

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142525/JO/2025	
Date registered valid:	25 March 2025	
Proposal:	Variation of Condition 7 (Hours to be Agreed) of Planning Permission 140895/JO/2024.	
Address:	35 King Street, Manchester, M2 7AT	
Ward(s):	Deansgate	Ward
Applicant:	Watches of Switzerland Company Ltd	
Agent (if any):	Mrs Katie Parfett-Bass Savills (UK) Limited	
Case officer:	Emily Tel: 0161 234 Email: emily.booth@manchester.gov.uk	Booth 4193
Recommendation:	Approve	
Date of recommendation:	28 May 2025	

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit: 9 April 2025

Standard consultations:

Printed: 3 April 2025 Expired: 26 April 2025

Neighbour notifications

Printed: 3 April 2025 Expired: 26 April 2025

Site notice

Posted: 9 April 2025 Expired: 2 May 2025

Press advert

Published: 8 April 2025 Expired: 29 April 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

This application relates to a Grade II Listed Building that was constructed as a Georgian townhouse in the mid-18th century for Dr Peter Waring and converted into a bank c.1788 and most recently used as commercial premises and offices. It is located within the St Anns Square Conservation Area and is within the immediate setting of a number of listed buildings, including the Grade I listed St Ann's Church, the Grade II listed 33 King Street, 48 King Street, 54-65 King Street, 62 King Street, the Old Exchange and the Eagle House. It has frontages onto King Street and St Ann's Alley.

Despite considerable internal alterations and rear and side extensions, the asset is considered to be of high historic, architectural, aesthetic and townscape interest, continuing to make a major positive contribution to the character and streetscene of the conservation area and the setting of the neighbouring listed buildings.

The building is within the central shopping and business area of the City Centre and surrounding uses include shops, offices, residential accommodation, bars, restaurants and entertainment venues.

Applications referenced 139243/LO/2024 and 139242/FO/2024 were approved in July 2024 and allowed internal and external alterations to the property in association with the reuse of the

building for retail purposes including the use of existing ancillary terrace including for occasional events (Class E).

Application referenced 140895/JO/2024 varied condition 2 of application referenced 139242/FO/2024 to allow a reduction in size of the roof terrace, a reduction in the size of the non-original glass canopy and the widening and relocation of the roof access door opening.

Description of development

Planning permission is sought to vary Condition 7 (Amplified Music) of the planning application referenced 140895/JO/2024 to allow the playing of background music on the external terrace on 15 occasions per year for events related to the use of the building for retail.

The speakers would be installed on the non-original roof of the modern extension so there is no requirement for listed building consent.

Consultations & Notification Responses

Publicity - The application was advertised in the local press as affecting a listed building and affecting a conservation area, a site notice was displayed on site and letters were sent to surrounding occupiers. - 1no. objection has been received, which is summarised as follows - We were disappointed to receive this variation as in previous discussions with the developer we were assured that music would not be played on the terrace which overlooks our property.

The acoustic report makes no reference to the impact on surrounding uses including the church and therefore we don't consider it accurate or fit for purpose and therefore should be discounted as part of the decision-making process.

We have single glazed windows which offer no acoustic protection. Any external noise including music affects our ability to operate.

We therefore have no option but to object to this variation.

Environmental Health - Advised that the amendment to the condition is acceptable provided that the use complies with necessary restrictions.

Issues

Issues and Policy

Places for Everyone -

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-P 1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and

well managed green infrastructure and public realm, well served by local shops, services and amenities.

The Adopted Core Strategy for the City of Manchester -

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester -

Saved Policy DC26 (Development and Noise) states that 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.

National Policy

Section 8 (Promoting healthy and safe communities) outlines how planning policies and decisions should aim to achieve healthy, inclusive, and safe places and beautiful buildings. Paragraph 92 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

(a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other - for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages.

(b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion - for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas; and

(c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs - for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and Issues and Policy.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Residential Amenity -

Under these criteria the effect of the proposal has been considered.

This is a critical issue, as amongst other things, it examines the impact that the scheme would have on nearby and adjoining occupiers. It includes the consideration of issues such as impact on noise and disturbance. The closest residential accommodation is located on the opposite side of King Street and St Anns Church is on the other side of St Anns Alley to the roof terrace.

It is proposed to use this roof terrace for up to 14 events per year. During these events speakers would be used to play pre-recorded background music only.

The variation of the condition is considered to be acceptable, but the following restrictions would apply:

1. Not more than 14 events on the terrace per year
2. The speakers will be installed in accordance with the proposal set out in the submitted acoustic assessment by Sandy Brown, ref: 024609, dated 14th March 2025
3. An electronic limiter will be installed in order to control music noise to the levels set out in the above report. All music in the outside area will be controlled by the limiter
4. Music shall be limited to pre-recorded, background music only. There shall be no DJs or live music in the external area
5. Music shall not be played where the terrace is unoccupied and will be limited to daytime hours only (7am to 11pm)

Prior to the installation of the speakers the applicant will be required to submit a verification report which confirms that the above measures are in place.

These measures will be required to be complied with within the wording of an amended Condition 7. The application has agreed to comply with these measures.

The variation of Condition 7 is therefore considered to comply with the above-described policies.

Conclusion -

The changes to the condition would be consistent with national and local planning policy, would assist in the success of an economic development assisting with regeneration.

Comments have been received and have been addressed above however, it is considered that the proposal is in accordance with the City of Manchester's planning policies and regeneration priorities including the Adopted Core Strategy, the relevant Strategic Regeneration Frameworks and the Community Strategy, as well as the national planning policies contained within the National Planning Policy Framework and should be approved through the scheme of delegation.

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included advice about the information required to be submitted to support the application and to address issues. This has led to an acceptable proposal.

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

1) The development shall have commenced not later than 1 July 2027.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The site location referenced 1368 P.00.050 received by the City Council as local planning authority on 22 May 2024

The drawings referenced:

1368.04.700 Rev A

received by the City Council as local planning authority on 21 May 2024

1368 P.01.099 Rev B

1368 P.01.200 Rev A

1368 P.01.201 Rev A

1368 P.01.301 Rev A

1368 P.01.401 Rev B

1368 P.01.402 Rev B

1368 P.01.403 Rev A

1368 P.01.499 Rev A

1368 P.02.101 Rev B

1368 P.02.102 Rev A

1368 P.02.103 Rev A

1368 P.04.104 Rev A

1368 P.04.106 Rev B

1368 P.04.107 Rev A

received by the City Council as local planning authority on 22 May 2024

1368 P.01.100 Rev D
1368 P.01.101 Rev D
1368 P.01.500 Rev B
1368 P.01.501 Rev B
1368 P.02.100 Rev C

received by the City Council as local planning authority on 13 June 2024

1368 P.00.502 Rev D
1368 P.00.512 Rev C
1368 P.01.102 Rev E
1368 P.01.103 Rev C
1368 P.01.202 Rev C
1368 P.01.302 Rev C
1368 P.01.502 Rev C

received by the City Council as local planning authority on 30 August 2024

1368 P.01.401 Rev B
1368 P.01.402 Rev B
1368 P.01.403 Rev A

received by the City Council as local planning authority on 13 September 2024

1368.P.05.100 Rev A
1368.P.05.100 Rev A

received by the City Council as local planning authority on 29 October 2024

1368.P.05.101 Rev A

received by the City Council as local planning authority on 1 November 2024

The Heritage Statement prepared by Donald Insall Associates received by the City Council as local planning authority on 22 May 2024

The Heritage Statement Addendum prepared by Donald Insall Associates received by the City Council as local planning authority on 30 August 2024

The Design and Access Statement prepared by Mark Pinney Associates received by the City Council as local planning authority on 30 August 2024

The Architectural Method Statement prepared by Mark Pinney Associates received by the City Council as local planning authority on 30 August 2024

The email from Savills dated 14 May 2024

The letter from Savills dated 15 August 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) a) The development shall be constructed using the following approved materials and in accordance with the following approved documents (excluding reference to the plant screen in all documents):

- The document titled Materials to be used on External elevations,
- The drawing referenced 1368.PP.C3B.1 Rev A,
- The Environmental Management Plan prepared by Portview
- The Quality Management Plan prepared by Portview

all received by the City Council as local planning authority on 9 October 2024,

The email from Savills dated 28 October 2024 and 12 December 2024, and the physical samples received namely:

- Terrace Plant Screens - Bespoke Plant Screen with square pattern with Polyester Powder Coated Aluminium finished in RAL 6009 Fir Green satin gloss finish (height and thickness to be determined under Condition 9).
- Millboard enhanced grain boards Ashwood Frene for terrace surface.
- RAL 9005 black gloss paint for existing metalwork including railings.
- Black powder coated metal door frames RAL 9005 black satin gloss for new external door frames.
- Terrace Balustrade - Toughened Laminated Structural Glazing - ESG Q-Railing Europe Holdings - laminated structural glass - extra clear and anti-reflective
- White paint to match for existing window frames
- RAL 9005 black high gloss paint for main entrance doors
- Brass finish ironmongery
- RAL 7016 ANTHRACITE GREY MATT (30% GLOSS) to match the surrounding curtain glazing frames for the rear framing of the modern extension.
- Brass coloured fixings.

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 EN3, CC9, SP1 and DM1 of the Core Strategy.

4) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with the following:

- The drawing referenced CV24-1250-0001_Rev B received by the City Council as local planning authority on 20 January 2025
- The risk assessment prepared by Cyclone Ventilation received by the City Council as local planning authority on 3 December 2024
- The emails from Savills dated 19 February 2025 and 21 February 2025

b) The equipment shall be operated and maintained only in accordance with the above approved documents for the duration of the use.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

5) a) Prior to the first use of the ancillary bar and entertainment areas of the building the internal areas of the premises and the external terrace shall be fully insulated and managed only in accordance with the Memo referenced M001-A prepared by Sandra Brown Consultants in Acoustics, Noise & Vibration received by the City Council as local planning authority on 9 October 2024 to limit the break out of noise before the first use of bar and entertainment areas of the building.

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) Upon completion of the development and before the use hereby approved becomes operational, a verification report shall be undertaken 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 above criteria is 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 noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

6) 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 the installation of the equipment 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 first operation of the equipment hereby 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 works 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 safeguard the amenities of the occupiers of nearby accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

7) a) The external terrace hereby approved shall not operate outside of the approved opening hours of:

08:00 to 21:00 Monday to Saturday

12:00 to 18:00 Sunday

b) Speakers and music shall only be used within the external terrace area fully and only in accordance with the following limitations:

- i. There shall not be more than 14 events on the terrace per year
- ii. The speakers shall be installed in accordance with the proposal set out in the submitted acoustic assessment by Sandy Brown, referenced 024609, dated 14th March 2025
- iii. An electronic limiter shall be installed in order to control music noise to the levels set out in the report by Sandy Brown referenced 024609, dated 14th March 2025. All music in the outside area will be controlled by this approved limiter

- iv. Music shall be limited to pre-recorded, background music only. There shall be no DJs or live music in the external area at any time
- v. Music shall not be played when the terrace is unoccupied and shall be limited to daytime hours only (07:00 to 23:00)

c) Prior to first operation of the speakers hereby 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 works conforms to the recommendations and requirements in the approved acoustic report (acoustic assessment by Sandy Brown, referenced 024609, dated 14th March 2025). 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 - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

8) The external terrace shall operate only in accordance with the AP House Manchester Terrace Operational Management plan dated 27th January 2025 and prepared by Audemars Piguet (Manchester) Limited received by the City Council as local planning authority on 27 January 2025.

Reason - To ensure an acceptable development in the interests of residential amenity, ensuring highway safety and preventing crime pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

9) Notwithstanding the approved drawings and documents within Condition 2 of this decision, full and final details of the number, height, colour and materials of the rooftop plant screens shall be submitted to and agreed in writing by the City Council as local planning authority prior to any works to install these features within the site. The screens shall then be installed and maintained fully and only in accordance with the approved details.

Reason - Because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

10) Plant and equipment to be installed on the flat roof shall be limited to the scale and amount shown within the following documents and shall only be installed in the location shown within the following documents received by the City Council as local planning authority on 24 February 2025:

- The drawings referenced TGAC-5245-M-57-02 Rev F and TGAC-5245-M-57-001 Rev F
- The Technical Submittal Forms (2no.) prepared by Portview

Reason - Because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

11) The works within the external door openings shall be carried out fully and only in accordance with the following approved details:

The drawings referenced 1368.P.05.100 Rev A, 1368.P.05.101 Rev A, S1786-PVF-ZZ-00-DDE-A1000-001, S1786-PVF-ZZ-00-DDE-A1000-002 and S1786-PVF-ZZ-L00-DR-Y-31-0001 received by the City Council as local planning authority on 3 December 2024

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

12) The security measures detailed within the email from Savills dated 14 May 2024 shall be fully implemented prior to the first use of development and shall be maintained for the duration of the use.

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

13) The planters and the planting species detailed on the drawing referenced SC003-01 received by the City Council as local planning authority on 21 January 2025 shall be installed within the lightwells on site prior to the completion of the development and maintained for the duration of the use and shall be supported fully and only in accordance with the details shown on the drawing referenced A7608-600 Rev C1 received by the City Council as local planning authority on 25 March 2025 for as long as they are in situ.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

14) The access measures for disabled people to gain access into and throughout the premises as shown on the drawings referenced 1368.P.01.100 Rev C and 1368.P.01.101 Rev C shall be maintained for the duration of the use hereby approved.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of policies CC10, T2, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

15) All ground floor windows of the building shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Third Floor, 37 King Street, Manchester, M2 7AT
54 King Street, Manchester, M2 4LY
56 King Street, Manchester, M2 4LY
3 St Ann's Alley, Manchester, M2 6AJ
Advertising Right Out Side 56, King Street, Manchester, M2 3NQ
Advertiing Right BTinlink Outside 48, King Street, Manchester, M2 4LG
Third Floor, 39 South King Street, Manchester, M2 6DE
Second Floor, 39 South King Street, Manchester, M2 6DE
First Floor, 39 South King Street, Manchester, M2 6DE
Ground Floor, 39 - 43 King Street, Manchester, M2 7AT
Rear Part Ground First Second And Third Floors, 33 King Street, Manchester, M2 6AA
39 - 43 King Street, Manchester, M2 7AT
Second Floor, James Binney House, 52 Cross Street, Manchester, M2 7AR
First Floor, James Binney House, 52 Cross Street, Manchester, M2 7AR
Basement, 37 King Street, Manchester, M2 7AT
Ground Floor, 41 South King Street, Manchester, M2 6DE
Basement, 41 South King Street, Manchester, M2 6DE
First Floor, 41 South King Street, Manchester, M2 6DE
62 King Street, Manchester, M2 4ND
52 King Street, Manchester, M2 4LY
St Anns Church, St Ann Street, Manchester, M2 7LF
37 King Street, Manchester, M2 7AT
James Binney House, 52 Cross Street, Manchester, M2 7AR
Basement To First Floor, 33 King Street, Manchester, M2 6AA
3 St Ann's Churchyard, Manchester, M2 7LN
39 South King Street, Manchester, M2 6DE
33 King Street, Manchester, M2 6AA
Third Floor, James Binney House, 52 Cross Street, Manchester, M2 7AR
60 King Street, Manchester, M2 4LZ
58 King Street, Manchester, M2 4LY
50 King Street, Manchester, M2 4LY
COS, 30 St Ann Street, Manchester, M2 7LF
Third Floor, 41 South King Street, Manchester, M2 6DE
Second Floor, 41 South King Street, Manchester, M2 6DE

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
Area Team Boundary - Name: CENTRAL