

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142064/FO/2025 and 142065/LO/2025

Date registered valid: 19 February 2025

Proposal: 142064/FO/2025 - Installation of air conditioning condensers and associated elevation alterations to the basement.
142065/LO/2025 - Listed Building Consent for the installation of air conditioning condensers and new damp proofing to the basement.

Address: 74 King Street, Manchester, M2 4NJ

Ward(s): Deansgate Ward

Applicant: Mr Craig Garbutt Newcastle Building Society

Agent (if any): MWE Architects MWE Architects

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

Recommendation: Approve

Date of recommendation: 9 April 2025

Application details

Type of application: Full Application Consent and Listed Building Consent

Development type: Minor Other

Date of site visit: 12 March 2025

Standard consultations:

Printed: 27 February 2025 Expired: 20 March 2025

Neighbour notifications

Printed: 27 February 2025 Expired: 20 March 2025

Site notice

Posted: 3 March 2025 Expired: 24 March 2025

Press advert

Published: 4 March 2025 Expired: 25 March 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Upper King Street Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The application relates to a building at 74 King Street. It is located on a corner site at the junction of King Street and Cross Street. There is a shared lightwell to the rear. The building is Grade II listed building and dates from c.1900. It is constructed in the Flemish Renaissance style with an attic and basement. The elevations are constructed in terracotta and stone.

The 4-storey building is located on a prominent corner of King Street and Cross Street. The building is currently vacant at lower ground, ground and first floor. Residential apartments are situated within the 2nd and 3rd floors. The retail premise 'Diesel' was the former occupier of the ground floors. The ground floor and basement are currently vacant. This application relates to the lightwell and basement. The basement is accessed from a modern internal stair and has an existing cement rendered damp proof finish to the internal walls which has failed and identified areas of damp and is currently being removed.

The building lies within the Upper King Street Conservation Area. It is adjacent two Grade II Listed buildings located at 76-80 King Street and 39 to 41 Cross Street. Other Grade II Listed buildings are opposite the site at 62-66 Cross Street and 53 King Street. The Grade I Listed 82 King Street is also nearby. The building is located within an area of the City Centre containing a number of large listed buildings of the same era.

Surrounding uses include retail, dining, entertainment, arts, residential and offices.

Application referenced 141165/LO/2024 was approved on 17th December 2024 and allowed alterations to basement, ground, and first floors in association with the use of these areas of the property as a bank.

Description of development

Planning permission is sought for the replacement of 4no. air-conditioning units with 6no. air-conditioning units within the lightwell along with the installation of 2no. louvers within the lightwell wall.

Listing Building Consent is sought for:

- The replacement of 4no. air-conditioning units with 5no. smaller air-conditioning units within the lightwell.
- The removal of the failed damp proofing render and replacement with a Visqueen cavity membrane with a water channel at the base connecting to a sump pump system.
- The installation of 2no. louvers within the lightwell wall.

Consultations & Notification Responses

Highway Services - Advised that detail should be sought from the applicant in relation to any proposed construction or fitout arrangements, where there is an impact on the highway and that the applicant is required to discuss and agree any requirements for licensing, hoarding/scaffolding, and skips with MCC's Highways Licensing Team.

Environmental Health - Recommended that a condition be added to require the submission and approval of a verification report for the external plant and advised the following:

Issues

Issues and Policy

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

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 DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character.

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.

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.

Policy JP-P 2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

National Policy

Sections 16 and 66 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 210 states that in determining planning applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- (b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- (c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- (d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 207 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 216 states that in determining applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 213 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

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.

Visual Amenity and the impact on the Character and Appearance of the Heritage Assets affected -

The interior ground and basement floors of the building had been altered by the previous retail occupier but retains cast iron columns and beams to the basement and previously had modern floor and wall linings. The application referenced above approved the conversion of the basement, ground floor and first floor of the building to a bank and included the creation of ancillary spaces within the basement.

These current applications are limited to the damp proofing of the basement and the installation of air-conditioning units in the lightwell.

The basement area is considered to have lower significance than other parts of the building viewed and more utilitarian appearance. The proposed removal of the existing failing modern render finish and insertion of more appropriate cavity-based damp proofing system would be beneficial to the condition of the fabric of the basement generally as it would allow the inside layer of the brick walls to be exposed improving breathability.

The existing brickwork is in poor condition following the removal of the render, but the proposed system would protect it from more harm. This is a system used on other listed buildings and is a reversible treatment.

This part of the works would conserve the heritage asset by removing a modern wall finish and replacing with a less harmful system, which is acceptable.

Four air conditioning condensers are currently located on a metal framed gangway in the shared rear lightwell at first floor level and would be replaced with 5 smaller more efficient units. As they are sited on an independent structure, the change is modest and would not affect historic fabric. The impact of the works is therefore considered to have a neutral impact on the heritage significance of the lightwell. It is considered the most suitable location for this equipment as it currently houses equipment and as equipment can be installed in this location without affecting historic fabric.

The louvres would cause two holes to be created within a masonry wall of the lightwell. These louvres would cause less than substantial harm to the listed building by the removal of historic fabric.

The works would cause minor less than substantial harm to the listed building due to the routing of the cables affecting original fabric, but would assist with security in terms of better illuminating the front door and would increase light levels on this part of King Street making the area appear safer in hours of darkness and would highlight important features of the ground floor drawing attention to them.

It is considered that the public benefits of the use of the building and the improvements of the damp system protecting the fabric of the basement and that these works will allow the provision of a high street building society providing service to the people living in and working in Manchester would outweigh the less than substantial harm caused by the small alterations to the original fabric of the affected heritage asset by the above-described works and these works are consistent with paragraphs 210, 212 and 215 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement.

Residential Amenity -

The City Council's Environmental Health Service have assessed the objection and have confirmed that the condition recommended would still ensure that the noise levels are acceptable.

Furthermore, as advised by the City Council's Environmental Health Service the report submitted with the application demonstrates that there is already a high background noise level in the lightwell area due to existing plant and equipment and the proposed units have been calculated to operate 5dB below the existing background noise level and only between the hours of operation (08:00 to 18:00).

There will be a verification element within the condition to ensure that the noise created in the lightwell (by the louvres and the air-conditioning units) are 5db below existing noise levels.

The works would therefore comply with the Core Strategy for the City of Manchester, in particular Policies SP1 and DM1 and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

Conclusion -

The works would be consistent with national and local planning policy, would allow the use of a new and 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 ongoing advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals that have allowed that application to be approved.

142064/FO/2025 - 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:

The site location plan referenced 24003 OS received by the City Council as local planning authority on 4 February 2025

The drawings referenced:

The drawings referenced:

24003 P-01 Rev A
24003 P-02
24003 P-03

received by the City Council as local planning authority on 4 February 2025

24003 P-01 Rev A
24003 P-05
24003 31 Rev A

received by the City Council as local planning authority on 12 February 2025

The Design and Access Statement prepared by MWE Architects received by the City Council as local planning authority on 4 February 2025

The Noise Impact Assessment prepared by Nova Acoustics dated 17th January 2025 reference NP-012089 received by the City Council as local planning authority on 4 February 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, SP1 and DM1 of the Core Strategy.

3) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the Noise Impact Assessment prepared by Nova Acoustics dated 17th January 2025 reference NP-012089 in order to secure a reduction in the level of noise emanating from the site.

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.

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.

Informatives

1) The applicant is required to discuss and agree any requirements for licensing, hoarding /scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

142065/LO/2025 - 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

The site location plan referenced 24003 OS received by the City Council as local planning authority on 4 February 2025

The drawings referenced:

24003 P-02
24003 P-03

received by the City Council as local planning authority on 4 February 2025

24003 P-01 Rev A
24003 P-05
24003 31 Rev A
24003 36

received by the City Council as local planning authority on 12 February 2025

The Design and Access Statement prepared by MWE Architects received by the City Council as local planning authority on 4 February 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, SP1 and DM1 of the Core Strategy.

3) Should the louvres hereby approved no longer be required they shall be removed from the building only in accordance with a method statement for the making good of the building fabric affected, which shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of the removal. The approved works shall be completed within 3 months of the date of removal.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building in accordance with policies DM1, SP1, CC9 and EN3 of the Core Strategy for the City of Manchester and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat 301, 56 Cross Street, Manchester, M2 7AR
Flat 202, 56 Cross Street, Manchester, M2 7AR
Flat 304, 56 Cross Street, Manchester, M2 7AR
Third Floor Rear, 64 Cross Street, Manchester, M2 4JQ
Flat 7, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 20, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 18, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 403, 37 Cross Street, Manchester, M2 4JE
Flat 402, 37 Cross Street, Manchester, M2 4JE
Flat 202, 37 Cross Street, Manchester, M2 4JE
43 Cross Street, Manchester, M2 4JF
74 Cross Street, Manchester, M2 4JG
Second Floor, 76 King Street, Manchester, M2 4NH
Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Ground Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Third Floor Rear, 49 King Street, Manchester, M2 7AY
Third Floor, 64 Cross Street, Manchester, M2 4JQ
Flat 1, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 201, 37 Cross Street, Manchester, M2 4JE
Second Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
First Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
70 - 72 Cross Street, Manchester, M2 4JG
Fourth Floor, 76 King Street, Manchester, M2 4NH
Third Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
47 King Street, Manchester, M2 7AY
First Floor, 49 King Street, Manchester, M2 7AY
Fifth Floor, 49 King Street, Manchester, M2 7AY
Flat 205, 56 Cross Street, Manchester, M2 7AR
64 - 66 King Street, Manchester, M2 4ND
Flat 23, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 11, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Basement To First Floor, 37 Cross Street, Manchester, M2 4JE
Fifth Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JG
Third Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JG
76 Cross Street, Manchester, M2 4JG
Third Floor, 76 King Street, Manchester, M2 4NH
39 Cross Street, Manchester, M2 4JE
Flat 203, 56 Cross Street, Manchester, M2 7AR
Flat 201, 56 Cross Street, Manchester, M2 7AR
First Floor, 64 Cross Street, Manchester, M2 4JQ
Flat 24, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 3, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 21, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 6, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 204, 37 Cross Street, Manchester, M2 4JE
Flat 304, 37 Cross Street, Manchester, M2 4JE
47 Cross Street, Manchester, M2 4JF
Seventh Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
Third Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF

Fifth Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
ALEC FINCH GROUP LIMITED, Fourth Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JG
Ground Floor, 76 Cross Street, Manchester, M2 4JG
Seventh Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JU
Basement And Ground Floor, 76 King Street, Manchester, M2 4NH
Fourth Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Second Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Fourth Floor, 49 King Street, Manchester, M2 7AY
49 King Street, Manchester, M2 7AY
Sixth Floor, 49 King Street, Manchester, M2 7AY
Flat 204, 56 Cross Street, Manchester, M2 7AR
64 Cross Street, Manchester, M2 4JQ
Flat 8, Kingsgate House, 51 South King Street, Manchester, M2 6DE
66 - 68 Cross Street, Manchester, M2 4JQ
Flat 203, 37 Cross Street, Manchester, M2 4JE
Flat 404, 37 Cross Street, Manchester, M2 4JE
41 Cross Street, Manchester, M2 4JE
Fourth Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
First Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Smile Sylist, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Flat 305, 56 Cross Street, Manchester, M2 7AR
Flat 303, 56 Cross Street, Manchester, M2 7AR
Flat 15, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 10, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 9, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Phoenix House, 45 Cross Street, Manchester, M2 4JF
Flat 17, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 302, 37 Cross Street, Manchester, M2 4JE
Sixth Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
Steam Packet House, 76 Cross Street, Manchester, M2 4JG
Basement, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Third Floor Front, 49 King Street, Manchester, M2 7AY
51 King Street, Manchester, M2 7AZ
Flat 5, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 14, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 4, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 16, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 12, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 303, 37 Cross Street, Manchester, M2 4JE
Sixth Floor Steam Packet House, 76 Cross Street, Manchester, M2 4JG
Fifth Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Second Floor, 49 King Street, Manchester, M2 7AY
Flat 302, 56 Cross Street, Manchester, M2 7AR
Basement And Ground Floor, 64 - 66 King Street, Manchester, M2 4ND
62 Cross Street, Manchester, M2 4JQ
Second Floor, 64 Cross Street, Manchester, M2 4JQ
Flat 13, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 2, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 22, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 19, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 401, 37 Cross Street, Manchester, M2 4JE
Flat 301, 37 Cross Street, Manchester, M2 4JE
BERWIN LEIGHTON PAISNER LLP, First Floor, 76 King Street, Manchester, M2 4NH

Second Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JG
First Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JU

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 - Upper King Street Conservation Area 1970

Area Team Boundary - Name: CENTRAL