

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142073/FO/2025

Date registered valid: 25 March 2025

Proposal: Change of use of the ground floor and basement from office (Use Class E) into drinking establishment (Sui Generis) and associated elevational alterations, including new access door.

Address: 65 Princess Street, Manchester, M2 4EG

Ward(s): Deansgate Ward

Applicant: Mr Mark West JML Developments Ltd

Agent (if any): Mr Paul Domville PHD Design

Case officer: Michael
Tel: 0161 219
Email: michael.pearson@manchester.gov.uk
Pearson 2735

Recommendation: Approve

Date of recommendation: 20/05/2025

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit:

Standard consultations:

Printed: 3 April 2025 Expired: 26 April 2025

Neighbour notifications

Printed: 3 April 2025 Expired: 26 April 2025

Site notice

Posted: 4 April 2025 Expired: 27 April 2025

Press advert

Published: 8 April 2025 Expired: 29 April 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the three storey terrace property at 65 Princess Street that forms part of the Grade II listed row of former Georgian town houses from 65-71 Princess Street. The application property is completed in red brick and features non-original timber windows. Its ground floor features a contemporary shopfront at ground floor, completed in slate tiles. The property features a two storey outrigger extension and enclosed rear yard. The first and second floor of the site lies in an office use, with its ground floor last being in use as a recruitment office.

Listed building: Grade II

Conservation area: Upper King Street (Extension) Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

The application site lies in the heart of the City Centre, being located just off of St Peters Square and lying opposite the Grade I listed Town Hall. The site sits within the Upper King Street (Extension) Conservation Area and opposite the Albert Square Conservation Area. An active tramline runs past the site along Princess Street. The neighbouring roads of Cooper Street and Kennedy Street are one-way roads. Neighbouring built development is varied, with the application site forming part of a small grouping of Georgian buildings that includes the City Arms and Vine Inn to the north of the site along Kennedy Street. Other neighbouring development consists of Victorian properties, including Manchester Town Hall, as well as contemporary properties to the north, east, south and west. Neighbouring uses are largely commercial, with multiple properties lying in use as drinking establishments, as well as light retail and offices (Class E).

Description of development

The application seeks consent for the change of use of the ground floor of the application site to a drinking establishment (Sui Generis), with associated external alterations.

The proposed external alterations comprise of the insertion of a new front door, rear external condenser unit and replacement rear basement window.

The proposed use would feature a main bar area to the front of the property, with additional seating located in a secondary room to the rear, as well as an external rear yard. An additional private function room, WCs, a cleaner's store and a bottle store would be located at basement level.

No food preparation is proposed on site, with only a glass wash area and bar proposed.

The proposed hours of operation are as follows, 07.00 - 23.00 Sunday to Thursday (Including bank holidays) and 07.00 - 00.00 Friday and Saturday.

Planning History

142074/LO/2025 - Listed Building Consent for internal and external works to facilitate change of use of the ground floor and basement from vacant office space (Class E) into bar (sui generis), including new access door – Application under consideration.

126004/LO/2020 - LISTED BUILDING CONSENT for internal and external alterations in relation to change of use and rear extension of building to form new 8-bed hotel together with demolition of toilet block to rear and external alterations to front and rear to include replacement windows, creation of external seating area and lightwell within rear yard, erection of high level screening along boundary between Nos. 65 and 67 Princess Street at rear to mask existing plant and formation of new stepped entrance to front, and associated works – Application Approved May 2020.

126003/FO/2020 - Change of use and rear extension of building to form new 8-bed hotel (Use Class C1) together with demolition of toilet block to rear and external alterations to front and rear to include replacement windows, creation of external seating area and lightwell within rear yard, erection of high level screening along boundary between Nos. 65 and 67 Princess Street at rear to mask existing plant and formation of new stepped entrance to front, and associated works – Application Approved May 2020.

136977/LO/2023 - Alterations of room divisions at the first and second floors and minor internal alterations to provide up to date toilet and kitchen facilities and remedial and repair work – Approved November 2023.

Consultations & Notification Responses

Publicity – None received.

Environmental Health – No objection subject to conditions relating to fume extraction, demolition/construction hours, a construction management plan, hours of opening, hours of use of external areas, acoustics, plant acoustics and waste management.

Greater Manchester Police – No objection received.

Highways – No objection subject to conditions requiring the submission of a construction management plan and cycle storage facilities.

Transport for Greater Manchester/Metrolink – No objection subject to an informative relating to operating within close proximity of Metrolink infrastructure.

Policy

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 DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat2 – City Centre
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving the Historic Environment

Issues

Principle of the Development

The proposal would see the change of use and external alteration of the ground floor of a property within a prominent location in the City Centre. The application site is a long-standing vacant unit that has deteriorated in terms of its appearance over the years. The proposal would see the reoccupation of the unit as a drinking establishment, with it being sited adjacent to 3no other properties in the same use. It is considered the proposal would support the ongoing regeneration of Manchester City Centre in accordance with Core Strategy Policies SP1, CC1, CC2, CC4, C10 and DM1, and Places for Everyone Plan Policy JP-Strat2. The proposal is therefore acceptable in principle subject to the matters discussed below.

Visual Amenity

The application site as existing, is a vacant property. The proposed alterations to the front of the property are considered to be minimal, with a new dedicated ground floor entrance proposed on the eastern side of the shopfront. As currently proposed the door would lie flush to the front elevation, unlike that of the existing timber door which is recessed. In order to ensure visual consistency on site, it is considered necessary to condition the proposal so that final details that shall confirm the proposed door shall be recessed, must be submitted to and approved in writing by the City Council as Local Planning Authority.

The proposal would see the siting of an external condenser unit to the rear of the site. Though the condenser unit would be obscured from views from the public highway, it is considered necessary that final confirmation on its location be submitted to and approved in writing by the Local Planning Authority in order to ensure that alternative locations where its visual impact would be lessened can be fully considered.

Subject to such conditions, it is considered that the development is acceptable in this regard and the proposal therefore accords with Core Strategy Policies SP1, EN1 and DM1, and the National Planning Policy Framework.

Heritage

The application site, as stated above, is a Grade II listed building whose ground floor detracts from its appearance and significance by virtue of its contemporary and unsympathetic appearance. Whilst the application would not fundamentally address the issues caused by the ground floor entrance, it would have minimal impact on the listed building causing a low level of less than substantial harm to the listed building itself, neighbouring listed buildings, Albert Square Conservation Area and the Upper King Street Conservation Area.

The public benefits would be the occupation of this long standing vacant listed building within the conservation area. This would outweigh this very low level of harm.

The proposal therefore accords with Core Strategy Policies CC9, EN3 and DM1, Saved Unitary Development Plan Policies DC18 and DC19, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas) Act 1990.

Residential Amenity

The application site lies in an area heavily populated by commercial properties, with 3no adjacent properties lying in use as drinking establishments. The upper floors of the application site lie in use as offices, which although less sensitive to noise than residential properties are still a consideration and must be insulated from noise generation. The proposed hours of opening are from 07.00 - 23.00 Sunday to Thursday (Including bank holidays) and 07.00 - 00.00 Friday and Saturday. These hours of opening are in line with those present adjacent to the site at the City Arms, The Vine Inn and Waterhouse pubs, and will be secured by condition in the event of an approval. The proposed hours of use of the rear yard as an external seating/smoking area have not been confirmed and as such a scheme detailing these will be required to be provided prior to the first operation of the development.

The submission has been accompanied by a noise impact assessment. Environmental Health have accessed the submitted statement and have concluded that information relating to how noise will be controlled on site and a noise management plan are still required to be submitted. It is therefore considered necessary to condition the development in the event of an approval so that these details are provided, as well as acoustic insulation methods for the proposed condenser unit. To prevent unacceptable noise transmission and dust during construction, a construction management plan will also be conditioned as part of any approval.

Environmental Health have also requested conditions relating to fume extraction and construction hours. The applicant has confirmed that no food preparation is proposed on site and as such any fume extraction condition is considered irrelevant and will not be attached in the event of an approval. Additionally, construction hours fall under the remit of Environmental Health and are not considered necessary in order to allow an approval to be issued, as such no condition will be attached to a decision notice. Subject to the remaining aforementioned conditions, the development is acceptable in this regard and therefore accords with Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26 and the National Planning Policy Framework.

Accessibility

The site features stepped access from Princess Street, with the proposed new dedicated entrance to the ground floor also featuring a stepped access. Negotiation over the provision of a ramped access has been discussed, it was decided that the provision of a permanent external ramp would have an unacceptable impact on highway safety. The provision of an internal ramp would impact upon the internal floor space of the bar and recessed nature of the proposed door. Additionally the provision of level access will only be able to such access to a small portion of the front of the property, with the rear of the site having a raised floor level (A feature that is shared across no64-71 Princess Street). In this instance, it is considered that it is necessary to condition the proposal so that prior to the occupation of the development, a management plan for those requiring level access be submitted to and approved in writing by the City Council as Local Planning Authority. The management plan should include details of temporary ramp provision when those requiring it wish to access the premises. Subject to such a condition, it is considered the proposal is acceptable and in accordance with Core Strategy Policies CC10 and DM1, and the National Planning Policy Framework.

Highway Safety

The application site is located along Princess Street, an arterial a road that traverses the width of the City Centre east to west. As stated previously within this report, vehicular access to the site is constrained with Princess Street featuring a live tramline, and Cooper and Kennedy Street both being one-way roads. The proposal would not encroach onto the public highway. Transport for Greater Manchester/Metrolink do not object to the proposal subject to an informative relating to operating in close proximity to Metrolink infrastructure. Highways do not object to the proposal subject to conditions requiring the provision of cycle storage facilities and a construction management plan. Given the constrained nature of the application site, the proposed use and the highly sustainable location, it is considered that the requirement to provide cycle storage infrastructure on site is unreasonable and unnecessary, and as such will not be attached in the event of an approval. Given the constrained nature of the application site however, it is considered necessary in the event of an approval to condition the development to require the submission of a construction management plan. Subject to such a condition, and the aforementioned informatives, the proposal is acceptable in this regard and therefore accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Waste Management

The submission has been accompanied by supporting information that details that waste would be bagged and then presented for collection at the corner where Cooper Street meets Princess Street. Environmental Health do not object to this arrangement in principle provided that waste only be presented for collection within a maximum of one hour of collection. Notwithstanding this however, Environmental Health have requested that further information be provided to illustrate how waste will be stored on site prior to collection. In light of this, it is considered necessary to condition the proposal so that final details regarding the storage and collection of waste and

recycling on site be provided prior to the first operation of the development. Subject to such a condition, it is considered that this element of the development is acceptable and is therefore in accordance with Core Strategy Policies EN19 and DM1, and the National Planning Policy for Waste.

Conclusion

In light of the above and subject to appropriate planning condition, it has been found that the development is acceptable and is therefore in accordance with Core Strategy Policies SP1, CC1, CC2, CC4, CC9, CC10, C10, EN1, EN3, EN19 and DM1, Saved Unitary Development Plan Policies DC18, DC19 and DC26, Places for Everyone Plan Policy JP-Strat2 and JP-P2, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

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

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:

- o 202502 / OS1: Location Plan
- o 202502 / OS2: Block / Site Plan
- o 202502 / OS3: Block / Site Plan (Received 19/03/2025)
- o 202502 / SkA1 Revision B: Scheme Proposals (Received 08/05/2025)
- o 202502 / SkA2: Proposed Detailed Front Elevation & Cross Section thro' Shop Front (Received 08/05/2025)
- o Crime Impact Statement (Prepared by phd Design; Dated 05/02/2025; Received 19/03/2025)
- o Management and Dispersal Strategy (Prepared by phd Design; Dated 05/02/2025)

Stamped as received by the City Council as Local Planning Authority on 05/02/2025, unless specified otherwise.

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

3) Notwithstanding the approved plans listed in condition 2, prior to the commencement of any development in relation to the rear condenser unit hereby approved, final details regarding its location on site, and any necessary screening measures, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall then proceed in accordance with the approved details.

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

4) Notwithstanding the approved plans listed in condition 2, prior to the commencement of any development in relation to the shopfront works hereby approved, final details of the following, including material samples where necessary, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

- a) The recessing of the front door to the ground floor bar and door return detail.
- b) Material finish of the front door and door surround.
- c) Cleaning and making good of the property's tiled façade.

The development shall then proceed in accordance with the approved details.

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

5) Prior to the commencement of the development hereby approved, a detailed construction/fit-out management plan outlining working practices during the construction phase of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt the plan shall include detail on the following matters;

- o Communication strategy with residents and businesses
- o Display of an emergency contact number;
- o Dust suppression measures;
- o Details regarding location, removal and recycling of waste (Site waste management plan);
- o Phasing and quantification/classification of vehicular activity;
- o Types and frequency of vehicular demands - Routing strategy;
- o Parking for construction vehicles and staff;
- o Sheeting over of construction vehicles;
- o A commentary/consideration of ongoing construction works in the locality;
- o Construction and demolition methods to be used;
- o The erection and maintenance of security hoardings where relevant;
- o Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times;
- o Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure;
- o Pedestrian management proposals;
- o Loading and unloading of plant and materials;

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The construction of the development shall then be carried out in accordance with the approved plan.

Reason - To safeguard the amenities of nearby residents and in the interest of highway safety, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

6) Prior to the first use of the development hereby approved, a scheme detailing the hours of use of the rear yard, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then operate in accordance with the approved details for its lifetime.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy, and Saved Unitary Development Plan Policy DC26.

7) Prior to the first use of the development hereby approved, a scheme detailing internal covered waste storage provision on site and external collection method, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall then operate in accordance with the approved details for its lifetime thereafter.

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.

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. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme 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 safeguard the amenities of the occupiers of nearby residential accommodation in accordance with Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26 and the National Planning Policy Framework.

9) 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 use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB 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 (Leq,5min), respectively.

b) Prior to occupation of the development 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 nearby accommodation, pursuant to Core Strategy Policies DM1 and SP1 and saved UDP policies DC26.1 and 26.5.

10) Prior to the commencement of the development hereby approved, a scheme detailing how level access will be provided for disabled persons entering and exiting the application site, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall then operate in accordance with the approved measures for its lifetime.

Reason - In the interest of securing level access to the premises in order to improve the accessibility of Manchester City Centre, in accordance with Core Strategy Policies CC10 and DM1, and the National Planning Policy Framework.

11) The premises shall not be open to the public outside the following hours:

- o 07.00 - 23.00 Sunday to Thursday (Including bank holidays)
- o 07.00 - 00.00 Friday and Saturday

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to Core Strategy Policies DM1 and SP1 and saved UDP policies DC26.1 and 26.5.

12) The development hereby approved shall be implemented in accordance with the Crime Impact Statement (Prepared by Greater Manchester Police design for security; Dated 06/03/2025), which shall then be adhered to for the lifetime of the development thereafter.

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 development hereby approved shall operate in accordance with the submitted Management and Dispersal Strategy (Prepared by phd Design; Dated 05/02/2025) for its lifetime.

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to Core Strategy Policies DM1 and SP1 and saved UDP policies DC26.1 and 26.5.

Informatives

1) The application site does adjoin the highway in which Metrolink operates and therefore the applicant should be advised that the details of working safely near Metrolink can be found on the Metrolink Website at: <https://tfgm.com/public-transport/tram/working-safely> .

The Applicant is advised to contact KAM to discuss working methods if there is any risk of encroachment into the Metrolink exclusion zone.

Appendix 1 – List of consultees & neighbours notified

Metrolink
Transport For Greater Manchester
Highway Services
Environmental Health
Greater Manchester Police

Tesco Express, 55 Princess Street, Manchester, M2 4EW
City Arms, 48 Kennedy Street, Manchester, M2 4BQ
Sixth Floor, 55 Princess Street, Manchester, M2 4EW
Fifth Floor, 55 Princess Street, Manchester, M2 4EW
Fourth Floor, 55 Princess Street, Manchester, M2 4EW
Third Floor, 55 Princess Street, Manchester, M2 4EW
Second Floor, 55 Princess Street, Manchester, M2 4EW
First Floor, 55 Princess Street, Manchester, M2 4EW
Ground Floor, 55 Princess Street, Manchester, M2 4EW
63 Princess Street, Manchester, M2 4EQ
Flat At, City Arms, 48 Kennedy Street, Manchester, M2 4BQ
First Floor, 57 Princess Street, Manchester, M2 4EQ
Second Floor, 57 Princess Street, Manchester, M2 4EQ
Third Floor, 57 Princess Street, Manchester, M2 4EQ
Fourth Floor, 57 Princess Street, Manchester, M2 4EQ
Basement And Ground Floor, 65 Princess Street, Manchester, M2 4EG
55 Princess Street, Manchester, M2 4EW
Town Hall, Albert Square, Manchester, M2 5DB
City Council Engineers And Surveyors, Albert Square, Manchester, M2 5HD
57 Princess Street, Manchester, M2 4EQ
57 - 63 Princess Street, Manchester, M2 4EG
42 - 44 Kennedy Street, Manchester, M2 4BQ
The Waterhouse, 67 - 71 Princess Street, Manchester, M2 4EG
Vine Inn, 46 Kennedy Street, Manchester, M2 4BQ

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 - Albert Square Conservation Area 1972
Area Team Boundary - Name: CENTRAL