On this basis, the proposal is acceptable in this regard and accords with Core Strategy Policies SP1 and DM1 and the National Planning Policy Framework.

Accessibility

The layout of the stalls is such that full level access and access for wheelchairs within the site would be maintained throughout the square and along St Anns Street.

Given the above it is considered that the access arrangements would be consistent with, Places for Everyone Plan Policy JP-C5, Core Strategy Policies DM1, SP1 and CC10, and the National Planning Policy Framework.

Highway Safety

The application site is mainly pedestrianised street and the pedestrianised areas (including the square and sections of St Anns Street) can only be accessed by services vehicles. The submitted supporting information notes that bump-in and bump-out trader's vehicle access to St Anns Street will be restricted to outside local business trading times. During business hours no vehicular access through the site would be permitted, deliveries would then take place overnight between 21:00 and 09:00. Highways do not object to the development.

On this basis, the proposal is acceptable in regard to its impact on Highway Safety and therefore complies with Core Strategy Policies SP1 and DM1 and the National Planning Policy Framework.

Waste Management -

Waste would be transported to a storage area located on St Anns Street. Whilst typically the transportation of waste and recycling to a separate storage area would be considered unacceptable, given how the development is temporary in nature, the development is acceptable in this instance.

Therefore, the proposal complies with Core Strategy Policies EN19 and DM1, and the National Planning Policy for Waste.

Conclusion

Given the above, it is considered that the proposal is in accordance with the above policies and should be approved.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

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

1) The permission hereby granted is for a limited period only, expiring on 22/12/2025 and the use comprising the development for which permission is hereby granted is required to be discontinued on that date.

Reason - The use hereby approved is of a temporary nature only and pursuant to PfE Policies JP-Strat 2, JP-C4, JP-P1, JP-P2, JP-S4, Core Strategy policies SP1, CC1, CC2, CC4, CC5, CC9, CC10, C1, C10, T1, EN1, EN3, EN19 and DM1, saved UDP Policy DC10, DC18, DC19, DC22 and DC26, Sections 66 and 72 of the Listed Buildings and Conservation Areas Act, as well as Sections 6, 7, 8, 9, 12 and 16 of the National Planning Policy Framework.

2) The structures hereby permitted shall be discontinued no later than 22/12/2025 and the fixings and works comprising the development are required to be removed no later than one week from the use ceasing.

Reason - The use and buildings are required to cease and be removed from site within a specified timescale in order to allow reinstatement of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

The drawings referenced

MCC-XX-DR-B-013

MCC-XX-DR-B-005

Received by the City Council as Local Planning Authority on 4 September 2025

The Design and Access Statement Manchester Christmas Markets 2025, prepared by Manchester City Council and received by the City Council as local planning authority on 4 September 2025

Stage V Generator 60kVa Spec Sheet, prepared by John F Hunt and received by the City Council as local planning authority on 9 October 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

4) The approved use shall operate in accordance with the following hours:

10:00 to 21:00 (including bank holidays).

Reason: To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

5) The generators used at the market site shall be Stage V 60kVa Generators provided by John F Hunt Power, as confirmed in the approved specification, received by the City Council, as Local Planning Authority on 9 October 2025.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Core Strategy and saved policies DC10.1 and DC26 of the Unitary Development Plan for the City of Manchester.

6) The details of the Waste Management scheme as set out in the approved 'Design and Access Statement Manchester Christmas Markets 2025' document received by the City Council as the Local Planning Authority on 4th of September 2025 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Transport For Greater Manchester
Counter Terrorism Policing North West (CTPNW)

Sub Basement, St Anns House, St Ann's Place, Manchester, M2 7LP
Flat 7, 12 St Ann's Square, Manchester, M2 7HW
STEPHENS PREMIER LTD, 10 St Anns Arcade, St Ann's Square, Manchester, M2 7HW
St Anns Church, St Ann Street, Manchester, M2 7LF
Barbour, 6 St Ann's Square, Manchester, M2 7HD
McDonald's, 18 St Ann's Square, Manchester, M2 7HQ
14 St Ann's Square, Manchester, M2 7HQ
Flat 2, 12 St Ann's Square, Manchester, M2 7HW
Flat 9, 12 St Ann's Square, Manchester, M2 7HW
Unit 4, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Sixth Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Watches Of Switzerland, 9 - 11 St Ann's Square, Manchester, M2 7EF
Sub Basement, 1 - 5 St Ann's Square, Manchester, M2 7EF
12 Royal Exchange Arcade, Manchester, M2 7EA
ZARA, 1 New Cathedral Street, Manchester, M1 1AD
Ground Floor Unit 5, St Anns House, St Ann's Place, Manchester, M2 7LP
Flat 5, 12 St Ann's Square, Manchester, M2 7HW
First Floor To Third Floor, 17 St Ann's Square, Manchester, M2 7EF
Third Floor Rooms 46 To 48 And 50 To 56, 17 St Ann's Square, Manchester, M2 7EF
Second Floor Rooms 27 To 37, 17 St Ann's Square, Manchester, M2 7EF
Basement And Ground Floor, 14 St Ann's Square, Manchester, M2 7HQ
Flat 15, 12 St Ann's Square, Manchester, M2 7HW
Third Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
5 Acresfield, 8 Exchange Street, Manchester, M2 7HA
16 - 18 Royal Exchange Arcade, Manchester, M2 7EA
3 Royal Exchange Arcade, Manchester, M2 7EA
11 Royal Exchange Arcade, Manchester, M2 7EA
10 Royal Exchange Arcade, Manchester, M2 7EA
1 Royal Exchange Arcade, Manchester, M2 7EA
4 Royal Exchange Arcade, Manchester, M2 7EA
First Floor, 15 St Ann's Square, Manchester, M2 7PW
Third And Fourth Floor, St Anns House, St Ann's Place, Manchester, M2 7LP
Tudor Boutique, 22 St Ann Street, Manchester, M2 7LF
Flat 20, 12 St Ann's Square, Manchester, M2 7HW
Flat 18, 12 St Ann's Square, Manchester, M2 7HW
3 St Anns Arcade, St Ann's Square, Manchester, M2 7HN
6 St Anns Arcade, St Ann's Square, Manchester, M2 7HN
Showcase At Entrance To 20, St Ann's Square, Manchester, M2 7HG
HOLLAND & BARRETT, 22 St Ann's Square, Manchester, M2 7JB
PO Box 320, Royal Bank Of Scotland, St Ann Street, Manchester, M60 2SS
BUPA Dental Care, First Floor, 14 St Ann's Square, Manchester, M2 7HQ
Advertising Right JC Decaux Outside 2 To 4, Exchange Street, Manchester, M2 7HA
Second Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
STARBUCKS COFFEE, Unit 4 At, 8 - 10 Exchange Street, Manchester, M2 7HA
Units 2 And 3, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Unit 5, Acresfield, 8 Exchange Street, Manchester, M2 7HA

Second Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Fifth Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
14 Royal Exchange Arcade, Manchester, M2 7EA
Unit 2, St Anns House, St Ann's Place, Manchester, M2 7LP
4 St Anns House, St Ann's Place, Manchester, M2 7LP
Abelsons, 8 St Anns Arcade, St Ann's Square, Manchester, M2 7HW
12A St Ann's Square, Manchester, M2 7HW
Second Floor, 20 St Ann's Square, Manchester, M2 7HG
Flat 4, 12 St Ann's Square, Manchester, M2 7HW
Flat 11, 12 St Ann's Square, Manchester, M2 7HW
Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
15 Royal Exchange Arcade, Manchester, M2 7EA
9 Royal Exchange Arcade, Manchester, M2 7EA
MOSS BROS., 1 - 5 St Ann's Square, Manchester, M2 7EF
5 Old Bank Street, Manchester, M2 7PE
Flat 1, 12 St Ann's Square, Manchester, M2 7HW
Flat 16, 12 St Ann's Square, Manchester, M2 7HW
9 St Anns Arcade, St Ann's Square, Manchester, M2 7HW
12B St Ann's Square, Manchester, M2 7HW
Flat 17, 12 St Ann's Square, Manchester, M2 7HW
First Floor, 8 - 10 Exchange Street, Manchester, M2 7HA
Acresfield, 10 Exchange Street, Manchester, M2 7HA
Lululemon, 7 St Ann's Square, Manchester, M2 7EF
19 Royal Exchange Arcade, Manchester, M2 7EA
Marks And Spencer, 7 - 17 Market Street, Manchester, M1 1PT
WATT UTILITIES LIMITED, Fifth Floor, St Anns House, St Ann's Place, Manchester, M2 7LP
Ground Floor Unit 1, St Anns House, St Ann's Place, Manchester, M2 7LP
Flat 8, 12 St Ann's Square, Manchester, M2 7HW
7 St Anns Arcade, St Ann's Square, Manchester, M2 7HN
17 - 21 St Ann's Square, Manchester, M2 7PW
15 St Ann's Square, Manchester, M2 7PW
HSBC, 2 - 4 St Ann's Square, Manchester, M2 7HD
Flat 14, 12 St Ann's Square, Manchester, M2 7HW
Doctorcall Limited, Fifth Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
Ground Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Fourth Floor And Fifth Floor, Acresfield, 10 Exchange Street, Manchester, M2 7HA
Third Floor, Acresfield, 10 Exchange Street, Manchester, M2 7HA
6 Royal Exchange Arcade, Manchester, M2 7EA
3 St Anns House, St Ann's Place, Manchester, M2 7LP
Flat 6, 12 St Ann's Square, Manchester, M2 7HW
Flat 12, 12 St Ann's Square, Manchester, M2 7HW
Seventh Floor Flat, 10 St Ann's Square, Manchester, M2 7HW
23 St Ann's Square, Manchester, M2 7PS
COS, 30 St Ann Street, Manchester, M2 7LF
Flat 19, 12 St Ann's Square, Manchester, M2 7HW
1 Exchange Street, Manchester, M2 7EE
FRENCH CONNECTION, 7 Exchange Street, Manchester, M2 7EE
Third And Fourth Floors, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
Part Sixth Floor FRT, Acresfield, 10 Exchange Street, Manchester, M2 7HA
12 - 14 Cross Street, Manchester, M2 7AE
16 Cross Street, Manchester, M2 7AE
31 Royal Exchange Arcade, Manchester, M2 7EA
Flat 10, 12 St Ann's Square, Manchester, M2 7HW
Flat 13, 12 St Ann's Square, Manchester, M2 7HW

24 - 26 St Ann's Square, Manchester, M2 7JB
DAVID M ROBINSON, 28 St Ann's Square, Manchester, M2 7JB
Ernest Jones, 16 St Ann's Square, Manchester, M2 7HQ
Flat 3, 12 St Ann's Square, Manchester, M2 7HW
Flat 21, 12 St Ann's Square, Manchester, M2 7HW
Fourth Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
First Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Unit 1, Acresfield, 8 Exchange Street, Manchester, M2 7HA
8 Royal Exchange Arcade, Manchester, M2 7EA
7 Royal Exchange Arcade, Manchester, M2 7EA
13 Old Bank Street, Manchester, M2 7PE
20 Royal Exchange Arcade, Manchester, M2 7EA
5 Royal Exchange Arcade, Manchester, M2 7EA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - St Anns Square Conservation Area 1970
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL